City of Melville

MINUTES
ORDINARY COUNCIL MEETING

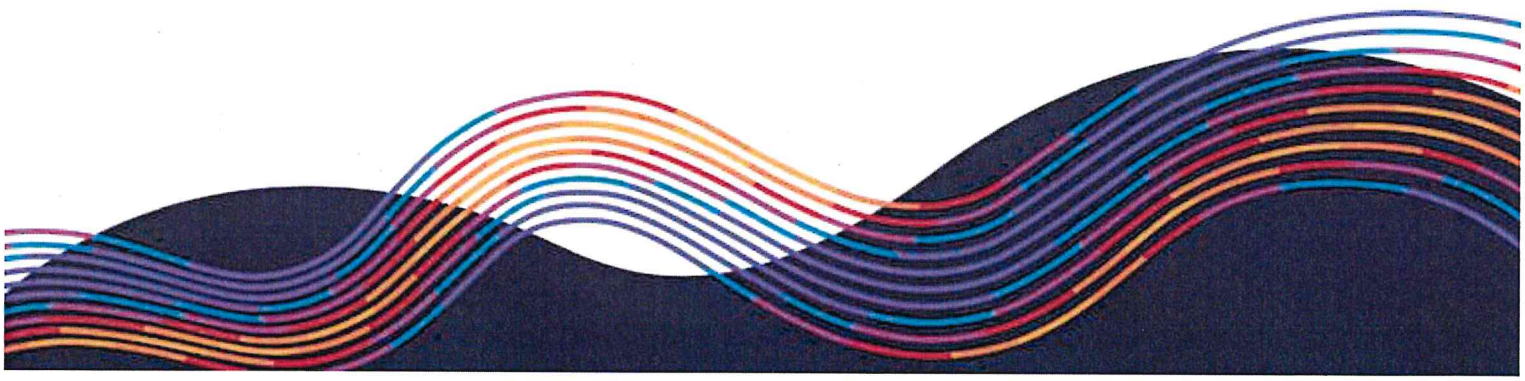
6:30pm Tuesday, 20 May 2025

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

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

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

Mayor K Mair _____ Date 17/6/2025



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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Audio-Visual Recording and Live Streaming

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

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

Advocacy	*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 G Barber to read the Acknowledgement of Country and advised those present of the Disclaimer, the Affirmation of Civic Duty and Responsibility and the Audio Recording Advice.

2 ATTENDANCE AND APOLOGIES

In Attendance

K Mair	Mayor

Councillors	Ward
Cr T Fitzgerald	Palmyra - Melville - Willagee Ward
Cr G Barber	Bicton - Attadale - Alfred Cove Ward
Cr J Edinger	Bicton - Attadale - Alfred Cove Ward
Cr N Robins	Bateman - Kardinya - Murdoch Ward
Cr J Spanbroek	Bull Creek - Leeming Ward
Cr K Wheatland	Palmyra - Melville - Willagee Ward
Cr M Woodall	Bull Creek - Leeming Ward
Cr S Hong	Bateman - Kardinya - Murdoch Ward
Cr S Green	Central Ward
Cr T Lee	Central Ward
Cr D Lim *(from 7:51pm until 8:15pm)*	Applecross - Mount Pleasant Ward *(electronic attendance)*

Officers

Ms G Bowman	Chief Executive Officer
Mr M McCarthy	Director Environment & Infrastructure
Ms M Pickering	Director Community Development
Mr G Tuffin	Director Corporate Services
Ms K Bainbridge	Acting Director Planning
Ms A Ferreira *(until 8:08pm)*	Chief Financial Officer
Ms C Newman	Head of Governance
Ms M Smith Poulton	Acting Senior Governance Officer

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At the commencement of the meeting:

Public Gallery	1

Apologies

Cr C Ross	Applecross - Mount Pleasant Ward

On Approved Leave of Absence

Nil.

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3 DECLARATIONS BY MEMBERS

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

Nil.

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

Nil.

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

- Mr D Kenny, Applecross
  Item UP25/68 Review of Local Planning Policy 1.6 – Parking and Access

Approved Written Submissions

Nil.

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

E25/68 Response to Petition - Burke Drive - Traffic Calming Strategy	
Name	Cr G Barber
Nature of interest	Proximity Interest
Item description	Leave the meeting.

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5.2 Disclosure of Interest that may cause a Conflict

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

C25/272 – Confidential Employee Matter	
Name	Ms G Bowman, Chief Executive Officer
Nature of interest	Interest under the code of conduct
Item description	Stay and discuss

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6 PUBLIC QUESTION TIME

At 6:33pm the Presiding Member opened Public Question Time.

6.1 Questions Received with Notice

Nil.

6.2 Questions Received at the Meeting

As no members of the public were present at the meeting to ask their questions, the Presiding Member declared that in accordance with section 6.7(7)(d) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*, the questions and responses would be included in the minutes without being read out.

6.2.1 City of Melville Residents and Ratepayers Association

Preamble to Questions 1 to 7

After exploring the City's Annual Reports and website information on Volunteer applications, acceptance, termination and management could Council please clarify:

Question 1:

Why hasn't Council Developed and approved a volunteers/volunteer management policy per the Local Government Act section 2.7(2)(b), as this is a significant community engagement (achievements/benefits/costs/risks) addressed by other Local Governments?

Response 1:

Section 5.41.(2) (d) of the Local Government Act 1995 states that the CEO's executive role is to be responsible for the employment, management, supervision, direction and dismissal of other employees. Under the *Western Australian Work Health and Safety Act 2020* volunteers are recognised as employees. As such, it is more appropriate for an Operational Policy, rather than a Council Policy be developed for the management of volunteers. The City has therefore developed – OP-032 Volunteering Policy.

Question 2:

When was the Administrations OP–32 dated 18 May 2016, last reviewed and updated by representatives from among the volunteers it applies to?

Response 2:

OP-32 Volunteering Policy was last reviewed on 23 September 2022; however it was not updated on the City's website which has now been rectified - thank you for bringing this to our attention. It is the role of the City's administration to review and update Policy's not volunteers, however members of Volunteer Melville! were engaged as part of the development and review of OP-032 Volunteering Policy.

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Question 3:

Where on the City's website can the referenced "Volunteer Management Procedure" be found?

Response 3:

The Volunteer Management Procedure has been superseded. OP-032 Volunteering Policy (2022 version) refers to the "Volunteer Management Guidelines" which is an internal document to guide the volunteering management process within the organisation.

The following information is available on the City of Melville's website to guide volunteer managing organisations or individual volunteers:

- General information about the City service (Volunteer Melville!) and for volunteers involving organisations.
- Information for public on volunteering opportunities.
- Information for internal volunteers including the Volunteer Handbook, Work Health and Safety Induction and Code of Conduct can be found on the website's Useful Tools and Resources page.

Question 4:

Under what legislative basis does the City create "Volunteer Friend groups" and authorise them to undertake work for and using City resources?

Response 4:

Section 2.7.(2) of the Local Government Act 1995 states that Council's governing role includes (a) overseeing the allocation of the local government's finances and resources and (d) determining the services and facilities. Section 5.41.(2) (d) of the Local Government Act 1995 states that the CEO's executive role includes (b) managing the provision of services and facilities that the council has determined the local government is to provide in the district and (c) determining procedures and systems for (i) implementing the local government's policies as determined by the council; and (ii) otherwise managing the local government's administration and operations.

Question 5:

How does the City objectively, diligently, and impartially apply the City's Code of Conduct equally to all employees and volunteers.

Response 5:

The standards and principles articulated in the *City of Melville Code of Conduct (Employees)* apply to all employees, contractors and volunteers. As part of the Volunteer Induction and Agreement processes volunteers acknowledge that they have read, understood, and agree to act in accordance with this Code of Conduct and other applicable City procedures.

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Question 6:

Why, when the City asserts, 154 Volunteers and 133 volunteer organisations provided $601,000 value in 2023/24 does the City not provide in the Community Annual report, the achieved community benefits and in the Annual Financial Report, detail of the - costs and risks in managing, resourcing and supporting volunteers.

Response 6:

The Annual Financial Report and the information provided in the report is prepared and presented in accordance with the requirements of *the Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

The $601,000 quoted is the budget estimate of benefit obtained from volunteering services for the 2023-24 year. The actual benefit was $841,852. Page 13 of the Annual Financial Report provides the explanation in relation to this item.

Page 44 of the Annual Community Report advises of the Highlights and achievements of friends and school groups and that the City has supported 31 Friends groups and 23 schools, which contributed more than 10,800 volunteer hours.

Page 62 of the 2023/2024 Community Annual Report advised that the City had *"Connected 1,625 people to volunteer opportunities, supported 154 internal volunteers to the City, and 133 volunteer organisations with volunteer recruitment through Volunteer Melville!"*

Additionally, page 88 reports on a KPI that advises that 91% of *"residents are satisfied with volunteer support and recognition."*

Question 7:

Why do the Community Annual Report and Annual Financial Report not reflect the principles and intended achievements in OP - 32.

Response 7:

The Annual Financial Report and the information provided in the report is prepared and presented in accordance with the requirements of *the Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

The Operational Policy, OP-032 Volunteering's principles are there to guide the intended behaviours and achievements by the City and volunteers. However, the principles are recognised and reported in the Community Annual Report 2023/2024 under the aspirational areas of Clean and Green (Page 44) and Sense of Community (Page 62).

CONFIRMED

6.2.2 Mr S Subarmaniam, Kardinya

Preamble to Question 1 to 2:

I'm a local resident and regular visitor to Alan Edwards Park, where I often walk my two dogs. A new rule now requires all dogs to be leashed at all times. While I understand it was likely introduced for safety, it's been disheartening for many in the community. This park was one of the few places our dogs could run, play, and socialise — especially important for those left home alone during the day while their owners work. My dogs especially enjoy playing with the friendly Shih Tzus from the neighbourhood — something they looked forward to daily. Now we're forced to drive to other parks just so our dogs can enjoy a healthy, social life. This feels unfair and at odds with fostering a connected, accessible community space. I hope the council will consider a compromise that supports responsible dog owners and their pets.

Question 1:

Could the council please explain the reasons behind the decision to enforce a leash-only rule at Alan Edward Park?

Response 1:

The City has not made any recent changes to the dog exercise laws or designated zones at Alan Edwards Park.

However, in July 2021, Council endorsed the outcomes of a city-wide review of dog exercise areas, which included reclassifying Alan Edwards Park from an off-leash dog exercise area to an on-leash only park.

This decision was based on the officer's assessment at the time, noting that the only community feedback received specifically supported this change.

Question 2:

Would the council consider introducing a compromise — such as designated off-leash hours — to support working residents and the social needs of their dogs while still addressing any safety or environmental concerns

Response 2:

The City is planning to undertake a broader review of dog exercise areas later this year. As part of that process, we will be exploring a range of options, including time-based off-leash access to better balance the needs of dog owners and other park users.

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6.2.3 Ms S Flis, Applecross

Question 1:

Assuming the Lotterywest grant, combined with the $150,000 Governance contribution and the $500,000 provided by the City now means the Esplanade Park is fully funded, how soon will construction commence and what is the estimated date of completion?

Response 1:

Construction of the Esplanade Park is scheduled to commence in September 2025 and the length of time to complete the project is estimated to be eight months.

Question 2:

Given that the materials and equipment for the Ogilvie Rd refurbishment are currently stored on the Esplanade/ Kishorn Rd site, to minimise delays resulting in increases to the park construction costs, how soon can and will these items be relocated elsewhere?

Response 2:

The City is working to complete the Ogilvie Road project in September which aligns with the estimated start of the Esplanade project therefore there is no requirement to relocate materials and equipment from the Esplanade site.

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 Mr P Samson, Applecross

In accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*, this question was taken on notice at the Ordinary Meeting of Council held on Tuesday, 15 April 2025, and the response is provided below.

Preamble to Questions 1:

Given that the only mention of parking in the City's Key Findings is:

"a small amount of negative input was received from local businesses, primarily focused on current limited parking availability in the area..."

Question 1:

Why was the community not given a choice to comment on a Moreau Town Square Concept Design with no carpark, which would reflect what the council had passed in April 2023, to be 100% public open space?

Response to Questions 1:

There was strong community interest in creating spaces that are both functional and accessible. Some local businesses and individuals commented that they wanted to see adequate parking as part of any site development redeveloped. In response, car parking has been incorporated into all three draft concept designs. These draft concept plans were adopted by the Council for the purpose of community engagement. We are now seeking community input on whether parking should be included in the final plan.

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Including car parking offers several potential benefits:

- Improved accessibility for visitors travelling from outside the immediate area
- Support for local businesses and precinct activation
- Alignment with the future needs of the transitioning Canning Bridge Activity Centre, which will require public parking to maintain usability and vibrancy in the area.
- Supporting events and other future activations.

6.3.2 Ms S Flis, Applecross

In accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*, these questions were taken on notice at the Ordinary Meeting of Council held on Tuesday, 15 April 2025, and the responses are provided below.

Preamble to Questions 1 to 9:

At the March 2025 OMC, Council was advised by Officers that parking had been included in all three of the Moreau Mews Town Square Concept Plans (contrary to the April 2023 Council decision that it should be 100% POS) because of community feedback wanting parking.

Given that the only mention of parking in the City's Key Findings is:

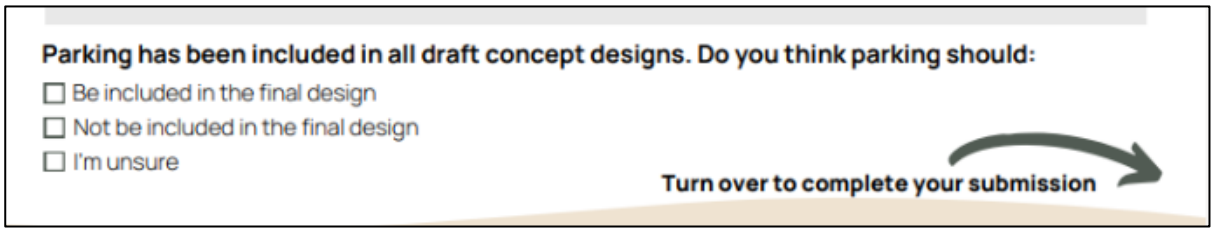
"While the majority of feedback was favourable, a small amount of negative input was received from local businesses, primarily focused on current limited parking availability in the area…"

Question 1:

Why is there not a specific question in the survey to confirm whether residents (apart from some businesses) want parking in the Town Square; and/or an alternative Concept Plan showing 100% green and open space with no parking (as per the reasons for, and intent of, the April 2023 Council Resolution)?

Response to Question 1:

A specific question has been included within the survey on parking, and the results from this question will be used to refine the final concept plan.



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Question 2:

How many local businesses/respondents indicated they want parking on the site and what percentage of the total community feedback did they constitute?

Response to Question 2:

The summary of the 1st round of engagement, available on Melville Talks, indicated 39.5% of responders lived in Applecross and 4.46% identified they owned or operated a business. Participants could answer multiple options, so these numbers are not mutually exclusive. There were no questions on individual elements within this survey, so we cannot provide a more specific answer.

Question 3:

How many square metres of car parking space, and how many car bays, are proposed for each of the three concept plans?

Response to Question 3:

The off-street carpark included for consideration in draft concept plans is approximately 940m² has 40 bays.

Question 4:

How many square metres of car parking space, and how many car bays, does the car park on this site currently contain?

Response to Question 4:

The existing off-street carpark at Moreau Mews is approximately 830m² and has 36 bays.

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Question 5:

Why does the City wish to allocate more parking space in the Concept Plans than is currently available on-site?

Response to Question 5:

The size of the off-street car parking included for consideration in the draft concept plans is slightly larger than what is currently available as there will be a loss of existing on street car parking bays due to street renewal works. The total number of public car bays within the site and across the adjacent street parking will likely reduce, if this concept is explored further.

Location	**Current Parking Bays Currently**	**Future Public Bays**
Street Parking Kishorn Road (Green)	24	9
Street Parking Kishorn Road East and Moreau (Orange)	24	8
Internal Carpark Moreau Mews (lot Number 1014)	36	40
TOTAL	84	57



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Question 6:

What is the total number of other City-owned, and privately-owned, public car bays within a 500 metre radius of this site; and are they all at capacity?

Response to Question 6:

Based on a recent physical audit the estimated number of publicly car parks that can be accessed are detailed below:

- There are 690 city controlled marked bays for public parking bays within 500m of the site inclusive of the existing bays.
- There are 143 privately controlled marked bays for public parking bays within 500m of the site inclusive of the existing bays.

Question 7:

Does the City acknowledge that further public parking, cafes and retail could be community benefits to be provided by current and future developments in this precinct, given the WAPC's strong preference for maintaining bonus heights?

Response to Question 7:

Provision of items such as public parking and activated street frontages may be considered as community benefits under bonus height provisions of the current Canning Bridge Activity Centre Plan (CBACP). It is noted that the Council's recommendations to the Western Australian Planning Commission (WAPC) on the review of the CBACP is to remove bonus height provisions and the associated community benefits. The WAPC is yet to make a final determination on the review of the CBACP.

Question 8:

Why does the City wish to limit the area available for much-needed green space and tree canopy on this site by allocating space for a cafe, when there are at least 3 cafes very close to this site (including one directly opposite In Moreau Mews), which will impact their trade?

Response to Question 8:

The draft concept plans build on community feedback provided from the previous visioning engagement. Elements of activation and commercialisation were requested, as part of this feedback and have been included, as small permanent or pop-up style spaces. These spaces could be cafes or other community/commercial spaces depending on final design outcomes and commercial viability.

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Question 9:

What weight does the City allocate to the high reputational risks to the City arising from:

The City's failure to present a Concept Plan in the current public engagement regarding Moreau Mews Town Square which contains no car parking, in line with the previous community petitions and CBACP Review public consultation prior to the April 2023 Council Resolution to convert 100% of this site to POS?; and

The strong perception in the community that the City is seeking to land bank the area proposed for carparking on the current concept plans to preserve the potential for future commercial development of the proposed carpark area, in preference to prioritising the community's most urgent value of "Clean and Green", in an area sorely lacking in parks with diminishing tree canopy?

Response to Question 9:

The draft concept plans respond to community feedback received from the previous visioning engagement and are aligned with permissible uses on POS. The draft concept plans have been designed to create a POS that will function now, is future proofed to become a key local centre into the future which integrates with the surrounding development and does not become an isolated space.

The draft Concept plans were adopted by the Council for this round of engagement with the inclusion of carparking.

At 6:34pm the Presiding Member closed Public Question Time.

CONFIRMED

7 AWARDS AND PRESENTATIONS

Nil.

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

8.1 Applications for Leave - May 2025

COUNCIL RESOLUTION

At 6:35pm Cr K Wheatland moved, seconded Cr G Barber

That the request for leave of absence from Cr D Lim for two weeks at the end of May 2025 and from Cr C Ross for six weeks in June be approved.

At 6:35pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 15 April 2025

COUNCIL RESOLUTION

At 6:35pm Cr T Lee moved, seconded Cr J Edinger

That the minutes of Ordinary Council Meeting held on 15 April 2025 be confirmed as a true and accurate record.

At 6:35pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

9.2 Ordinary Meeting Of The Governance Committee – 5 May 2025

COUNCIL RESOLUTION

At 6:35pm Cr M Woodall moved, seconded Cr J Edinger

That the minutes of Ordinary Governance Committee Meeting held on 5 May 2025 be noted.

At 6:35pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

9.3 Ordinary Meeting Of The Audit, Risk, and Improvement Committee – 12 May 2025

COUNCIL RESOLUTION

At 6:36pm Cr J Spanbroek moved, seconded Cr N Robins

That the minutes of Ordinary Audit, Risk, and Improvement Committee Meeting held on 12 May 2025 be noted.

At 6:36pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

9.4 Notes Of Agenda Briefing Forum – 13 May 2025

COUNCIL RESOLUTION

At 6:36pm Cr J Spanbroek moved, seconded Cr J Edinger

That the Notes of the Agenda Briefing Forum held on 13 May 2025 be confirmed as a true and accurate record.

At 6:36pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

10 NEW BUSINESS OF AN URGENT NATURE

Nil.

11 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(c) of the *Local Government Act 1995* to be discussed behind closed doors.

At 6:36pm, the Presiding Member advised that the following items had been identified as confidential, or containing confidential attachments:

- C25/272 Confidential Employee Matter (Confidential Item).
- C25/269 410 Canning Highway, Attadale – Commercial Optimisation Investigation (Confidential Attachment); and
- C25/270 788-794 Canning Highway, Applecross – Commercial Optimisation Investigation (Confidential Attachment); and

12 PETITIONS

Nil.

13 ADOPTION OF RECOMMENDATIONS EN BLOC

COUNCIL RESOLUTION

At 6:38pm Cr T Fitzgerald moved, seconded Cr K Wheatland

That the recommendations for:

- **C25/266 - Investment Statements for March 2025**
- **C25/267 - Schedule of Accounts Paid for March 2025**
- **UP25/67 - Review of Local Planning Policy 1.4 - Provision of Public Art in Development Proposals**

be carried En bloc

At 6:38pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (11/0)

14 REPORTS

14.1 Reports from Committees

Nil.

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14.2 Reports of the Chief Executive Officer

Items Brought Forward

At 6:39pm, the Presiding Member brought forward item UP25/68 Review of Local Planning Policy 1.6 – Parking and Access for the convenience of those providing a deputation.

At 6:39pm, Mr D Kenny provided a deputation which concluded at 6:50pm. At 6:59pm, Mr D Kenny returned to the public gallery. Deputation – Mr D Kenny

At 6:59pm, Ms K Bainbridge, Acting Director Planning provided an officer presentation which concluded at 7:07pm. At 7:07pm, Ms K Bainbridge responded to questions until 7:26pm. Officer Presentation – UP25/68

UP25/68 Review of Local Planning Policy 1.6 - Parking and Access

File Number:	
Responsible Officer:	Manager Strategic Urban Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this item has a declarable interest in the matter.
Application Number:	Not Applicable
Applicant:	Not Applicable
Owner:	Not Applicable
Proposal:	Not Applicable
Attachments:	1. Previous Report Minutes from 18 June 2024 Ordinary Meeting of Council ⇩ 2. Summary of Submissions ⇩ 3. Minutes from 26 February 2025 Staututory Planning Commitee Meeting ⇩ 4. LPP1.6 Parking and Access - Tracked Changes from Advertised Version to Final Version

COUNCIL'S ROLE

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

CONFIRMED

SUMMARY

- At the June 2024 Ordinary Meeting of Council (Attachment 1), a report was presented to Council recommending several changes to Local Planning Policy 1.6 – Parking and Access, in particular, to clearly articulate the City's expectations to applicants, the community and decision makers in relation to pedestrian sight lines and vehicle ramp gradients.
- At that meeting, Council resolved to advertise proposed changes to LPP1.6 for a period of 21 days pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
- Eight submissions were received during the public consultation period with all submissions making suggested changes to the advertised version of LPP1.6. The summarised submissions and officer comments to those submissions are contained within Attachment 2 of this report.
- After public consultation concluded, the City engaged with officers from the Department of Planning, Lands and Heritage (DPLH) for their initial comment and referral of the amended LPP1.6 to the Western Australian Planning Commission (WAPC) in relation to the aspects of the policy which require WAPC approval (i.e. sightlines and vehicle access gradients).
- LPP 1.6 was presented to the Statutory Planning Committee (SPC) of the WAPC on 26 February 2025 which approved certain elements of the policy and provided recommendations for other elements (Attachment 3).
- Minor administrative changes have been made in response to the submissions received during consultation and SPC approval of certain elements. These changes are reflected in Attachment 4 of this report.
- The policy was then presented to an Elected Member Engagement Session (EMES) on 22 April 2025 with no further changes required. LPP 1.6 (Attachment 4) is now being presented to Council for final adoption.
- A notice to advise of the changes to the policy will be published on the City website and in the local newspaper along with all submitters receiving notification of the final adoption.

CONFIRMED

Amendment

At 7:28pm Cr M Woodall moved, seconded Cr G Barber

That the officer recommendation be amended by adding a new point 3:

3. Request the CEO to further review the issue of sightlines within the boundaries and further training for City officers, and that administrative changes be made as highlighted during the meeting.

At 7:32pm, the mover and seconder consented to amend the motion by including the word "*property*" before "*boundaries*".

Amendment

COUNCIL RESOLUTION (UP25/68)

At 7:28pm Cr M Woodall moved, seconded Cr G Barber

That the officer recommendation be amended by adding a new point 3:

3. Request the CEO to further review the issue of sightlines within the property boundaries and further training for City officers, and that administrative changes be made as highlighted during the meeting.

At 7:33pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

Substantive Motion As Amended

COUNCIL RESOLUTION (UP25/68)

At 7:27pm Cr T Fitzgerald moved, seconded Cr J Edinger

That the Council:

1. Pursuant to Clause 5, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 adopts the changes to Local Planning Policy 1.6 – Parking and Access (as detailed in Attachment 4).

2. Endorses the publication of a notification of the changes in the local newspaper and on the City's website as required by the Planning and Development (Local Planning Schemes) Regulations 2015.

3. Request the CEO to further review the issue of sightlines within the property boundaries and further training for City officers, and that administrative changes be made as highlighted during the meeting.

At 7:33pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

PURPOSE

At the Ordinary Meeting of Council held on 18 June 2024, the reviewed LPP1.6 was endorsed for the purposes of public advertising. Eight submissions were received from the community which resulted in some minor amendments to address the feedback. Certain elements of the policy required WAPC approval and therefore the policy was forwarded to the DPLH with amendments following public advertising for their consideration, assessment and recommendation to the WAPC. The DPLH recommended endorsement of LPP 1.6 to the WAPC subject to reformatting to improve the readability and enforceability, which was subsequently endorsed at the Statutory Planning Committee meeting on 26 February 2025. The policy is now presented for final adoption by Council with minor administrative changes reflecting the community and WAPC feedback.

CONFIRMED

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	3	Sustainable, connected development and transport infrastructure across our City.
	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.
	5.4	Strengthen active citizen engagement, participation, and access to information.
	1	Healthy, Safe and Inclusive
	1.3	Improve community safety and security.
	3	Sustainable and Connected Development
	3.5	Facilitate improved integrated public transport solutions.
	3.1	Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

In September 2021, Weir Legal and Consulting, prepared a report called City of Melville Review of Complaints Building and Planning (the report). The report made several recommendations to assist the City to improve its processes and decision making. Most of these recommendations have been completed by the City and/or are in progress. Part of the City's program of process improvements has been a review of LPP1.6.

LPP1.6 was first adopted by the City of Melville (the City) in October 1999 and has been reviewed regularly since that time, the last time being 2019.

On 18 June 2024, a report was presented to Council recommending several changes to LPP 1.6 as outlined within Attachment 1 of this report. These changes were adopted by Council at the 18 June 2024 Ordinary Meeting of Council for the purpose of public consultation for a period of 21 days pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*In response to the public consultation period, 8 submissions were received each making suggested changes to the planning policy. Minor changes to the planning policy were made in response to the submissions received (See Attachment 2).

The City then engaged with the officers from the Department of Planning, Lands and Heritage (DPLH) for their initial comment and referral to the Western Australian Planning Commission (WAPC) in relation to the aspects of the policy which require WAPC consent (i.e. sightlines and vehicle access gradients). Minor administrative changes to the planning policy were made in response to the comments received from DPLH officers to improve the enforceability and readability of the policy.

CONFIRMED

LPP1.6 was presented to the Statutory Planning Committee (SPC) meeting on 26 February 2025 at the WAPC which approved certain elements the policy as required by the R-Codes Vol 1 and Vol 2. Elements that required WAPC approval and elements that did not require WAPC approval are outlined within the consideration section of the report.

Minor changes to the planning policy were made in response to the approval of certain elements of the policy and recommendations by the SPC. These changes were administrative in nature and have not removed the intent for Australian Standards to apply for residential developments of 4 or more dwellings regarding driveway gradients and sightlines.

The LPP 1.6 is now being presented to Council for final adoption.

CONSIDERATION

As dictated by the R-Codes Vol 1 Clause 3.2.3b and R-Codes Vol 2 Clause 1.2.3, certain elements of the policy were required to be approved by the WAPC.

The elements of the policy that did require WAPC approval are listed below:

- R-Codes Vol 1 Part B – Deemed-to-comply Clause 5.3.5 – Vehicular Access;
- R-Codes Vol 1 Part C – Deemed-to-comply Clause 3.7 – Access;
- R-Codes Vol 2 Acceptable Outcomes Clause 3.9 – Car and Bicycle Parking.

The elements of the policy that did not require WAPC approval and can be amended via local government delegation are listed below;

- R-Codes Vol 1 Part B – Deemed-to-comply Clause 5.2.5 – Sightlines;
- R-Codes Vol 1 Part B – Additional Development Application Documentation Clause 5.2.5 – Sightlines;
- R-Codes Vol 1 Part B – Additional Development Application Documentation Clause 5.3.5 – Vehicular Access;
- R-Codes Vol 1 Part C – Additional Development Application Documentation Clause 3.7 – Access;
- R-Codes Vol 2 Acceptable Outcomes Clause 3.8 – Vehicle Access.
- R-Codes Vol 2 – Additional Development Application Documentation Clause 3.8 – Vehicle Access;
- R-Codes Vol 2 – Additional Development Application Documentation Clause 3.9 – Car and Bicycle Parking.

Prior to adopting LPP 1.6 it's important to consider amendments to the policy between the post advertising and the final adoption stages. Two key amendment tranches were made to the policy since Council endorsed the policy for advertising, these being amendments in response to the submissions received and amendments in response to the WAPC approval and recommendations, these amendment tranches are explained below.

CONFIRMED

Amendments in response to the submissions received

Reference to Verge and Footpath Users:

- The inclusion of 'verge users' rather than just 'footpath users' in relation to sightline requirements throughout the policy. Not all verges within the City have footpaths installed, however all verges can be used by pedestrians, in scenarios such as verges without footpaths, pedestrian safety still needs to be considered.

Amendments in response to the WAPC approval and recommendations

Amendment to Policy Statement Clause:

- Combining the deemed and replacement deemed to comply provisions into a modified deemed to comply provision for R-Codes Volume 1 – Part B & C;
- Modified wording for when a proposal assessed under Volume 1 – Parts B & C when a design principles assessment is required;
- Combined provisions into a modified Acceptable Outcome Provision for R-Codes Volume 2; and
- Modified wording for when a proposal assessed under Volume 2 for when an element objective and planning guidance assessment is required.

Deemed-to-comply - Clause 5.2.5 – Sightlines:

- Included sightlines requirements as per R-Codes for internal driveways and access points. Augmenting this clause of the R-Codes does not require the approval of WAPC.

Deemed-to-comply - Clause 5.3.5 – Vehicular Access:

- General administrative changes to align with DPLH policy templates and minor wording changes. Augmenting this clause of the R-Codes requires the approval of WAPC.

Deemed-to-comply - Clause 3.7 – Access – c3.7.3 and c3.7.7:

- General administrative changes to align with DPLH policy templates and minor wording changes. Augmenting this clause of the R-Codes requires the approval of WAPC.

Deemed-to-comply - Additional Development Application Documentation for Clause 5.2.5:

- Changed from a design principle modification to additional development application documentation requirement, to require a risk assessment report due to the original design principle modification being a checklist for documentation and not a 'true' design principle.

Deemed-to-comply - Additional Development Application Documentation for Clause 3.7:

- Changed from a design principle modification to additional development application documentation requirement, to require a risk assessment report due to the original design principle modification being a checklist for documentation and not a 'true' design principle.

CONFIRMED

Acceptable Outcome - Clause 3.8 – Vehicular Access:

- General administrative changes to align with DPLH policy templates and minor wording changes. Augmenting this clause of the R-Codes does not require the approval of WAPC.

Acceptable Outcome - Clause 3.9 – Car and Bicycle Parking:

- General administrative changes to align with DPLH policy templates and minor wording changes. Augmenting this clause of the R-Codes requires the approval of WAPC.

Acceptable Outcome - Additional Development Application Documentation for Clause 3.8:

- Changed from additional design guidance to additional development application guidance, to require a risk assessment report due to the original additional design guidance being a checklist for documentation. This makes it known up front that a risk assessment report is required for any discretion that doesn't meet the specific requirements of the relevant Australian Standards.

Acceptable Outcome - Additional Development Application Documentation for Clause 3.9

- Changed from additional design guidance to additional development application guidance, to require a risk assessment report due to the original additional design guidance being a checklist for documentation. This makes it known up front that a risk assessment report is required for any discretion that doesn't meet the specific requirements of the relevant Australian Standards.

The feedback from the community has been incorporated into the policy where possible. The other changes from the WAPC are administrative to improve the enforceability and legibility of the policy. These changes do not alter the intent for Australian Standards to be applied for sightlines and driveway gradients for residential development and are in keeping with the advertised version of the policy.

ENGAGEMENT

Clause 5 of Schedule 2 of the Regulations contains the requirements for amending a local planning policy. Council resolved at the 18 June 2024 Council Meeting to endorse the amended LPP 1.6 for public consultation. LPP 1.6 was subsequently advertised for a minimum of 21 days in accordance with the Regulations. A notice was placed in a local newspaper and information provided on the City's website. In addition, the policy changes were publicised on the City's social media channels and electronic newsletters.

Eight submissions were received in total, with five objecting, two supporting and one neither objecting nor supporting the proposed changes. A tabled summary of the submissions received, and the officer's response is provided within Attachment 2. One change to the policy was made in response to these submissions, this change is outlined within the consideration section of the report. Some of the submissions made are in reference to aspects of the policy which were not the subject of this review and therefore will be considered in future reviews.

CONFIRMED

As part of the public consultation period, notice of proposed policy changes were given to peak professional bodies such as the Urban Design Institute of Australia (UDIA), Planning Institute of Australia (PIA) and the Property Council of Australia (PCA) with no submissions received. In addition, several professional planning and engineering consultants were given notice of the proposed policy changes with no submissions received.

In this way, the City has maximised awareness of the proposed changes to LPP 1.6 and facilitated a robust engagement and submission process.

Prior to sending the policy to WAPC for approval of certain elements, the City engaged with the DPLH officers. This engagement and advice received was to align the policy with the DPLH LPP template that the WAPC expects all local governments to conform to when modifying deemed-to-comply clauses of the R-Codes.

No further advertising of PP1.6 is required for the changes made post submissions and post WAPC approval (listed within the consideration section of the report) due to the nature of the amendments being administrative in nature.

SUSTAINABILITY IMPLICATIONS

The objectives of LPP1.6 include promoting environmentally sustainable development, facilitating an appropriate amount of vehicle parking and promoting active modes of transport. The policy changes do not diminish from these objectives. Changes to minimum parking requirements are not proposed as part of this review.

The proposed changes to LPP1.6 have articulated the City's expectations in relation to ramp gradients and sightlines while also providing the potential for the requirements to be modified where this will have positive environmental results. We anticipate these changes will make for a safer and more accessible public realm for all verge users.

LEGISLATIVE AND POLICY ALIGNMENT

Under the provisions of the Regulations, a local government may prepare local planning policies on a range of matters. A local planning policy must be based on sound town planning principles and may address operational matters such as parking and access. Where a local planning policy is based on sound town planning principles and is properly adopted under the provisions of the Regulations, it is to be given regard in the decision-making process.

The R-Codes Volumes 1 and 2, detail which clauses can be modified by a local government without the approval of the WAPC. The R-Codes also provide detail of the clauses which can only be modified by a local government with the approval of the WAPC. As dictated by the R-Codes Vol 1 Clause 3.2.3b and R-Codes Vol 2 Clause 1.2.3, certain elements of the policy were required to be approved by the WAPC and this is explained in the consideration section of the report.

CONFIRMED

The Supreme Court case McComish v Shire of Peppermint Grove (2024) is noted which determined that Local Planning Scheme provisions (and hence local planning policies which are of lower hierarchy) cannot be inconsistent with the DTC of the R-Codes, given works that comply with the DTC of the R-Codes are exempt under Cl.61 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The proposed changes within LPP 1.6 align with this stance so that sightlines and gradient requirements for single house developments are consistent with the DTC requirements under Part B and Part C of the R-Codes and therefore not inconsistent with the Deemed Provisions contained within the *Planning and Development (Local Planning Schemes) Regulations 2015* (WA) or the *Planning and Development Act 2005* (WA). This is due to the LPP 1.6 requirements affirm requirement to comply with AS2890.1:2004 and provide avenue as to alternate method to demonstrate safe and appropriate outcome, and therefore are consistent with the Deemed Provisions.

For single house development subject to Part B of the R-Codes, sightline requirements are consistent with the DTC requirements, with gradient requirements reaffirming the DTC requirements. For single house development subject to Part C of the R-Codes, sightline requirements are also consistent with the DTC requirements with gradient requirements reaffirming the DTC requirements.

All grouped and multiple dwelling developments are not exempt under Cl.61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and therefore the requirements within LPP 1.6 that apply to these types of developments do not pose any legislative issue.

FINANCIAL IMPLICATIONS

For applicants once the policy has been adopted, there may be a cost to engage a suitably qualified traffic consultants to provide guidance in relation to the requirements of the AS/NZ standards for ramp gradients and sightlines at the design stage of development. Most substantial development applications are prepared with input from a traffic consultant and therefore the additional cost to applicants is likely to be minimal.

Where a proposal does not meet the ramp gradients and sight lines requirements and a traffic consultant is required to provide a risk assessment and mitigation measures, the cost to applicants may be more substantial, however for the benefit of the greater safety of the community.

CONFIRMED

CONSEQUENCE

The following options are available to Council:

- Resolve to adopt draft amended LPP 1.6 as recommended (recommended);
- Resolve to adopt draft amended LPP 1.6 with modifications by Council (noting that amendments to the sections which require WAPC approval will require the WAPC to reapprove prior to the policy being enforceable)
- Resolve not to proceed with the proposed draft amended LPP 1.6. This would mean that the provisions of the current LPP 1.6 will continue to have effect and apply.

Option 1 is recommended. The adopted changes would be advertised in the local newspaper and on the City's website following the Council decision as required by the *Regulations*.

BRIEFING FORUM – FURTHER INFORMATION

Following discussions at the Agenda Briefing Forum held on Tuesday, 13 May 2025, the attached proposed LPP 1.6 (Attachment 4) has had minor amendments made to fix the table being cut off and to remove the term "shall".

CONFIRMED

Management Services

Nil.

CONFIRMED

Corporate Services

C25/266 Investment Statements for March 2025

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the investment statements for the period ending 31 March 2025 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/266)

At 6:38pm Cr T Fitzgerald moved, seconded Cr K Wheatland

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

At 6:38pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (11/0)

PURPOSE

To report on the performance of the City's investment portfolio for the month of March 2025.

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.76% to 5.01% which exceeds the benchmark three-month bank bill swap (BBSW) reference rate of 4.12%.

23% 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 23% in February 2025.

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

CONFIRMED

STRATEGIC ALIGNMENT

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

BACKGROUND

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

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

CONSIDERATION

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

CITY OF MELVILLE
STATEMENT OF INVESTMENTS
FOR THE PERIOD ENDING 31 MARCH 2025

SUMMARY BY FUND		
Municipal		$37,264,643
Reserve		$146,651,723
Citizen Relief		$248,191
TOTAL		**$184,164,558**
SUMMARY BY INVESTMENT TYPE		
11AM		$9,123,904
60Days at Call		$2,000,000
90Days at Call		$16,600,000
Term Deposit		$156,440,653
TOTAL		**$184,164,558**
SUMMARY BY CREDIT RATING		
AAA Category	AAA	
AA Category (AA+ to AA-)	AA-	$138,064,558
A Category (A+ to A-)	A+	

	A	
	A-	$46,100,000
BBB+ Category	BBB+	
TOTAL		**$184,164,558**

The City's total investments amount to $184.16million, mainly held in Municipal Funds ($37.26M) and Reserve Funds ($146.65M) which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds ($156.44M) are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts ($9.12M) this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11 AM, and call deposits totalling ($18.6M). 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 75% of funds in AA Category rated institutions and 25% in A Category rated institutions.
- There are no investments in AAA-rated and BBB+ institutions and efforts are undertaken to invest in accordance with Council investment Policy CP-009.

Exposure to an individual institution is limited according to Council policy and in March 2025 the investments were within the acceptable limits.

Investment with financial institutions

Institution	Credit Rating	Credit Rating Category	Funds held at period end	Actual %	Limit Per Policy	
Bank of Queensland	A-	A Category	$ 30,100,000	16.34%	30.00%	✓
Bendigo & Adelaide	A-	A Category	$ 16,000,000	8.69%	30.00%	✓
Suncorp	AA-	A Category	$ 26,000,000	14.12%	50.00%	✓
NAB	AA-	AA Category	$ 29,422,998	15.98%	50.00%	✓
Westpac	AA-	AA Category	$ 82,641,560	44.87%	50.00%	✓
		TOTAL	**$ 184,164,558**	**100%**		

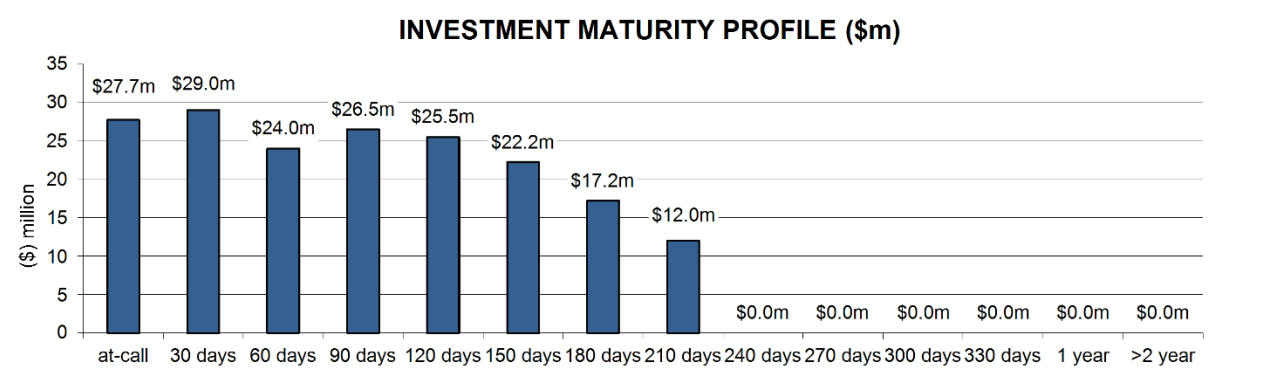
**Standard & Poor's ratings. Source: Policy No. CP-009: Investment of Funds*

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

Maximum Percentage of Average Investment Portfolio Balance				
Long Term Rating	Funds held at period end $	Actual %	Limit Per Policy	
AAA Category	$ -	0%	100%	✓
AA Category (AA+ to AA-)	$ 138,064,558	75%	80%	✓
A Category (A+ to A-)	$ 46,100,000	25%	50%	✓
BBB+ Category	$ -	0%	25%	✓
TOTAL	**$ 184,164,558**	**100%**		

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

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



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

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

A significant portion of funds ($27.7M) is available for immediate use, ensuring sufficient liquidity for day-to-day operations. This allows the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.

Investments are well-distributed across various short- to medium-term maturities, with notable allocations in 90 days ($26.5M), 120 days ($25.5M), 150 days ($22.2M),180 days ($17.2M) and 210 days ($12.0m). This structured approach ensures financial stability while balancing liquidity needs and optimising returns. The estimated average cash outflow requirement of the City is between $13M to $16M per month.

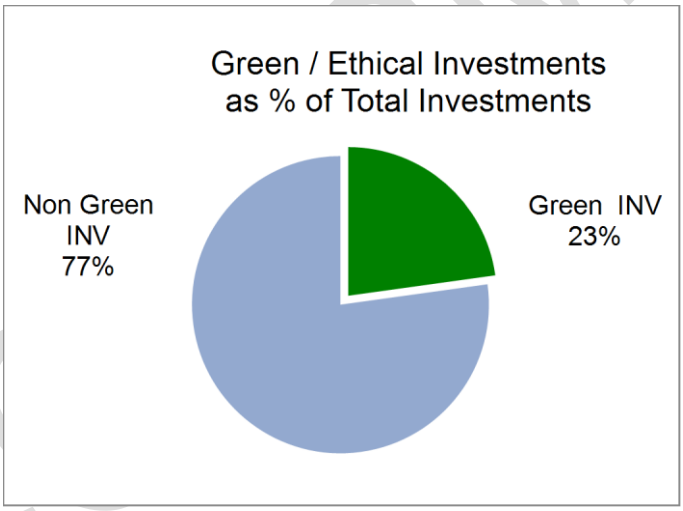
There is no portfolio allocation beyond 210 days due to uncompetitive interest rates offered for term deposit resulting from the RBA interest rate cut on 18 February 2025. There are no long-term investments exceeding one year, as the City's investment strategy aligns with its annual revenue cycle, primarily driven by rate collections.

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

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

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

The total investment in authorised institutions as at 31 March 2025 was $42,000,000 or 23% of the total investment holdings being in non-fossil fuels institutions, compared to $42,000,000 (23%) in February 2025. The total investments holding for March and February were $184,164,558 and $182,752,624 respectively.



Green / Ethical Investment with financial institutions

Institution	Credit Rating	Credit Rating Category	Funds held at period end
Bendigo & Adelaide	A-	A Category	$ 16,000,000
Suncorp	AA-	AA Category	$ 26,000,000
		TOTAL	**$ 42,000,000**

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

The City continues to engage in active discussions with financial institutions regarding the availability of ESG Tailored Deposit (ESGTD) products. Westpac has offered AUD Green Tailored Deposits and AUD Social Tailored Deposits; however, total investments with Westpac have nearly reached the maximum limit permitted under the City's Investment Policy.

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 requirements.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

Strategic

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

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

Risk

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

Environmental

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

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation is relevant to this report:

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

CONFIRMED

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).

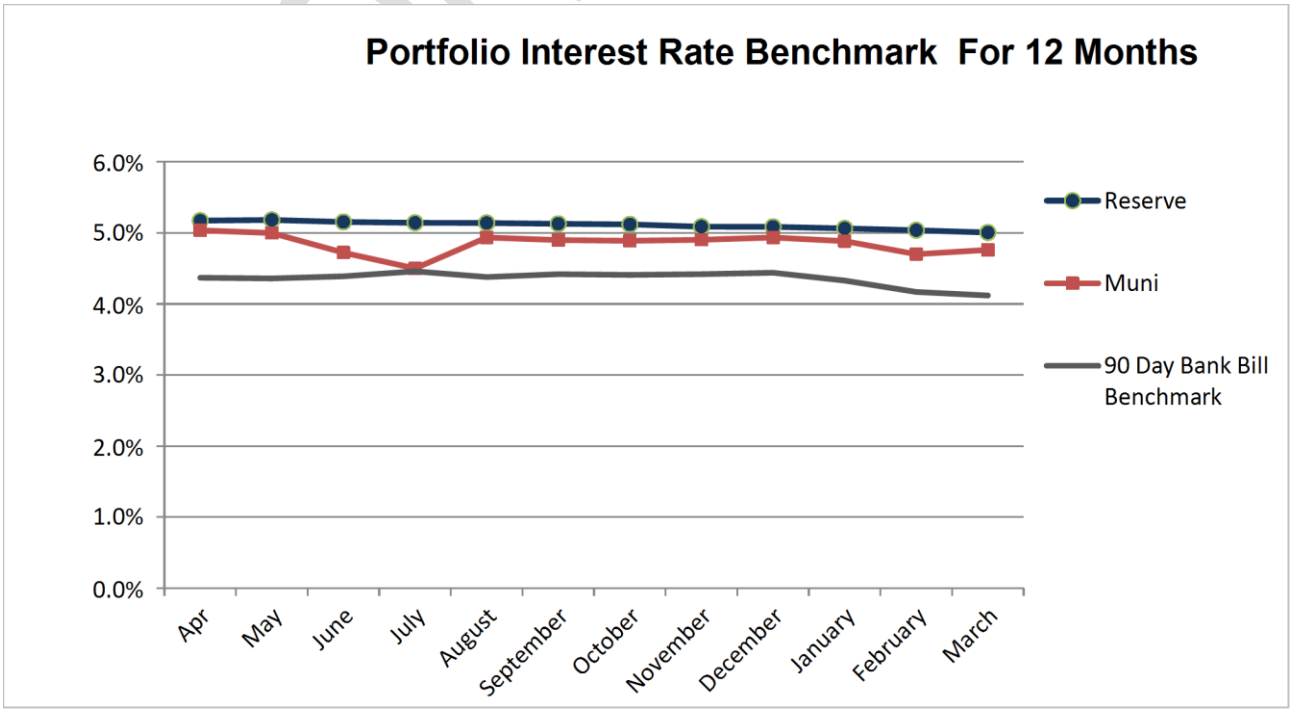
The *Local Government (Financial Management) Regulations 1996* (regulation 19C) allows local governments to deposit funds for a fixed term of three years or less. Deposits of greater than one year may, depending on the shape of the yield curve, enable the City to achieve better investment returns.

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 31 March 2025

- Year-to-date investment earnings, on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was $5,984,062, against a year-to-date budget of $6,214,500 representing a negative variance of $230,438. This negative variance is mainly due to timing differences, reflecting the impact of a reduced interest income forecast for the remaining period until 30 June incorporated into the Mid-Year Budget Review.
- The weighted average interest rate for investments as at 31 March 2025 was 5.01% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 4.12%.



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, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

CONFIRMED

C25/267 Schedule of Accounts Paid for March 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	1. Payment Details March 2025 ⇩ 2. Card Payment Details March 2025

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 March 2025 and recommends that the Schedule of Accounts Paid be noted.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/267)

At 6:38pm Cr T Fitzgerald moved, seconded Cr K Wheatland

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

At 6:38pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (11/0)

PURPOSE

The Schedule of Payments for the month totals $30,449,942.72. 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.
	5.3	Ensure efficient and effective use of assets, resources and technology.

CONFIRMED

BACKGROUND

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

A total of $8,975,231.54 direct creditor payments were paid during the month, of which, 13% of payments were paid to suppliers located within the City of Melville and 19% to suppliers within the South West Metropolitan Region, compared to 16% and 21% of total of $10,984,400.64 direct creditor payments made over February 2025 respectively.

The biggest payment of $935,420.45 made during the month was the Regulatory fees and government charges - Emergency Services Levy Fee payment to the Department of Fire and Emergency Services. 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 March 2025 including Payment Register numbers, Cheques: 875-875, Electronic Funds Transfers batches: 949-953, Trust Payments, Card Payments and Payroll will be distributed to the Elected Members of the Council in May 2025.

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

CONFIRMED

SCHEDULE OF PAYMENTS MADE
MARCH 2025

Payments made under Delegated Authority DA-035

MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Cheques	Chq Payment Register No. 875	$300.00
	Chq Payment on Restricted Funds Register No.	
	Less Cancelled Chqs	
Electronic Funds Transfers	EFT Payment Register No. 949, 951 and 953	$8,727,994.93
	EFT Payment on Restricted Funds Register No. 950, 952 and 153	$110,697.55
	Less Cancelled EFTs	($2,161.61)
		$8,836,830.87
Direct Debits	Bank Fees	$29,009.37
	Ampol Fuel	$106,872.44
Direct Payments		$2,518.86
	Total Direct Creditor Payments	***$8,975,231.54***
Payroll	Total Pay 19 and 20	*$4,872,649.47*
	Total Payroll	***$4,872,649.47***
Cards		
	Westpac Purchase Cards	$102,061.71
	Total Card Payments	**$102,061.71**
	Total Direct Creditor Payments from Municipal Account	***$13,949,942.72***

Schedule of Payments Made continued.

INTERFUND & INVESTMENT TRANSACTIONS		
Interfund Transfers		
Loan		$0.00
Citizen Relief Trust		$0.00
Citizen Relief Operating		$0.00
Municipal		($3,988,066.30)
Reserve		$3,988,066.30
Trust		$0.00
	Total Interfund Transfers	**$0.00**
New Municipal Investments		
Westpac Bank	04/03/2025	$2,000,000.00
BOQ Bank	06/03/2025	$2,000,000.00
BOQ Bank	06/03/2025	$2,000,000.00
BOQ Bank	06/03/2025	$1,000,000.00
NAB Bank	07/03/2025	$2,000,000.00
BOQ Bank	07/03/2025	$1,500,000.00
NAB Bank	10/03/2025	$1,000,000.00
NAB Bank	17/03/2025	$1,500,000.00
NAB Bank	17/03/2025	$2,000,000.00
Westpac Bank	21/03/2025	$1,500,000.00
	Total New Investments	**$16,500,000.00**
	Grand Total	**$30,449,942.72**

Details of the payments are shown in Attachment 1.

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

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

The list of payments made using purchase cards during February 2025 and settled in March 2025 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.

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 and 13A.

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

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

FINANCIAL IMPLICATIONS

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

CONFIRMED

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, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

CONFIRMED

At 7:34pm, Cr Spanbroek left the meeting.

C25/268 Statements of Financial Activity for March 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	1. Statement of Financial Activity March 2025 ⇩ 2. Statement of Comprehensive Income March 2025 ⇩ 3. Net Working Capital March 2025 ⇩ 4. Reconciliation Net Working Capital March 2025 ⇩ 5. Notes to Statement of Financial Activity March 2025 ⇩ 6. Statement of Financial Position March 2025 ⇩ 7. Summary Rate Debtors March 2025 ⇩ 8. Rates Collections Graph March 2025 ⇩ 9. General Debtors Aged 90 Days March 2025 ⇩ 10. Budget Amendments March 2025

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 March 2025 and recommends that they be noted by the Council; and
- Presents the variances for the month of March 2025 and recommends that they be noted by the Council.
- The Interim Audit fieldwork will commence on 5 May and run for one week. The Auditor General and KPMG will present their Audit Plan to ARIC on 12 May. This plan will outline their audit focus areas and set the foundation for the final audit in October. The final preparation for the financial statements will continue through to October, with final audit fieldwork scheduled to begin on 6 October 2025.
- The Budget amendments required for the month of March 2025 and recommends that they be adopted by Absolute Majority decision of the Council.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/268)

At 7:34pm Cr T Fitzgerald moved, seconded Cr J Edinger

That the Council

1. Notes the Statement of Financial Activity for the month ending 31 March 2025 as detailed in the following attachments:

- **Statement of Financial Activity March 2025 (Attachment 1); and**
- **Statement of Comprehensive Income March 2025 (Attachment 2); and**
- **Net Working Capital March 2025 (Attachment 3); and**
- **Reconciliation Net Working Capital March 2025 (Attachment 4); and**
- **Notes to Statement of Financial Activity March 2025 (Attachment 5); and**
- **Statement of Financial Position March 2025 (Attachment 6); and**
- **Summary Rate Debtors March 2025 (Attachment 7); and**
- **Rates Collections Graph March 2025 (Attachment 8); and**
- **General Debtors Aged 90 Days March 2025 (Attachment 9).**

2. By Absolute Majority Decision adopts the budget amendments, as detailed in the Budget Amendments March 2025 (Attachment 10).

At 7:34pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (10/0)

CONFIRMED

PURPOSE

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

STRATEGIC ALIGNMENT

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

BACKGROUND

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

Overall Summary of the City's Financial Position

- The City's total investments holding for March 2025 were $ 184.16m of which the Municipal cash balance at the end of the month was $37.26m and $146.65m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.

- Investment earnings on term deposits amounted to $5.98 million, compared to the year-to-date budget of $6.21 million, resulting in a negative variance of $230.4k. The variance is primarily due to timing differences, reflecting the impact of a reduced interest income forecast for remaining period until 30 June incorporated into the Mid-Year Budget Review.

- The investment in green/ethical term deposits as at 31 March 2025 was $42m or 23% of total investment holdings, compared to $42m (23%) in February 2025. Green/Ethical investments are invested in the two banks, in accordance with the council credit rating policy.

- Rates raised as at March were $109.19m, compared to a year to date budget of $108.55m.

- Total debtor collections for March 2025 equalled $10.91m. The Rates collection target was 93.5% and the actual collection is tracking slightly higher at 93.8%, compared to 93.8% for the same period in 2023-2024. The total outstanding debtors (including all rates and sundry debtors) is $9.17m as of 31 March 2025.

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.

3. Statement of Comprehensive Income

   Provides details on the Nature classifications.

4. Statement of Financial Position

   Provides details on the Financial Position.

Variances

A detailed summary of variances and comments based on the Rate Setting Statement by Nature or Type is provided in attachments:

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

Revenue

Rates raised as at March were $109,187,229, compared to a year to date budget of $108,548,915.

CONFIRMED

Rates Collection

SUMMARY OF RATE DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,425,866	5,425,866	*0%*	4,487,816	*21%*
Debtors Raised	134,149,038	133,966,119	*0%*	126,272,363	*6%*
Payments Received	(130,885,919)	(120,191,497)	*9%*	(122,520,182)	*7%*
Closing Balance	8,688,985	19,200,488	*-55%*	8,239,997	*5%*

Total rate debtor collections for the month equalled $10,694,422.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	565,184	565,184	*0%*	901,439	*-37%*
Invoices Raised	3,121,148	2,952,339	*6%*	4,397,706	*-29%*
Receipts	(3,185,913)	(2,967,769)	*7%*	(4,734,634)	*-33%*
Prepayments	(14,978)	(26,664)	*-44%*	(2,588)	*479%*
Closing Balance	485,441	523,089	*-7%*	561,924	*-14%*

Sundry debtor balances decreased by $37,648 over the course of March from $523,089 to $485,441 of which total 90-day sundry debtors for the month is $249,857, representing 51% of total sundry debtors.

Corporate Climate Action Plan

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

Description	YTD Actuals 2024-2025	YTD Budget 2024-2025	Actual 2023-2024
Sustainability & Climate Action Salaries	391,069	352,790	465,621
Electric Vehicles	175,540	162,602	36,192
Corporate Emissions Monitoring & Management	35,546	40,000	0
Micro Grid Project	0	0	26,795
Sustainability Initiatives	94,011	97,000	121,125
Piney Lakes Environmental Education Centre Refurb (new)	40,540	40,000	0
Total	**736,706**	**692,392**	**649,733**

Money Expended in an Emergency and Unbudgeted Expenditure

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

Budget Amendments

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

Budget amendments that are purely administrative and detail movements between budget responsible officers are not reported to council and this is in line with legislative requirements.

Granting of concession or writing off debts owed to the City

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

Sundry Debtors

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

Rate Debtors

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

ENGAGEMENT

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

CONFIRMED

SUSTAINABILITY IMPLICATIONS

The City of Melville (the City) has well developed business continuity plans in place and an Incident Response Team (IRT) to coordinate and plan the City's response to the significant situations.

LEGISLATIVE AND POLICY ALIGNMENT

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

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

34*. Financial activity statement report — s. 6.4*

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

(a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);

(b) budget estimates to the end of the month to which the statement relates;

(c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;

(d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and

(e) the net current assets at the end of the month to which the statement relates.

(2) Each statement of financial activity is to be accompanied by documents containing —

(a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;

(b) an explanation of each of the material variances referred to in subregulation (1)(d); and

(c) such other supporting information as is considered relevant by the local government.

(3) The information in a statement of financial activity may be shown —

(a) according to nature and type classification; or

(b) by program; or

(c) by business unit.

(4) A statement of financial activity, and the accompanying documents referred to in sub-regulation (2), are to be —

(a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and

(b) recorded in the minutes of the meeting at which it is presented.

CONFIRMED

(5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

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

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

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

FINANCIAL IMPLICATIONS

Variances

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

CONFIRMED

C25/269 410 Canning Highway, Attadale - Commercial Optimisation Investigation

Item C25/269 410 Canning Highway, Attadale – Commercial Optimisation Investigation was deferred to the end of the meeting. Please see page 110.

CONFIRMED

C25/270 788 - 794 Canning Highway, Applecross - Commercial Optimisation Investigation

Item C25/270 788-794 Canning Highway, Applecross – Commercial Optimisation Investigation was deferred to the end of the meeting. Please see page 120.

CONFIRMED

C25/271 2025-2026 Rating Strategy

At 7:34pm, the Presiding Member advised the Council that an officer advice note had been received in relation to the Alternative Motion and was distributed to Elected Members on Friday, 16 May 2025 (Attachment 2).

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. Alternative Motion with Notice - Cr N Robins (13 May 2025) ⇩ 2. Officer Advice Note to Alternative Motion (16 May 2025)

COUNCIL'S ROLE

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

SUMMARY

- Corporate Business Planning/Budget workshops were recently held with Elected Members.
- These workshops have informed the update of the Corporate Business Plan, Long Term Financial Model and 2025-2026 Annual Budget.
- The Draft 2025-2026 Annual Budget proposes a rate increase of 4.5% for the financial year.
- In accordance with the *Local Government Act 1995*, this report seeks endorsement to advertise a rate increase of 4.5% for the 2025-2026 financial year and impose rates on differential basis.

CONFIRMED

Alternative Motion

COUNCIL RESOLUTION

At 7:35pm Cr N Robins moved, seconded Cr M Woodall

That the Council endorse:

1. **Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2025-2026 financial year rate setting that equates to an increase of 3.5% compared to 2024-2025:**

Rating Category	Proposed Rate in Dollar	Proposed Minimum Rate
Residential Improved/Unimproved	7.581514	$ 1,484.62
Commercial Improved/unimproved	9.340458	$1,203.68

2. **Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the *Local Government Act 1995*, its intention to levy the Differential Rates and Minimum Rates for the 2025-2026 financial year; and**

3. **the Statement of Objects and Reasons for Differential Rates:**

   "The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville."

   and this be published on the City of Melville website.

At 7:59pm the Presiding Member declared the motion.

LOST (4/8)

Yes (4): Crs Nicole Robins, Matthew Woodall, Daniel Lim and Soo Hong

No (8): Mayor Katy Mair, and Crs Tomas Fitzgerald, Glynis Barber, Jane Edinger, Jennifer Spanbroek, Karen Wheatland, Scott Green and Terry Lee

At 7:37pm, Cr J Spanbroek returned to the meeting.

At 7:39pm, Cr J Edinger left the meeting.

At 7:41pm, Cr J Edinger returned to the meeting.

At 7:48pm, Cr M Woodall left the meeting.

At 7:51pm, Cr M Woodall returned to the meeting.

At 7:51pm, Cr D Lim electronically connected to the meeting.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/271)

At 7:59pm Cr T Fitzgerald moved, seconded Cr J Spanbroek

That the Council endorse:

1. **Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2025-2026 financial year rate setting that equates to an increase of 4.5% compared to 2024-2025:**

Rating Category	Proposed Rate in Dollar	Proposed Minimum Rate
Residential Improved/Unimproved	7.654765	$ 1,498.97
Commercial Improved/unimproved	9.430704	$ 1,215.31

2. **Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the Local Government Act 1995, its intention to levy the Differential Rates and Minimum Rates for the 2025-2026 financial year; and**
3. **the Statement of Objects and Reasons for Differential Rates:**

   "The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville."

   and this be published on the City of Melville website.

At 8:07pm the Presiding Member declared the motion.

CARRIED (8/4)

Yes (8): Mayor Katy Mair, Crs Tomas Fitzgerald, Glynis Barber, Jane Edinger, , Jennifer Spanbroek, Karen Wheatland, Scott Green and Terry Lee

No (4): Crs Nicole Robins, Matthew Woodall, Daniel Lim and Soo Hong

PURPOSE

This report is to present to the Council the proposed Rating Strategy for the 2025-2026 financial year for the purpose of advertising and seeking public comment as required by the *Local Government Act 1995*, for endorsement.

CONFIRMED

STRATEGIC ALIGNMENT

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

On an annual basis the City adopts its Annual Budget (Budget) which outlines the income and expenditure required to provide services and facilities to the community. A key component of the Budget is the rating strategy which generates the City's main source of revenue.

As part of a rating strategy, a Local Government can choose to impose rates uniformly or differentially across the properties within the district. Before imposing any differential general rates or a minimum payment applying to a differential rate category, a local government is required to give local public notice of its intention to do so. After the submission period, the Council will review all submissions and consider them when making their final decision on of differential rates and minimums as part of the adoption of budget 2025/26.

The 2025-2026 Annual Budget is being finalised and will be presented to Council for adoption at the Ordinary Meeting of Council on 17 June 2025. Consistent with previous years, the 2025-2026 rating strategy is proposing to rate differentially. In accordance with the *Local Government Act 1995*, this will require a public notice.

CONSIDERATION

Several Corporate Business Planning/Budget workshops have recently been held with Elected Members. These workshops have informed the update of the Corporate Business Plan, Long Term Financial Model and 2025-2026 Annual Budget. The proposed rating strategy presented in this report is consistent with presentations to Elected Members and subsequent discussions.

The 2025-2026 Annual Budget has been prepared with consideration given to both the short and long-term financial requirements and aspirations of the City. Key features of the 2025-2026 Budget include:

- Strong alignment with Community and Council priorities;
- Management of inflationary impacts;
- Ongoing provision of services and facilities;
- Fully funded asset renewal for all asset classes;
- Constriction of funding for new/upgraded capital works;
- Removal of reliance on an opening surplus to ensure that current year expenditure is only reliant on current year funding; and
- Funding for the City's transformational programs including 'Customer First' and the Digital Strategy.

CONFIRMED

Budget allocations underwent rigorous reviews prior to Rate setting and the City will continue to review its revenue and cost base with formal service reviews being planned for 2025-2026. The City's financial reserves were also carefully considered and will be utilised during the year. However, reserve funding will be heavily utilised in coming years to fund a significant capital works program, including the construction of the Library & Cultural Centre. The reviewed Long-Term Financial Model/Plan will be presented to the Council for noting in June 2025 and will highlight this.

To maintain the City's financial sustainability, the 2025-2026 Budget requires a rate increase of 4.5% (on the 2024-2025 Rate in the Dollar and Minimums). The Perth Consumer Price Index for the year ended March 2025 of 2.8%. This increase follows either no increase in recent years or an increase that didn't allow the City to adequately allocate funding according to its financial principles and policies.

The following table outlines recent historic rate increases:

Year	Rate increase	CPI
2020-2021	0% (plus $200 concession for Covid response)	2.1%
2021-2022	0%	1%
2022-2023	3.5%	7.6%
2023-2024	Average: 4.87% residential and 7.86% commercial	5.8%
2024-2025	4.5%	2.9%

The City is mindful of balancing the community's capacity to pay and cost of living pressures with ensuring the City's long term financial sustainability. The proposed Rate in the Dollar and Minimum Rates are outlined below:

Rating Category	Proposed Rate In the Dollar	Proposed Minimum Rate
Residential Improved/Unimproved	7.654765	$ 1,498.97
Commercial Improved/Unimproved	9.430704	$ 1,215.31

Gross Rental Values are reviewed every three years, 2025-2026 is not a revaluation year. Therefore, properties will receive an increase of 4.5% unless an interim valuation has been received during the year to reflect a change to the property's rateable value.

An average residential property in 2024-2025 paid $1,980, and this will increase to $2,077 in 2025-2026. An additional $97.00 per annum or $1.86 per week.

The residential minimum rate increases by $64.55 per annum or $1.24 per week.

An average commercial property in 2024-2025 paid $12,308, and this will increase to $13,010 in 2025-2026. An additional $702.00 per annum or $13.50 per week.

CONFIRMED

The commercial minimum rate increases by $52.33 per annum or $1.00 per week.

The following statement outlines the Objects & Reasons for the differential category:

> *The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian and traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville.*

ENGAGEMENT

The Annual Budget has been prepared with extensive engagement from officers, Elected Members and heavily informed by various plans and strategies. Following the endorsement of this report, public comment will be sought regarding the intention to impose differential rates.

The notice will be published as follows:

- 20 May 2025 –
    - Melville Talks online,
    - Melville Sounding Board,
    - Melville Talks webpage and
    - ENews
    - Hardcopies at Civic Centre and Libraries.
- 22 May 2025 – Perth Now Melville
- 24 May 2025 – Herald

The public notice will close at 4pm Thursday 12 June 2025.

This publication regime will meet the requirements under the Local for the City to give local public notice under s6.36 of *the Local Government Act 1995*.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

CONFIRMED

LEGISLATIVE AND POLICY ALIGNMENT

The Local Government Act 1995 (Part 6: Financial Management and Division 6: Rates and Service Charges) prescribes rating parameters. The following sections are most relevant to this report:

Section 6.32. Rates and service charges

(1) When adopting the annual budget, a local government —

(a) in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either —

(i) uniformly; or

(ii) differentially;

and

(b) may impose on rateable land within its district —

(i) a specified area rate; or

(ii) a minimum payment;

and

(c) may impose a service charge on land within its district.

(2) Where a local government resolves to impose a rate it is required to —

(a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and

(b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

6.33. Differential general rates

(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the Planning and Development Act 2005; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed.

6.35. Minimum payment

(1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.

6.36. Local government to give notice of certain rates

(1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

CONFIRMED

(2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).

(3) A notice referred to in subsection (1) —

(a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and

(b) is to contain —

(i) details of each rate or minimum payment the local government intends to impose; and

(ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and

(iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;

and

(c) is to advise electors and ratepayers that the document referred to in subsection (3A) —

(i) may be inspected at a time and place specified in the notice; and

(ii) is published on the local government's official website.

(3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.

(4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

Policy

This report aligns to the objective of Council Policy CP 008: Financial Sustainability – Forward Financial Planning and Funding Allocation. Ensuring robust and transparent financial planning processes are established to eliminate significant annual variations in rates and charges.

FINANCIAL IMPLICATIONS

This proposed Rating Strategy ensures the City has the ability to fund the requirements of the 2025-2026 Draft Annual Budget, as well as future service levels and asset management requirements.

A change to lower the budgeted rate revenue would require services and/or levels to be reviewed or the City's financial sustainability to be compromised. A change to increase the budgeted rate revenue could fund increased services and/or service levels or enable projects to be brought forward.

There is a current budget allocation to cover the cost of advertising.

CONFIRMED

CONSEQUENCE

The Council could choose to adopt a Rating Strategy for 2025-2026 different to that outlined in this report. This would require the Annual Budget and the Long-Term Financial Model to be reforecast to determine the impact on services and service levels. This could delay the advertisement and subsequent adoption of the 2025-2026 Annual Budget.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

CONFIRMED

C25/279 Policy & Legislation Committee - Nomination Request

File Number:	
Responsible Officer:	Head of Governance
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in 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 Tuesday, 10 December 2024, the Council resolved to appoint Mayor K Mair, and Councillors T Fitzgerald, K Wheatland, S Green and M Woodall as members of the Policy and Legislation (P&L) Committee from December 2024 to October 2025.
- Additionally, the Council resolved to appoint Councillors J Spanbroek and D Lim as deputies to the P&L Committee.
- A request was received on Wednesday, 16 April 2025 from Cr J Spanbroek to join the P&L Committee as a full member. This report is presented to seek the Council's approval for this request.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/279)

At 8:07pm Cr J Edinger moved, seconded Cr G Barber

That the Council by Absolute Majority Decision appoint Cr J Spanbroek as a member of the Policy and Legislation Committee from May 2025 until October 2025, and the Terms of Reference for the Policy and Legislation Committee be updated.

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

CARRIED BY ABSOLUTE MAJORITY (10/2)

Yes (10): Mayor Katy Mair, and Crs Tomas Fitzgerald, Glynis Barber, Jane Edinger, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim, Soo Hong and Terry Lee

No (2): Crs Nicole Robins and Scott Green

At 8:08pm, Cr K Wheatland left the meeting.

At 8:08pm, Ms A Ferreira left the meeting and did not return.

At 8:11pm, Cr K Wheatland returned to the meeting.

CONFIRMED

PURPOSE

A request was received on Wednesday, 16 April 2025 from Cr J Spanbroek to join the Policy and Legislation Committee as a full member. This report is presented to seek the Council's approval for this request.

STRATEGIC ALIGNMENT

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

BACKGROUND

At the Ordinary Meeting of Council held 19 November 2024, the Council endorsed a review of the City's Committee structure, which included the establishment of a new Policy and Legislation Committee, with draft terms of reference for the Committee, with membership of five (5) Elected Members.

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

That the Council by Absolute Majority decision:

Endorses the following Elected Members and their Deputies to be appointed to the Policy and Legislation Committee from December 2024 until October 2025:

	Member	*Deputy*	
1	***Mayor K Mair***		***Section 5.10(4)***
2	***Cr T Fitzgerald***	***Cr J Spanbroek***	
3	***Cr K Wheatland***	***Cr D Lim***	
4	***Cr S Green***		
5	***Cr M Woodall***		

Prior to the December 2024 OMC, the City of Melville administration sought nomination requests via the Elected Members Portal and emails to Elected Members from 6 December up to and including the day of the OMC. Requests for nominations were required to be submitted via a form.

At that time, Councillor Spanbroek nominated as a member of the Audit, Risk and Improvement Committee, and as a deputy for the Policy & Legislation Committee.

On Wednesday, 16 April 2025 a request was received from Cr J Spanbroek to join the P&L Committee as a full member.

CONSIDERATION

The Council is required to approve the membership for any of the City's Committees by an absolute majority decision and that this would amend the Terms of Reference for the Committee. The membership for each committee is vacated at Local Government Election, with new

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nominations for committee membership resolved at the first Ordinary Meeting following elections. This year's Local Government Election will be held on 18 October 2025.

It is noted that Cr J Spanbroek's term expires with the upcoming election.

ENGAGEMENT

No engagement implications are presented as part of this report.

SUSTAINABILITY IMPLICATIONS

No sustainability implications are presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

No policy or legislative implications are presented as part of this report.

FINANCIAL IMPLICATIONS

No financial implications are presented as part of this report.

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

How many committees can a councillor be on, or are there restrictions on how many members there are on each committee?

Response 1:

There is no restriction on how many committees we can have, however there are restrictions on the types of committees and the make up of those. In terms of numbers, legislation provides that there must be a minimum of three.

The City underwent a review of its committee structure late last year and adopted a new membership for each committee and was looking at approximately five members per committee. Additionally, the City no longer goes by the Ward system we previously had. This review changed the Terms of Reference which was adopted by the Council at the same time, and we would need to consider whether we wish to retain that membership going forward after the 2025 Local Government Elections.

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The Policy & Legislation Committee is a new committee and was designed as a mechanism for Elected Members to comment on policies as they're being developed. So Elected Members will need to weigh up if they feel maintaining the current membership numbers is better, or providing the ability for active members to have input through that process.

Question 2:

Is there a limitation on numbers for the committee?

Response 2:

There are no limitations on numbers for the committees. However, Elected Members should note that the committee is not a decision making forum and they will want to consider whether they want to have more than your absolute majority number on a committee when those recommendations come to Council.

Question 3:

How many are there on the committee currently?

Response 3:

There are five members on the committee currently, and two deputees including Councillor Spanbroek.

Question 4:

If Councillor Spanbroek is appointed to the committee as a member, does that mean we would need to appoint a new deputy?

Response 4:

No, the committees are currently established to allow for any deputy to cover for any member. Additionally, the committees were restructured in way that means only those Elected Members with an interest in the committee need to be members or deputies. However, you could appoint a new deputy.

Question 5:

What is the quorum for the committee?

Response 5:

The quorum is three.

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Question 6:

Can anyone attend the meeting as an observer and participate?

Response 6:

Yes, any Elected Member may attend any committee meetings as an observer. It has also been past practice to allow observers to participate in discussion at the meeting, however they have no right to vote.

Question 7:

Can the observer come along and vote at a meeting?

Response 7:

An observer can only be requested to act as a voting member if they are present at the meeting and a quorum has not been reached. The committee would need to give the observer that voting right to produce a quorum so the meeting can be held.

Question 8:

Is there an issue with the request to join the committee from a governance perspective?

Response 9:

No, there are no issues with having more than five Elected Members on the committee. However, the Terms of Reference were adopted by the Council last year with a membership number of five and it will require an absolute majority decision to increase that number.

CONFIRMED

Community Development

Nil.

CONFIRMED

At 8:15 pm, Cr D Lim electronically disconnected from the meeting and did not return.

Environment and Infrastructure

E25/67 Request for Removal of Street Tree - 21 Ferguson Street, Alfred Cove

File Number:	
Responsible Officer:	Manager Sustainability & Climate Action
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. Development Approval ⇩ 2. Proposed Site Plan ⇩ 3. Photo of Queensland Box Tree at 21 Ferguson Street ⇩ 4. Council Resolutions on Tree Removals (14 May 2025)

COUNCIL'S ROLE

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

SUMMARY

- Request for removal of a street tree on the verge of 21 Ferguson Street, Alfred Cove.
- The tree species is a *Lophostemen confertus* or commonly known as the Queensland Box tree.
- City Officers have determined the tree to be in good health and fair condition with a full canopy of foliage.
- The applicant would like to install a crossover which would result in the loss of the tree in order for the crossover to meet the City's Crossover Guidelines and Specifications.
- The Mayor and Ward Councillors agreed for the tree in question to be brought before the Council for a decision on retention or removal.
- The Officers recommendation is for the Lophostemon confertus (Queensland Box) tree at 21 Ferguson Street, Alfred Cove be retained.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E25/67)

At 8:17pm Cr T Fitzgerald moved, seconded Cr K Wheatland

That the Council:

1. **Decline the Request for Removal of Street Tree at 21 Ferguson Street, Alfred Cove, and support the retention of the *Lophostemon confertus* (Queensland Box) tree at 21 Ferguson Street, Alfred Cove.**
2. **Requests the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision.**

At 8:34pm the Presiding Member declared the motion.

CARRIED (6/5)

Yes (6): Crs Tomas Fitzgerald, Nicole Robins, Karen Wheatland, Matthew Woodall, Soo Hong and Scott Green

No (5): Mayor Katy Mair, and Crs Glynis Barber, Jane Edinger, Jennifer Spanbroek and Terry Lee

CONFIRMED

PURPOSE

This matter is presented to the Council to determine if the *Lophostemon confertus* (Queensland Box) tree at 21 Ferguson Street, Alfred Cove is to be retained as per the City Officers recommendation.

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
	3	Sustainable, connected development and transport infrastructure across our City.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	2	Clean and Green
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.
	2.3	Increase the urban forest tree canopy on City managed land.
	2.4	Provide and improve parks and green open spaces.
	2.5	Mitigate and adapt to climate change impacts.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.5	Provide excellent customer experiences and ease of access.

BACKGROUND

Attachment 1 - Development Application

The City received a Development Application (DA-2024-634) for a single story single house at 21 Ferguson Street, Alfred Cove. The DA was assessed by the City's Planning Team and approval was granted under the provisions of the City of Melville Local Planning Scheme No. 6 and the Metropolitan Region Scheme. The City's approval (Attachment 1) constitutes development approval only.

Condition 8 of the DA states as follows:

> *"Prior to commencement of development the development is to be serviced by a vehicle crossover."*

Advice note vi makes reference to Condition 8 and states:

> *"vi In relation to condition 8, this development approval is not an approval to remove any street trees. Should street tree removal be required to facilitate the subject development, the applicant is advised to make application to the City's Environment and Infrastructure department in accordance with Council Policy CP-029 – Tree Policy. Should amendments to the subject development be required to facilitate access, the applicant is to apply for an amended development approval."*

Attachment 2 – Proposed Site Plan

The applicant had, prior to the DA being approved, requested that a modified crossover on the verge of Ferguson Street be approved by the City. Approval of the modified crossover would have allowed retention of the verge tree in question. After considerable investigation and assessment by officers in an attempt to accommodate the modified crossover, it was concluded that the modifications to the crossover did not meet the City's Crossover Guidelines and Specifications and would also compromise tree health, pedestrian safety and vehicle access. As a result, the modified crossover request could not be supported by the City

Following this determination, the applicant is now seeking the support of the Council to remove the street tree which would allow for a compliant crossover to be constructed on the Ferguson Street verge in order to comply with the condition in the DA would be met and the next stage of the development process could commence.

CONSIDERATION

In October 2024, the Architect engaged by the landowners to design the residence at 21 Ferguson Street contacted the City's Urban Forest Technical Officer and subsequently a site meeting took place to explore options to construct a crossover on the Ferguson Street side of the property. The meeting resulted in the Architect designing a crossover with a steel-grated flyover supported by localized stumps around the roots of the mature *Lophostemon confertus* (Queensland Box) in order to retain the tree. This would include a concrete ramp at the curb, followed by a grated bridge, which then joins to a concrete landing connecting the crossover to the property driveway and garage access.

Given the modified crossover proposal, the Architect was then directed to the City's Verge Infrastructure Supervisor to discuss the proposed crossover which was assessed by the Officer. The assessment could not support the modified crossover proposal as it did not meet the City's Crossover Guidelines and Specifications.

CONFIRMED

It is important to note that the crossover for the existing house on the property is located on the Barnard Street verge. The applicant indicated that they did not wish to pursue the use of the existing crossover on Barnard Street to access the property as this is inconsistent with the design of the proposed residence and the approved DA.

Some of the issues identified with the proposed crossover are as follows:

- The proposed crossover would not meet the minimum 2.0 metre setback from the base of the street tree as the setback was only 0.14 metre;
- Modified crossover did not meet the minimum width of 3.0 metres (2.790 metres);
- The proposed crossover would not be able to be integrated with any future path the City may construct within the verge area of the subject property;
- Water Corporation underground asset (sewer) is located within the verge directly under the proposed mesh installation. The installation of the mesh and associated footings and supports may adversely impact the Water Corporation gaining access to and incurring additional reinstatement costs;
- The raised section of the crossover would present as a potential tripping hazard to pedestrians travelling on the public thoroughfare;
- The mesh component of the proposed crossover is not a suitable surface for any potential pedestrian movements; and
- Approval of the proposed modified crossover would set an undesirable precedent, potentially resulting in other future modified crossover designs.

The Architect responded to the concerns raised by the City, however upon further review of the responses, the proposed modified crossover was not able to be supported by the City.

The property owner has therefore requested that a report be prepared for the Council to consider removal of the street tree in order to construct a compliant crossover.

The tree at 21 Ferguson Street, Alfred Cove is a mature *Lophostemon confertus* (Queensland Box), is at a height of 7 metres, has a canopy spread of up to approximately 9 metres and trunk diameter of 60 centimetres. This tree was also found to be in good health and fair condition with a full canopy of healthy foliage. A visual amenity valuation estimates the tree to have a value of $29,288. Refer to Attachment 3 regarding a photo of the Queensland Box Tree in question.

City Officers have assessed the tree and consider it to be worthy of retention and do not support the tree removal request.

In addition to the tree that is the subject of this report, the City's Tree Asset Data System identifies there are 8 other trees on the verge of 21 Ferguson Street ranging from small to very large trees and in generally good condition. These being:

- *Lophostemon confertus* Queensland Box x 1
- *Agonis flexuosa* (WA Peppermint) x 1
- *Callistemon sp.* (Bottlebrush) x 1
- *Corymbia citriodora* (Lemon scented gum) x 3
- *Schefflera sp.* (Umbrella Tree) x 1
- *Cinnamomum camphora* (Camphor laurel) x 1

CONFIRMED

ENGAGEMENT

The consultation process for the tree removal request involved writing to residents in the local area who may be impacted by the decision to seek feedback on their preference to remove or retain the tree. Residents were advised that their feedback would be included in the report and used to assist in the decision-making process. Due to the short timeframe required for report preparation, the resident feedback received during the consultation period (14 April to 28 April 2025) will be shared at the Agenda Briefing Forum on 13 May 2025.

SUSTAINABILITY IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
A Council decision to remove a healthy tree may result in community opposition and reputational damage. This may set a future precedent requesting the removal of healthy trees. Inconsistent with other Council Policies and strategies to protect and enhance the City's green spaces.	Major consequences which are possible, resulting in a **High** level of risk	During the decision-making process ensure the Council is aware and consider the following endorsed Council Policies and Strategy documents. - Environmental Policy CP- 030 - Urban Forest and Green Space Policy CP-102 - CP- 029 Tree Policy - Urban Forest Strategy

LEGISLATIVE AND POLICY ALIGNMENT

Environmental Policy CP-030 – Policy Statement - The City aims to prevent, manage and minimise environmental impacts associated with its activities, while conserving and enhancing the City of Melville's biodiversity and environmental quality, thereby maintaining and creating healthy surroundings for the community.

Tree Policy CP-029 – Policy Statement - All trees are assets of the City that contribute to the well-being of the community and to the natural environment. The City recognises and values the significance of trees within the urban setting for the many social, economic and environmental benefits they provide. The City is committed to protecting, maintaining and increasing its tree population.

Urban Forest and Green Space Policy CP-102 – Policy Statement:

1. *To protect, preserve and enhance the aesthetic character of the City of Melville.*
2. *To realise the social, environmental and economic benefits of trees and other vegetation as an integral element of the urban environment.*
3. *To contribute to community wellbeing by integrating and aligning the efficient provision of physical, social and green infrastructure and management of natural areas.*
4. *To encourage a sense of shared responsibility and balance individual and community rights to equitably distribute the costs and the benefits of a greener City.*
5. *To ensure that the urban forest and green spaces that are integral to the City's sense of place are not compromised in areas of increased residential density.*

CONFIRMED

FINANCIAL IMPLICATIONS

As this request does not form part of the Development Application, the cost of removal and replacement of the tree will be the responsibility of the City as the Council is making the decision to remove the tree.

The cost to remove the tree is $500 which includes stump grinding. Replacement of the tree is $500, this includes purchase, planting and watering costs for the first two years. As there are a significant number of trees on the verge of 21 Ferguson Street the replacement tree could be considered as part of a landscape plan or planted elsewhere in the City.

The total cost to the City if the Council was to support the applicant's request to remove is $1,000.

CONSEQUENCE

There are several risks in removing healthy trees, particularly along street verges. Verges are one of the key locations outside of parks and bushland areas where the City can protect and expand the urban forest cover. A major risk in removing healthy trees is it sets an undesirable precedent and may generate concerns in the wider community regarding the City's strategic direction toward tree canopy targets, the environment, sustainability and potentially lead to an increase in similar requests.

If the Council support the Officers recommendation to retain the tree the applicant may consider appealing that decision at the State Administrative Tribunal (SAT) or by redesigning the proposed residence to utilise the existing crossover.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

With the fauna that forage in the Queensland Box tree and the five that they've actually put up to show that they are happy to replace the tree with one of those. Which one would be a better tree for birds, insects and bees, as opposed to retaining the Queensland Box tree?

Response 1:

It's not a native tree so it's possible some of the native birds or insects may not enjoy it as much as they would another. However, we find even with non-native trees we have an abundance of bird life and creatures living in those trees. Therefore it is difficult to say whether they prefer one tree or the other. In general, trees can be considered equal in terms of their habitat.

Question 2:

How deep do the roots grow down between the Box tree as opposed to the others? Is there potential for the roots to damage reticulation etc.

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Response 2:

In general there are a lot of surface roots and we'll have some deep feeder roots across all tree species. Box trees can sit at the surface but it depends on the watering of that property but they are all different and unique to their situation.

Question 3:

What is the City's position in regards to the rubber tree?

Response 3:

That tree is not currently being assessed and would be a separate issue for review.

Question 4:

What is the feasibility of redesigning the development applications?

Response 4:

The City's team worked extensively with the applicants to try and use the existing crossover location and work through alternate design solutions to retain the trees. Ultimately, we have ended up with a design which is fully compliant with the planning framework and there's an avenue through different legislation, being the *Local Government Act 1995* and our local laws, to apply for crossover and tree removals within the verge property. We were left with a development application which we did not have reasonable grounds to refuse and tried to work with the applicant to put the application on hold while we work through this process, however they have elected to obtain the necessary development approval and work through this process separately.

However, if they don't obtain the necessary approval for the crossover and tree removal, they have the option to redesign their entire development or appeal the decision through the State Administrative Tribunal under the *Local Government Act* legislation.

Question 5:

Why was the proposed crossover was deemed unsuitable?

Response 5:

The crossover was reviewed by the City's Verge Infrastructure team, They deemed that the crossover did not meet a number of requirements to meet the City's crossover design specifications. There were a number of things concerning to the officer including that the crossover was elevated and had a rise to it, which presents a potential trip hazard. The raised platform was very close to the tree, being only 14cm away from the edge of the tree to the edge of the platform. Additionally, it was also over a sewer line which may have created issues from a servicing point of view. Another aspect was with regard to the alternative crossover, it wasn't just a straight reverse to get out of the driveway and would create a potential hazard backing out of it.

Question 6:

If the box tree is removed, does the City have to replace the tree with of similar value?

CONFIRMED

Response 6:

The tree removal is not a part of the development application – the City will work to re-plant the tree or find a tree of similar value. However, as it is not part of the development application, the resident is not obligated to pay associated costs.

Question 7:

Under the City's policies, does the Council have discretion to put conditions on whether the applicant covers the cost of the tree removal or replacement?

Response 7:

CP - 029 Tree Policy does not provide the Council the opportunity for discretion to put conditions on whether the applicant covers the cost of the tree removal or replacement.

If the tree was authorised for removal as part of a Development Application (DA) the applicant would be responsible for the removal and replacement costs. As this request does not form part of a DA this clause is generally not applicable in this case.

Question 8:

As it has been a strategy with a number of local governments to remove Queensland Box trees, if it comes down to it, isn't it a good thing to replace with a native tree?

Response 8:

This particular tree, regardless of whether it is a Queensland Box tree, provides canopy and habitat so the loss of it would still be a detrimental move to protecting the City's urban forest.

Question 9:

Can we have an overview of what has come to Council for tree removal in relation to crossover locations in the past?

Response 9:

A summary has been attached to this report (see Attachment 4). Over the last five years there has been six requests since June 2020, with four in support of the officer recommendation to retain the tree and two were lost and not in support of the officer recommendation to retain the tree.

At 8:18pm, Cr N Robins left the meeting.

At 8:20pm, Cr N Robins returned to the meeting.

CONFIRMED

8:35pm 20/05/2025 *Cr G Barber, having disclosed a proximity interest in Item E25/68 (detailed in Item 5) left the meeting.*

E25/68 Response to Petition - Burke Drive - Traffic Calming Strategy

File Number:	
Responsible Officer:	Manager Sustainability & Climate Action
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. Crash Locations Sheet 1 ⇩ 2. Crash Locations Sheet 2

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

- On Thursday, 6 February 2025, the City of Melville (the City) received a petition signed by 64 residents of the City of Melville requesting the City take some action such as traffic calming strategies with respect to speeding/noisy cars and motor bikes travelling along Burke Drive in Attadale.
- A new traffic survey was undertaken following the receipt of the petition which measured 85th percentile speeds higher than 50 km/h along the road.
- Large groups of bike riders that ride 50km circuits around the river tend to use the Burke Drive as a major cycle route. These groups tend to ride early in the morning, mix easily with traffic and maintain relatively high speeds. Commuters and other individuals also ride on Burke Drive all through the day.
- A total of 18 crashes have been recorded along the entire length of Burke Drive which extends for approximately 2.7 kilometres long. Nine of the total crashes recorded (50%) are casualty crashes requiring medical attention or hospitalisation.
- The traffic warrant assessment conducted on sections of Burke Drive indicated engineering intervention was recommended.
- Given the crash analysis and findings from the Traffic Warrant Assessment, it would be beneficial to conduct a detailed traffic study to identify the most suitable traffic calming measures for Burke Drive. Consultation should also be undertaken as part of the traffic study.

CONFIRMED

OFFICER RECOMMENDATION

At 8:35pm Cr J Edinger moved, seconded Cr K Wheatland

That the Council request the Chief Executive Officer to:

1. **Undertake a comprehensive traffic study in 2025-2026 financial year to determine the most appropriate traffic calming measures for Burke Drive, including community engagement on the proposed measures and viable speed reduction option/s; and**
2. **Progress the detailed design and cost estimate of the preferred traffic calming arrangement based on the outcomes of the traffic study and consultation feedback; and**
3. **Apply for Black Spot funding for proposed traffic treatments on Burke Drive; and**
4. **Write to the Lead Petitioner on the outcome of the Council resolution.**

At 8:47pm, the mover and seconder consented to amending the officer recommendation by including the words "*and present the findings to the May 2026 Ordinary Meeting of Council*" at the end of point 1.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E25/68)

At 8:35pm Cr J Edinger moved, seconded Cr K Wheatland

That the Council request the Chief Executive Officer to:

1. **Undertake a comprehensive traffic study in 2025-2026 financial year to determine the most appropriate traffic calming measures for Burke Drive, including community engagement on the proposed measures and viable speed reduction option/s and present the findings to the May 2026 Ordinary Meeting of Council; and**
2. **Progress the detailed design and cost estimate of the preferred traffic calming arrangement based on the outcomes of the traffic study and consultation feedback; and**
3. **Apply for Black Spot funding for proposed traffic treatments on Burke Drive; and**
4. **Write to the Lead Petitioner on the outcome of the Council resolution.**

At 8:48pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

PURPOSE

This report is to present to the Council the initial traffic assessment of Burke Drive in response to the petition received.

CONFIRMED

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	3	Sustainable, connected development and transport infrastructure across our City.
Objective	1	Healthy, Safe and Inclusive
	1.3	Improve community safety and security.
	3	Sustainable and Connected Development
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.

BACKGROUND

On Thursday, 6 February 2025, the City of Melville (the City) received a petition from Ms A Palmer of Attadale, signed by 64 electors of the City. The petition reads as follows:

> ***"We, the undersigned, all being electors of the City of Melville, respectfully request that the Council:***
>
> ***Would like some action taken such as traffic calming strategies with respect to speeding/noisy cars and motor bikes driven along burke drive."***

The petition was presented to the February 2025 Ordinary Council Meeting, and it was resolved that:

> ***That the Council:***
>
> ***1. Acknowledge the petition; and***
>
> ***2. Request that a report on the matters raised be prepared for the May 2025 Ordinary Meeting of Council.***

The investigation into the request for traffic calming has been completed.

CONSIDERATION

Burke Drive is classified as a Local Distributor Road in the Metropolitan Road Hierarchy. The maximum desirable traffic volume is 6,000 vehicles per day (vpd) and the legal speed limit is 50 kilometres per hour (km/hr).

CONFIRMED

As part of the investigation, a new traffic survey was carried out in March 2025 along the entire length of Burke Drive. The results are listed below:

Location	**Average Weekly Volume (vpd)**	**85th Percentile Speed (Km/h)**	**Average Speed (Km/h)**	**Commercial Vehicles Percentile**
140m west of Page St (No.8)	1,557	52.4	44.3	8.0
140m east of Page St (No. 32)	2,116	51.5	43.9	8.5
140m west of Roberts Rd (No. 48)	2,127	51.1	44.5	6.6
90m west of Ormond Rd (No. 78)	2,670	52.9	44.7	7.5
110m east of Ormond Rd (No.94)	2,715	55.3	46.8	8.2
60m west of Palmer St (No. 112)	2,821	54.7	46.6	7.5
20m east of Palmer St (No. 120)	2,842	56.7	48.2	10.0
100m west of Sedwick St (No. 138)	2,919	53.3	45.5	7.8
180m west of Mottley St (No. 168)	2,371	54.0	46.6	7.6
70m north of Stoneham Rd (No. 200)	3,358	55.4	46.9	6.5
70m north of Hurst St (No. 210)	4,317	54.0	47.5	8.0
50m north of Hislop Rd (No. 222)	4,299	54.5	47.7	6.0
40m south of Hislop Rd (No. 228)	4,562	45.2	39.2	6.4

The highest 85th percentile traffic speed *(which the speed at which 85 percent of traffic travel at, or below, under a free flow condition*) was recorded to be almost 57 km/hr east of Palmer Street. The highest traffic volume was recorded to 4,562 vpd south of Hislop Road.

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Burke Drive is a popular cyclist route that is also part of the 50km “Around the River Ride”. The Long-Term Cycling Network (LTCN) identifies the 3 metre wide shared path along the river foreshore as a Primary Route and Stoneham Road as a Secondary Route.

Families and recreational bike riders tend to use the 3 metre wide shared path that provides a continuous, safe, scenic, and enjoyable riding environment without needing to compete with traffic along Burke Drive. This area is also popular with pedestrians.

Large groups of bike riders that ride 50km circuits around the river, and for commuting to and from Perth, tend to use the Burke Drive itself. These groups usually to ride early in the morning, mix easily with vehicle traffic and maintain relatively high speeds. Commuters and other individuals also ride on Burke Drive all through the day.

A review of crash data from 2020 to 2024 revealed 18 crashes on Burke Drive between Hislop Road and Page Street. Of these, nine were casualty crashes requiring medical attention or hospitalization, with seven involving cyclists and one involving a motorbike rider. This crash history qualifies the road for National and State black spot funding towards traffic safety measures. The location and brief description of the crashes are depicted in the attachments that form part of this document. In the attachment; the notation PDO major and minor refers to Major Property Damage and Minor Property Damage.

A Traffic Warrant Assessment was also conducted considering factors such as:

- The speed and volume of traffic;
- Recorded crash history;
- Road geometry and topography of the road;
- Vulnerable road users; and
- Activity generators.

The assessment carried out on sections along Burke Drive indicated that engineering intervention was warranted.

Given the crash analysis and findings from the Traffic Warrant Assessment, it would be beneficial to conduct a detailed traffic study to identify the most suitable traffic calming measures for Burke Drive. This study should consider the specific needs of all road users including pedestrians, bike riders and motorists.

The proposed next steps are:

- Detailed Traffic Study: Conduct an in-depth analysis to identify suitable traffic calming measures. This study should consider factors such as traffic volume, speed, crash history, road geometry and the presence of vulnerable road users.
- Consultation: Develop viable traffic calming options and present them for public consultation. Engage with the community to gather feedback and ensure the proposed measures meet the needs and expectations of local residents and road users.
- Final Recommendations: Based on the study and consultation feedback, finalise the recommended traffic calming measures.

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- Detailed Design: Progress the recommended measures to detailed design, ensuring they are effectively integrated into the existing road infrastructure. The detailed design would be listed for consideration in a future capital works program.

Funding options such as Black Spot funding will also be explored. The comprehensive traffic study and consultation is planned to be completed in 2025-2026 as recommended by the officers and subject to Council resolution.

ENGAGEMENT

Viable traffic calming options recommended from the study will be presented for public consultation. Feedback from the community engagement will ensure the proposed measures meet the needs and expectations of local residents and road users.

SUSTAINABILITY IMPLICATIONS

Traffic speeding and congestion can negatively impact on safety and add to vehicle emissions from speeding vehicles. It is essential to create a safe road environment on Burke Drive to encourage more bike riders and pedestrians to use the road safely. This shift could reduce vehicle traffic on Burke Drive, leading to lower emissions and a more sustainable transportation system.

LEGISLATIVE AND POLICY ALIGNMENT

There are no legislative or policy implications presented as part of this report.

FINANCIAL IMPLICATIONS

The financial implications will be known once the detailed investigation and the best solution to address the safety concerns is identified. The costs associated with the officer recommendations in this report can be undertaken as part of the operational expenses of the Traffic and Road Safety team. Any recommendations from the investigation would then be listed for consideration in a future capital works program.

As the site is eligible for Black Spot funding, an application is planned to be put forward for National and State Black Spot funding programs. Should this be unsuccessful other funding options will be explored such as the Safer Local Roads and Infrastructure Program.

CONSEQUENCE

It would be difficult to identify and improve the safety concerns raised by the petitioners if the recommendation to conduct further investigation and consultation with the residents is not supported by the Council.

CONFIRMED

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

Are speed humps the only option? There are a lot of challenges with current speed humps installed and why is that?

Response 1:

We are not formulating a solution here without undertaking a proper assessment and will look at a range of alternatives. The issues along Burke Drive are more concerned with the incidents of crashes along that area as outlined in the report and the City needs to come up with a solution which addresses that.

Regarding your question on other speed humps in place and the height of those, the City has been moving more towards the speed plateaus which have less impact on vehicles but still enable vehicles to be slowed down. However, we would explore a range of options in regard to our speed reduction strategies and the officers have got the measure clear from Elected Members that alternatives would be considered that might be available to achieve the same outcome without speed bumps being involved.

Question 2:

Does Burke Drive has bike lanes?

Response 2:

No, but there is a principal shared lane. Those travelling in larger groups prefer to use the main routes along the river.

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Planning

At 8:48pm, Cr G Barber returned to the meeting.

UP25/66 Review of Local Planning Policy 1.9 - Height of Buildings and Local Planning Policy 3.1 - Residential Development

File Number:	
Responsible Officer:	Manager Strategic Urban 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:	NA
Attachments:	1. Local Planning Policy 1.9 - Height of Buildings ⇩ 2. Updated Local Planning Policy 3.1 - Residential Development (with tracked changes) ⇩ 3. Current Local Planning Policy 3.1 - Residential Development ⇩ 4. Supreme Court Decision - McComish v Shire of Peppermint Grove (2024) WASC 502

COUNCIL'S ROLE

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

SUMMARY

- The City continuously reviews and updates the local planning policies regularly to ensure that best practice is enacted in relation to planning decision making.
- Local Planning Policy 1.9 – Height of Buildings (LPP1.9) currently provides guidance regarding the interpretation and application of building height controls throughout the City, in order to ensure that the height of buildings is consistent with the desired character of the locality.
- Local Planning Policy 3.1 – Residential Development (LPP3.1) currently provides an alternative set of deemed-to-comply (DTC) criteria for certain design elements of the Residential Design Codes of Western Australia (R-Codes) Volume 1.
- It has been identified that a review of LPP 1.9 and LPP 3.1 presents an opportunity to:
  - Amalgamate LPP 1.9 and LPP 3.1 into one comprehensive Local Planning Policy (LPP), governing the City's assessment of low and medium density residential developments. This will mean that LPP1.9 is proposed to be rescinded and the appropriate building height provisions incorporated into LPP3.1.
  - Simplify the City of Melville's planning framework and ensure no ambiguity in terms of consistency with recent decisions made by the State Administrative Tribunal (SAT)

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and Supreme Court in relation to local frameworks being inconsistent with the R-Codes.

- Remove and modify existing provisions contained within LPP 3.1 to enhance contribution to high quality residential development or the residential amenity of the City of Melville.
- Rationalise the deemed to comply residential building heights within the City of Melville to bring it into closer alignment with the R-Codes.

- It is recommended that the draft amended LPP 3.1 is advertised for a period not less than 21 days, and a further report be presented to the Council to consider the outcomes of advertising.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP25/66)

At 8:49pm Cr T Fitzgerald moved, seconded Cr J Edinger

That the Council:

1. **Revoke Local Planning Policy 1.9 – Height of Buildings as currently adopted as per Schedule 2 Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**
2. **Pursuant to Schedule 2 Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* to adopt the amended Local Planning Policy 3.1 Residential Development for the purposes of public consultation for a period of not less than 21 calendar days; and**
3. **Where no submissions in objection are received in response to the consultation undertaken, that the final adoption of amended Local Planning Policy 3.1 Residential Development shall be authorised by the Chief Executive Officer.**

At 8:49pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

PURPOSE

The purpose of this report is for the Council to consider modifications to the existing LPP 3.1 and incorporating relevant provisions of LPP 1.9 to then rescinding LPP 1.9, to simplify the applicable planning framework and realign the City's approach with best practice.

CONFIRMED

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	3	Sustainable, connected development and transport infrastructure across our City.
	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.
	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.4	Protect and promote the City's character and heritage.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

The City of Melville has maintained a Residential Development policy (LPP3.1) since 2011 and has reviewed this periodically in response to changes to the planning framework, including the R-Codes. The policy presently modifies several of the deemed to comply provisions of the R-Codes with the intention to ensure that development is of a high quality, taking into account the character and amenity of residential areas, and those specific to certain aspects of residential development in the City of Melville.

In September 2021, Weir Legal and Consulting, prepared a report called City of Melville Review of Complaints Building and Planning (the report). The report made several recommendations to assist the City to improve its processes and decision making. Most of these recommendations have been completed by the City and/or are in progress. Part of the City's program of process improvements has been a review of its Local Planning Policy Suite, including LPP 1.9 and LPP 3.1.

LPP 1.9 and LPP3.1 were last reviewed in April 2019, and May 2022 respectively and therefore are appropriate to review in the context of recent reviews to the R-Codes and SAT and Supreme court findings.

Local Planning Policy 3.1 – Residential Development

Clause 3.2.3a of the *Residential Design Codes Volume 1* (R-Codes) allows Local Governments the authority to modify various provisions of the R-Codes without the need for approval from the Western Australian Planning Commission (WAPC).

CONFIRMED

The current version of LPP3.1 modifies the provisions of Part B of the R-Codes, in the following ways;

R-Code Provision	Summary of current modifications within LPP3.1
5.1.2 Street setbacks	The Deemed-to-Comply (DTC) provisions contained in Clause 5.1.2 of the R-Codes are modified currently within LPP3.1 to increase the required street setback for subdivided corner lots (R15 and above) to 3m to a building (no averaging), and 2m to a porch, balcony, verandah or the equivalent. Clause C2.2 is within LPP3.1 which provides design guidance for development on corner lots, requiring dwellings to address both street frontages and have an increased average setback from the secondary street.
5.1.3 Lot boundary setbacks (boundary walls)	The DTC provisions contained in Clauses 5.1.3 (C3.2ii. to iv.) of the R-Codes have been modified to allow the following within LPP3.1; o Boundary walls allowed to be built up to 3m in height and 9m in length in areas afforded a density code below R20; and o In areas coded R20 or more, boundary walls are permitted forward of the primary street setback specified in Table 1, subject to meeting the average front setback required by Clause 5.1.2 of the R-Codes. LPP3.1 also designates screening structures more than 1.8m above natural ground level in height as boundary walls.
5.2.1 Setbacks of garages and carports	The DTC provisions contained in Clause 5.2.1 of the R-Codes are modified within LPP3.1 to require increased setbacks of garages to secondary streets from 1.5m to 3m and additional requirements for carports from a secondary street, with the following requirements; o Garages set back 3.0m from a secondary street; and o Carports set back 1.5m from a secondary street and designed to the standards contained within Clause 2, provision C.1.2 of LPP3.1.
5.2.2 Garage width	The DTC provision contained in Clause 5.2.2 of the R-Codes are modified within LPP3.1 to permit a greater garage width (up to 60%) for single storey development on narrow lots (10m-12m wide), subject to a number of design criteria which must be met, to be afforded this concession. This modification to the deemed-to-comply criteria is also more restrictive for double storey development, where the garage is proposed to be between 50% to 60% of the frontage. While the R-Codes state that to achieve this, the upper floor of the dwelling is to extent for half of the extent of the garage width, LPP3.1 requires the upper floor to extend for the whole width of the garage and its supporting structures.
5.2.4 Street walls and fences	The DTC provisions contained in Clause 5.2.4 of the R-Codes are regarding front fence heights within the primary street setback area and when a pillar forms part of a front fence or not. Further modifications to this design element are contained in LPP3.1 to include provisions for services incorporated into the front fence, and gatehouse entry features.
5.2.5 Sight lines	The DTC provision contained in Clause 5.2.5 of the R-Codes are modified within LPP3.1 to allow for fencing within the vehicle sightline truncation area, subject to meeting the following development standards; o One pier to a maximum width of 0.35m located within the truncation area.

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	○ To minimise the obstruction caused by development in the truncation area, the wall height in the truncation area shall be a maximum of 0.75m measured from the verge height ○ Fencing above 0.75m shall be 80% visually permeable.
5.4.3 Outbuildings	The DTC provisions contained in Clause 5.4.3 of the R-Codes are modified by LPP3.1 to allow for large outbuildings to have a wall height of 2.7m (2.4m allowed under the R-Codes) and for large outbuildings to be setback to the lot boundary so long as they meet boundary wall provisions as contained in LPP3.1.

Since the last review of LPP3.1, undertaken in May, 2022 a ruling passed down in the Supreme Court case McComish v Shire of Peppermint Grove in 2023, (Refer to Attachment 4) determined that Local Planning Scheme provisions (and hence local planning policies which are of lower hierarchy) cannot be more restrictive than the DTC provisions of the R-Codes, given works that comply with the DTC of the R-Codes is exempt under Schedule 2 Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations (2015)*. Whilst the R-Codes allow for Local Planning Policies to modify DTC provisions of the R-Codes, to remove any ambiguity in the context of this decision and also to provide for a simplified planning framework, it is proposed to remove the provisions of LPP3.1 (street setbacks and setbacks of garages and carports) which are more restrictive than the DTC of the R-Codes. There is also proposal to rationalise some provisions to bring into closer alignment to the R-Codes (i.e. be less generous) in relation to garage width and sightlines.

Local Planning Policy 1.9 – Height of Buildings

LPP1.9 was last reviewed by the City in April 2019, and affords greater height to residential development, as of right, than what is permitted by the R-Codes. As a result, this has often led to the approval of three storey single houses and grouped dwellings without any neighbour consultation which may not be compatible with suburban residential areas. Additionally, this has also resulted in some developments further pushing the boundary seeking additional height above the City's DTC provisions which are comparatively much larger than the DTC provisions within the R-Codes.

Currently, LPP1.9 affords the following building heights to development within residential, and mixed-use zones within the City of Melville:

Table 1: General Residential and Mixed-Use Zone Permitted Height

R-Code Range	Eaves	External Wall (concealed roof)	Overall
R12.5 – R40	8.0 metres	9.0 metres	10.5 metres
R50 and above	For single houses and grouped dwellings – As per R-Codes Volume 1 Table 3, Column C; For multiple dwellings as per R-Codes Volume 2 Tables 2.1 Primary controls table and 2.2 Indicative building height.		

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Table 2: Canning Highway Transport Corridor Permitted Height

R-Code Range	Eaves	External Wall (concealed roof)	Overall
R12.5 – R25	8.0 metres	9.0 metres	10.5 metres
R30 – R50	11.0 metres	12.0 metres	13.5 metres
R50 and above	15.0 metres	16.0 metres	17.5 metres

The DTC of the R-Codes affords the following heights for single house and grouped dwelling residential developments.

Table 3: R-Codes Part B Table 3 Maximum Building Heights

Building Category	Maximum height of wall	Maximum Total Building Height	
		Gable, Skillion and Concealed Roof	Hipped and Pitched Roof
Category A	3.5m	5m	7m
Category B	7m	8m	10m
Category C	9m	10m	12m

Table 4: R-Codes Part C Table 3.2a Maximum Building Heights

R-Coding	Maximum number of storeys	Concealed Roof height	Pitched, hipped or gabled roof	
		Maximum Building height	Maximum height of well	Maximum total building height
R30-R40	2	8m	7m	10m
R50-R60	3	11m	10m	13m
R80	4	14m	13m	16m

Since the last review, Volume 1 of the R-Codes have been reviewed to change the building height measurement methodology, the heights have been increased and SAT decisions have changed the interpretation of Natural Ground Level. There is also comprehensive height controls provided for within Volume 2 of the R-Codes (multiple dwelling and mixed use developments).

Table 7 within Local Planning Scheme no. 6 (LPS6) provides built form development standards for non-residential zones, which includes specific building heights for each zone. While for sites within Centre C1 and Centre C2 zones, relevant activity centre plans (e.g. Canning Bridge Activity Centre Structure Plan and Melville City Centre Structure Plan) provide specified building height development standards. This means that there is limited need for this policy under the current applicable planning framework.

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CONSIDERATION

Local Planning Policy 1.9 – Height of Buildings

The City's review of LPP1.9 recommends that this local planning policy be rescinded as the necessary building height provisions for residential development can in incorporated into LPP 3.1 or use the existing applicable local planning frameworks. With LPP1.9 being rescinded building height provisions would be controlled through the following:

- LPS6 provides built form development standards for non-residential zones, which includes specific building heights for each zone;
- Within Centre C1 and Centre C2 zones, relevant activity centre plans provide specified building height development standards; and
- The height of residential development would be suitably controlled through relevant new provisions within LPP3.1 and the R-Codes Volume 1 and 2.

Local Planning Policy 3.1 – Residential Development

1. Customer first and business friendly

   An introductory paragraph has been included at the beginning of the policy. This informs customers of the purpose of the policy and directs customers to the website or to contact City staff if they want more general information. It also clearly outlines that this policy is only modifies provisions of the R-Codes Part B, not Part C which remains unmodified. This responds to customer feedback and is consistent with the City's customer first and business friendly approach.

2. Removal of policy background

   The policy background contained in the most recently amended version of LPP3.1 has been removed as it is not necessary for its enforcement nor does it add value for the persons using the document.

3. Addition of policy citation

   An additional clause has been included to confirm that this policy is made under the relevant provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and City of Melville LPS6.

4. Updated policy objectives

   An additional objective has been added to the policy, which reflects the incorporation of modifications to R-Code 5.1.6 Building heights within the policy.

5. Removal of definition

   The definition of "Gatehouse" has been removed from LPP3.1 as the current provisions within LPP3.1 for gatehouses are proposed to be removed.

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6. Updated Policy Scope

The policy scope has been updated to note the minor changes in relationship between LPS6, the R-Codes and LPP3.1. This confirms in what instances LPP3.1 is applicable, any relevant R-Code clauses modified by LPP3.1 and when a performance assessment against the design principles is required.

7. Updated Policy Statement

The policy modifications seek to simplify the applicable planning framework by further aligning with the DTC of the R-Codes (Part B). Where the current modifications to the R-Codes contained within LPP3.1are working effectively, they are recommended to be retained. Where the provisions are not considered to be working but the R-Codes are not sufficient to deliver good development outcomes, the provisions are proposed to be updated.

The City also recommends that R-Code provisions currently modified under LPP3.1 are to be repealed where they are more restrictive than the DTC of the R-Codes to remove any ambiguity noting the Supreme Court case McComish v Shire of Peppermint Grove (2024) which determined that Local Planning Scheme provisions (and hence local planning policies which are of lower hierarchy) cannot be more restrictive than the DTC of the R-Codes, given works that comply with the DTC of the R-Codes is exempt under Cl.61 of the Planning and Development (Local Planning Schemes) Regulations 2015.

The following modifications to the Policy Statement section of LPP3.1 recommended are as follows:

R-Code Provision	**Summary of proposed modifications to current LPP3.1**
5.1.2 Street setbacks	To be removed and default to the DTC of the R-Codes.
5.1.3 Lot boundary setbacks (boundary walls)	Remove C3.5 within Clause 6 in relation to vertical screening structures being considered boundary walls. All other modifications in Clause 6 are proposed to be retained.
5.2.1 Setbacks of garages and carports	Modifications to the DTC of R-Code Clause 5.2.1 as contained currently in LPP3.1 are to be removed and default to the DTC of the R-Codes.
5.2.2 Garage width	Clause 4, C2.1 and C2.3 to be removed and default to the DTC of the R-Codes. Clause C2.2 is proposed to be retained as verbatim as it affords single storey single houses and grouped dwellings the capacity to have garages more than 50% of the frontage as of right, subject to strict design guidelines.
5.2.4 Street walls and fences	Clause 3 of LPP3.1 are recommended to be modified as follows; - Removing C4.1 to C4.6 to instead refer to the R-Codes; - Adding a local housing objective P4.2 to establish criteria to assess the suitability of secondary street fencing where a design-based assessment is required; and - Adding a new clause (C4.3) to LPP3.1, to read *"Fencing within the secondary street setback area may be solid only where it abuts the primary outdoor living area. The remaining fencing is to be visually permeable above 1.2m of natural ground level, measured from the street side of the fence. Fencing may*

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	contain solid pillars that are not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing." This has been integrated within the policy to establish clearer deemed to comply requirements for secondary street fencing across the City. These modifications to the R-Codes are aimed to facilitate high quality streetscape outcomes and enhance the overall amenity and character of residential areas within the City.
5.2.5 Sight lines	Clause 5 to be modified to permit: *"one fencing pier to a maximum width of 0.35m may be located within 1.5m of the above sightline areas where it directly abuts the driveway and the lot boundary, with any other associated fencing in-fill panels above 0.75m to have surface area which is 80% open and free of obstruction to view".* This section will also include a note that these modifications are only applicable to driveways serving three or less dwellings. Driveways serving four or more dwellings will be required to have sightlines which meet LPP 1.6 requirements. These changes are recommended to be incorporated within the policy to ensure improvements to sightlines for all developments consistency with recent changes to Local Planning Policy 1.6 – Car Parking and Access (LPP1.6).
5.4.3 Outbuildings	Recommended to be maintained, without changes.
New R-Code modifications recommended to be included within LPP3.1	
R-Code Provision	**Summary of proposed modifications to current LPP3.1**
5.1.6 Building Height	Reccommended to apply Clause 5.1.6 of the R-Codes Volume 1 Part B with an additional deemed to comply criteria C7 be added within LPP3.1 to read; *"C7 – Where there is a variation in ground level over a development fooprint greater than one metre, the specific height requirements contained in Table 3 of the R-Codes (Part B) are modified to include the following;* *a) the site survey plan provided is to use levels in Australian Hight Datum (AHD); and* *b) no portion of the external wall of the building exceeding the maximum external wall height requirement of Table 3 by greater than 0.5m tall; and* *c) the development is designed to address the topography of the lot with higher portions of building located on the lower level of the lot so that the maximum height above AHD meets the DTC requirement within Table 3".* No other modifications to the DTC of R-Code Clause 5.1.6 are proposed to be incorporated into LPP3.1. A note will be added to this proposed section of LPP 3.1 noting that building heights will be measured from natural ground level (NGL) of the site, in accordance with Figure 7(a, b and c) of the R-Codes Volume 1 Part B.

CONFIRMED

In addition to these modifications above, the City has reformatted the Policy Statement to ensure modifications to the R-Code criteria occur in sequential order, similar to the order of each clause contained within the R-Codes, and the title of each clause under the Policy Statement has been re-worded for greater clarity to clearly outline which R-Code clause that the LPP3.1 provision is replacing.

ENGAGEMENT

If the Council resolve to endorse the amended LPP 3.1 for public consultation, it will be advertised for a minimum of 21 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. A notice will be placed in a locally circulating newspaper and information provided on the City's website. It is anticipated that as a part of the public consultation period, notice of proposed policy changes will be given to professional bodies for their feedback. In addition, it is anticipated the policy changes will be publicised on the City's social media channels and electronic newsletters. In this way, the City can maximise awareness of the proposed changes and encourage submissions.

Following the conclusion of the public consultation period, a report will be presented to Council at the next available Council meeting to consider the outcomes of consultation and finalising draft amended LPP 3.1. In the event no submissions are received in response to consultation, it is recommended that the amendments to LPP 3.1 be adopted without further referral to Council.

The revoking of LPP 1.9 does not require public consultation under *Planning and Development (Local Planning Schemes) Regulations 2015.*

SUSTAINABILITY IMPLICATIONS

There are no perceived sustainability implications likely to occur as a result of adopting the recommendations of this report.

LEGISLATIVE AND POLICY ALIGNMENT

Under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local government may prepare local planning policies on a range of matters relating to planning. A local planning policy must be based on sound town planning principles and may address operational/procedural matters. Where a local planning policy is based on sound town planning principles and is properly prepared and adopted under the provisions of the Regulations, it is to be given due regard in the decision-making process.

The R-Codes Volume 1, detail which provisions can be modified by a local government without the approval of the WAPC. The R-Codes also provide detail of the provisions which can only be modified by a local government with the approval of the WAPC. The review of LPP3.1 only seeks to modify R-Code provisions which can be done without the approval of the WAPC, as outlined in R-Codes Volume 1, Part A, Clause 3.2.3a.

FINANCIAL IMPLICATIONS

For the City the statutory consultation process requires a notice will be placed in a local newspaper which can be accommodated within the exiting budget.

CONFIRMED

CONSEQUENCE

The following options are available to Council:

1. Resolve to rescind LPP 1.9 (as recommended);
2. Resolve to not rescind LPP1.9. This would mean that the provisions of the current LPP 1.9 will continue to have effect and apply.
3. Resolve to adopt draft amended LPP 3.1 as recommended for the purposes of advertising (as recommended);
4. Resolve to adopt draft amended LPP3.1 as modified by Council for the purposes of advertising;
5. Resolve not to proceed with the draft amended LPP 3.1. This would mean that the provisions of the current LPP 3.1 will continue to have effect and apply.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

Up until now the City's LPP 3.1 has had requirements regarding setbacks from the secondary street. Could you provide a further explanation of the LPP change?

Response 1:

Initially it was to increase the setback requirements from the residential design codes, and concerns from the community on difficulties in understanding the codes was one of the primary motivations to trying to rationalise the policy. The intent of the changes is to align the policy with the residential design codes and feedback from the community so far been that they do not have much of an issue with those changes.

Question 2:

The Supreme Court ruling from 2022 regarding LPPP not being able to be more restrictive than R-Codes – where is there scope for the City to introduce provisions to improve amenity?

Response 2:

This proposed policy is to reduce ambiguity in how policy is interpretated for both officers and applicants, but is yet to be fully tested in all context. However, it is the Council's decision to move alternative motions to retain current provisions.

CONFIRMED

In addition to the above, following discussions at the Agenda Briefing Forum held on Tuesday, 13 May 2025, the attached proposed LPP 3.1 (Attachment 2) has had the following amendments made:

- Reference to Part 7 in the policy scope section;
- Reference to the R-Codes next to each clause and figure so there is no confusion as to where the clause is from;
- Each figure reference includes the name of the table/figure in case R-Codes are updated;
- Reference to the below in definitions section:
    - Local Housing objectives;
    - Deemed to comply; and
    - Design principles; and
- Reformatted policy requirements section to ensure consistency with LPP 1.6 convention to replace R-Codes provisions for greater clarity.

CONFIRMED

UP25/67 Review of Local Planning Policy 1.4 - Provision of Public Art in Development Proposals

File Number:	
Responsible Officer:	Manager Strategic Urban Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Local Planning Policy 1.4 - Provision of Public Art in Development Proposals (with tracked changes to policy that was advertised) ⇩ 2. Summary of Submissions

COUNCIL'S ROLE

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

SUMMARY

- At the December 2024 Ordinary Meeting of Council (OMC), Council resolved to advertise proposed changes to Local Planning Policy 1.4 – Provision of Public Art in Development Proposals (LPP1.4).
- Advertising was undertaken 29 January 2025 to 19 February 2025 via the City's website, social media channels, locally circulating newspaper and direct emails to industry professionals. Five submissions were received during the consultation period (Attachment 2)
- Minor administrative changes have been made in response to the submissions received. These changes are reflected in Attachment 1 of this report.
- It is recommended that the amended LPP1.4 is adopted and a notice to advise the public of the changes to LPP1.4 will be published on the City's website and in the local newspaper.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP25/67)

At 6:38pm Cr T Fitzgerald moved, seconded Cr K Wheatland

That the Council:

1. **Pursuant to Clause 5, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 adopts the changes to Local Planning Policy 1.4 - Provision of Public Art in Development Proposals as detailed in Attachment 1.**
2. **Endorses the publication of a notification of the changes in the local newspaper and on the City's website as required by the Schedule 2 Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

At 6:38pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (11/0)

CONFIRMED

PURPOSE

The purpose of this report is for the Council to consider the submissions received during the public consultation of the proposed modifications to existing LPP1.4 as endorsed at the Ordinary Meeting of Council held on 10 December 2024 and the subsequent modifications in response to the submissions received. The policy is presented for endorsement with minor administrative changes reflecting the community feedback. The proposed changes provide an opportunity to realign the City's approach in relation to public art for developments with industry standards.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	3	Sustainable and Connected Development
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.
	3.4	Protect and promote the City's character and heritage.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.3	Attract investment in strategic locations.

BACKGROUND

At the Ordinary Meeting of Council held on 10 December 2024, a report was presented to Council recommending a number of changes to LPP1.4 (OMC December 2024 Minutes – Page 161). At this meeting, Council resolved to require the proposed changes to be advertised for public comment. Advertising for public comment occurred from 29 January 2025 to 19 February 2025. As per the attached Schedule of Submissions Report (Attachment 2) five submissions were received. The feedback has been considered, and minor changes have been made to the endorsed draft LPP1.4 that was advertised as outlined below.

CONSIDERATION

In response to the submissions received during the public consultation period, the following further changes to LPP1.4 are proposed to the modifications adopted at the December 2024 Ordinary Meeting of Council. All changes are considered minor and administrative in nature and hence do not require further advertising.

CONFIRMED

1. *Modification to definitions*

   The definition for public art has been amended, replacing the words contemporary art practitioner with artist, to align with the policy definition for artist.

   The definitions for ephemeral art and temporary art have been revised to provide distinction between the two in the context of how the policy is applied.

   Definition of construction cost has been elaborated for greater clarity.

2. *Modification to information requirements*

   The need for proportionate artist fees to be reflected in the budget has been included into the policy.

ENGAGEMENT

Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* contains requirements for amending a local planning policy. At the December 2024 Ordinary Council Meeting, Council resolved to advertise proposed changes to LPP1.4. The policy was publicly advertised from 29 January 2025 to 19 February 2025. A summary of the comments received during the consultation period, along with an officer response is provided in Attachment 2.

The proposed changes to LPP 1.4 in response to the submissions received are minor in nature and are not considered to require further advertising. A notice of the revised policy will be published in the local newspaper and on the City's website if it is adopted by Council.

SUSTAINABILITY IMPLICATIONS

Advocating for high-quality built form results in longer lasting buildings and amenities. This means lower rate of renewal and lower environmental impact.

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

LEGISLATIVE AND POLICY ALIGNMENT

No statutory or legal implications have been identified as a part of this review. Properly adopted local planning policies are required to be given due regard by the decision maker.

The amendments to LPP1.4 are still aligned with the State Government percent for art scheme.

FINANCIAL IMPLICATIONS

There is no increased financial liability for the City through the proposed amendments to this policy. The policy amendments offer opportunity to incentivise cash in lieu of provision and increase funding opportunities for temporary and ephemeral arts which otherwise would need to be funded through other means or not be provided.

CONFIRMED

The City's development projects have factored in public art provision in accordance with the current policy with changes providing cap for provision on site and reduced requirement for provision for developments with cost of construction over $50 million. These changes will benefit the City by slightly reducing our financial commitment for public art provision for larger projects and allowing greater flexibility in how we can provide public art to maximise community benefit.

Currently administrative time of 0.4 FTE is assigned to the implementation of the Policy. Panel fees for Public Art Panel experts are factored into the Operational budget.

CONSEQUENCE

This review recommends several minor modifications to the version of LPP1.4 that was advertised for comment as a result of public submissions received.

The proposed changes will ensure the Policy fulfils its strategic aim to facilitate the integration of high quality, innovative and best practice public artworks in developments and via the City's cash-in-lieu fund, whilst streamlining and clarifying the assessment process and criteria for public art proposals and providing more transparency and information to developers around the scheme.

The options available to the Council are as follows:

1. Resolve to adopt draft amended LPP 1.4 as recommended (as recommended);
2. Resolve to adopt draft amended LPP1.4 as modified by Council;
3. Resolve not proceed with the proposed draft amended LPP 1.4. This would mean that the provisions of the current LPP 1.4 will continue to have effect and apply.

Option 1 is recommended. The adopted changes would be published in the local newspaper and on the City's website following the Council decision as required by the *Planning and Development (Local Planning Schemes) Regulations 2015*.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

CONFIRMED

UP25/68 Review of Local Planning Policy 1.6 - Parking and Access

Item UP25/68 Review of Local Planning Policy 1.6 - Parking and Access was brought forward in the agenda for the convenience of those providing a deputation. Please see page 23.

CONFIRMED

UP25/69 Local Planning Policy 1.1 - Planning Processes and Decision Making (Minor Administrative Changes)

File Number:	
Responsible Officer:	Manager Strategic Urban Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	N/A
Application Number:	N/A
Applicant:	N/A
Owner:	N/A
Proposal:	Nil
Attachments:	1. LPP 1.1 - Planning Processes and Decision Making (Track Changes)

COUNCIL'S ROLE

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

SUMMARY

- Following most recent review of Local Planning Policy 1.1 – Planning Processes and Decision Making in November 2024, the State Government has made further legislative changes which have necessitated administrative review of this policy.
- The legislative changes are the introduction of the *Local Government (Development Assessment Panels) Regulations 2025* which came into effect on the 01 May 2025 and introduce a compulsory delegation for the CEO (or sub-delegate) to report to the Development Assessment Panel.
- This means that the Responsible Authority Report can no longer be 'called-up' by elected members to confirm or alter the recommendation prior to being submitted to the Development Assessment Panel for determination.
- The relevant section of Local Planning Policy 1.1 – Planning Processes and Decision Making has been updated to remove reference to call up procedures for Responsible Authority Reports.
- This change is administrative in nature as it is to ensure correct procedure in accordance with legislative requirements and therefore advertising is not required as per Schedule 2 Clause 5 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- The recommendation is to adopt the changes to Local Planning Policy 1.1 – Planning Processes and Decision Making and publish in accordance with Schedule 2 Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP25/69)

At 8:49pm Cr J Edinger moved, seconded Cr M Woodall

That the Council:

1. **That the Council adopt Local Planning Policy 1.1 – Planning Process and Decision Making as modified; and**
2. **Request the CEO publish the updated Local Planning Policy 1.1 – Planning Processes and Decision Making as per Schedule 2, Clause 87 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

At 8:49pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

PURPOSE

The purpose of this report is for the Council to consider modifications to the existing LPP 1.1 to ensure consistency with recent introduction of the *Local Government (Development Assessment Panels) Regulations 2025* which came into effect on the 01 May 2025 and introduced a compulsory delegation for the CEO (or sub-delegate) to report to the Development Assessment Panel.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	5	Leadership and good governance for the benefit of the whole community.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.4	Strengthen active citizen engagement, participation, and access to information.
	5.5	Provide excellent customer experiences and ease of access.

BACKGROUND

On the 02 April 2025, the State Government gazetted *the Local Government (Development Assessment Panels) Regulations 2025*. These came into effect of the 01 May 2025 with the result being that the Responsible Authority Reports (RAR) to Development Assessment Panels (DAPs) are required to be prepared and finalised by the Chief Executive Officer or sub-delegate. This change was initially identified in an October 2023 report on DAP Reforms.

CONFIRMED

This means we need to update Local Planning Policy 1.1 – Planning Processes and Decision Making accordingly to remove call up procedures for Development Assessment Panel Development Applications. This is noted as being an administrative change which does not require re-advertising as per Schedule 2 Clause 5 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CONSIDERATION

Changes to the LPP are limited to the removal of the opportunity for items to be "called up" to Council. Elected members will still be advised of the receipt of new Development Assessment Panel applications and provided details of the results of advertising of these proposals

Whilst it is recognised that Council Meetings offer the community a more accessible and convenient forum to express their view to elected members on proposed developments, this is not a decision-making forum for Development Assessment Panel Development Applications. The best forum for stakeholders to be involved in the decision making process is to seek a written, in person or online deputation to the Development Assessment Panel meeting itself.

Details on DAP decision making process and how to seek a deputation is provided on the City's website and outlined to people making a submission on a proposal. Attendance at the City's offices in online format will be offered when notifying submitters of the meeting details if the submitters are not able to attend online or in-person at the DPLH's offices.

Under the new legislation there may still be opportunity for DAP items to be presented to Council for information only. The approach is not recommended and is unlikely to be able to be accommodated within available timeframes. Delaying submission of a Responsible Authority Report to accommodate a presentation to a Council meeting will no longer be acceptable to the DAP secretariate. A request to call up the RAR to Council for information purposes will be difficult to facilitate as it would require administration to meet internal meeting deadlines prior to the RAR deadline or for the applicant to consent to additional time. Trying to meet our set internal deadlines for Ordinary Meetings of Council will substantially reduce the assessment period for officers and hence risk the quality of assessment and report content

Given the RAR recommendation cannot be altered by Council decision and we cannot always guarantee reporting to Council prior to the RAR deadline can be facilitated, it is recommended that call up for information purposes is not included as a procedure within LPP 1.1. It should be noted that elected members can request to make deputations to the Development Assessment Panel in addition to submitters and community members.

Therefore, the recommendation seeks adoption of the policy as proposed to be amended to remove the call up procedures but still maintain the EMB reporting for information purposes to Elected Members.

CONFIRMED

ENGAGEMENT

LPP1.1 was recently reviewed and included community engagement prior to adoption. No further engagement is proposed as the nature of these changes are administrative in nature to ensure legislative alignment and consistency.

SUSTAINABILITY IMPLICATIONS

There are no direct sustainability implications from the proposed policy amendments.

LEGISLATIVE AND POLICY ALIGNMENT

Under the provisions of the Regulations, a local government may prepare local planning policies on a range of matters. A local planning policy must be based on sound town planning principles and may address operational matters such as advertising and assessment procedures. Where a local planning policy is based on sound town planning principles and is properly adopted under the provisions of the Regulations, it is to be given due regard in the decision-making process.

It should be noted that where a Local Planning Policy contradicts the *Planning and Development Act 2005* and its associated Regulations or the Local Government Act 1995 and associated Regulations (where appliable), it is not able to be enforced to the extent of the inconsistency. The proposed LPP 1.1 amendments seek to ensure alignment with legislation to remove any confusion in its implementation by the City.

FINANCIAL IMPLICATIONS

The staff time spent reviewing this policy has been covered by the operational budget for Statutory Planning and Governance.

CONSEQUENCE

The following options are available to Council:

1. Resolve to adopt amended LPP 1.1 as recommended by administration.
2. Resolve to endorse/adopt amended LPP 1.1 as modified by the Council with the nature of the Council amendments to dictate if advertising is required.
3. Resolve not to adopt amended LPP 1.1. This would mean that the provisions of the current LPP 1.1 will still be published but not be able to be implemented.

CONFIRMED

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

Would Elected Members be able to access the RAR via the DAP Agenda, and if so could a link to that be sent out in the EMB?

Response 1:

Once the RAR is submitted to the DAP Secretariat we can arrange for a copy of the DAP agenda to be circulated to Elected Members through the Elected Members Portal and electronic distribution. Please note that the RAR is published online a couple days after it's provided to the DAP secretariat.

Question 2:

Are Elected Members able to attend a meeting to do a deputation?

Response 2:

Yes, Elected Members can make deputations as an individual in their elected member or community member capacity, however it is important to make sure that the deputation is not made on behalf of the City or Council, as the City's is already represented by two Elected Members on the panel.

Question 3:

Are RAR reports going to be submitted on the basis of discussion and feedback with elected Members?

Response 3:

The new legislation which came into effect from 1 May 2025 has essentially cut out a mechanism for Elected Members to be involved in the report preparation process and it is important that the report is from a technical and impartial standpoint based on assessment of the proposal against the applicable planning framework. Input into the assessment process can be made in the form of a submission during the formal engagement process or through a deputation to the DAP in an elected member or community member capacity. Elected members should consider any conflict of interest obligations before making a deputation to the DAP.

Question 4:

Are the regulations proposed changes or have they come into effect already?

Response 4:

The regulations have come into effect from 1 May 2025.

CONFIRMED

Question 5:

Is the substantive effect of these changes that they cut out a mechanism for Elected Members to determine the content of the RAR recommendation?

Response 5:

Yes, this is correct. The intent of the change is to only have the CEO or sub-delegates prepare the report, so there would be no Elected Member input into the report preparation and recommendation.

Question 6:

Given the regulations require the Council to carry the cost of the RAR, why would we bother?

Response 6:

The City of Melville receives two fees when considering a DAP application; one is the DAP fee paid to the secretariat to facilitate the meeting and the other is a normal local government fee for the city to process and assess the application, both payable by the applicant in order for us to carry out the assessment.

Question 7:

Can the officers in another form bring the RAR to an Elected Member Engagement Session or another in house meeting?

Response 7:

It is important that we follow the LG Regulations which requires that the report is prepared by CEO or sub-delegates. Officers have limited time to prepare the RAR following concluding of the assessment and it's important that the report is prepared impartially taking into consideration feedback from the community, referral agencies, internal department feedback and the planning framework assessment. Feedback from elected members on applications needs to be through submission made during the formal engagement process.

We intend to work through some options to present to Council on how we can increase community and elected member engagement during the formal advertising process on applications which are likely to have more community interest.

Question 8:

Is it possible to make it clear through our communications in relation to this process on what the changes are and that effectively the Council has no say on the assessments?

Response 8:

Yes, communications will be reviewed as part of this process to ensure information on the changes is communicated clearly in our online content and letters we send out. Elected Members are also encouraged to advise members of the community who may contact them to make submissions to assist officers in assessing proposals.

CONFIRMED

Question 9:

Would the City be bound in any way by policies of the City? In that way would Council have somewhat more of a removed control over the process?

Response 9:

Yes, Elected Members are engaged and make decisions on planning frameworks. Having good planning frameworks assists the City officers greatly in their assessments.

Question 10:

How are we going to teach residents about planning principles? Noting that will need to encourage good submissions and provide more information on contentious issues.

Response 10:

There does need to be more education in the community in regard to planning processes and matters and we anticipate the City will need to do some work to keep the community aware of the changes and encourage good quality submissions. The City will consider this as part of the changes, and will look into whether we could hold information sessions in the evening during the advertising period.

Question 11:

When advertising through this process is it possible to include a small disclosure saying it will be adjudicated by the DAP panel?

Response 11:

The sign is required to be installed and contain information which is in manner and form approved by the WAPC. The format forms part of the *Planning and Development (Local Planning Schemes) Regulations 2015*. As long as we contain the minimum information and the minimum size can be maintained, we can request small statement is put on the sign to inform that the application will be determined by a Development Assessment Panel and not the Council. This information can be included in letters sent out to residents and also information on our website.

CONFIRMED

Items Deferred in Meeting

The following items were removed from the list of En bloc items and deferred to the end of the meeting.

C25/269 410 Canning Highway, Attadale - Commercial Optimisation Investigation

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Attachments:	1. Commercial Optimisation Report (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

- Pursuant to a Notice of Motion at the May 2023 Ordinary Council Meeting, the City engaged a property consultant to undertake a Commercial Optimisation Investigation for City-owned freehold land at 410 Canning Highway, Attadale.
- The Investigation discusses various opportunities and constraints associated with the site, as well as a range of high-level options that are available to Council.
- It is recommended that the Council support the initiation of a market campaign (Request for Proposal) seeking proposals for the site.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/269)

At 8:51pm Cr T Fitzgerald moved, seconded Cr G Barber

That Council authorises the Chief Executive Officer to:

1. **Proceed with a market campaign via Request for Proposal seeking proposals for the site, with the following parameters:**
   - **(a) The market campaign shall be undertaken for a minimum of 6 weeks.**
   - **(b) Notify and invite submissions from all interested parties.**
   - **(c) Proposals may include ground lease or outright purchase of the site.**
   - **(d) Respondents are to include a conceptual proposal for the site to demonstrate tenure, use, site configuration, built form, sustainability and environmental best practice measures, community benefits, implementation timeframe and a financial offer.**
   - **(e) Respondents are to be advised that any future contract with a successful respondent will be subject to certain performance conditions to ensure the site is not landbanked.**
   - **(f) Review of proposals shall have regard (but not limited to) to a market valuation prepared by a licensed land valuer and the extent of social, environmental and economic outcomes and benefits.**
2. **Prepare a report to a future Ordinary Council Meeting detailing the outcomes of the market campaign, including a summary of all enquiries and responses received, City Officers assessment of the suitability of any responses, and recommendations.**

At 8:51pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

PURPOSE

This report outlines the findings of a Commercial Optimisation Investigation that has been prepared for City-owned freehold land at 410 Canning Highway, Attadale. The Investigation has been undertaken in response to Notice of Motion 15.2 at the Ordinary Council Meeting of 16 May 2023, which sought to provide Council with short-term and long-term options for the site.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	5	Good Governance and Leadership
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.

CONFIRMED

BACKGROUND

Notice of Motion

At the Ordinary Council Meeting of 16 May 2023, Council made the following resolution in relation to Notice of Motion 15.2:

COUNCIL RESOLUTION

That the Council directs the CEO to:

1. ***In relation to the demolished former Melville Bridge Club Site at 790 Canning Hwy, Applecross (with frontages to Simpson and Tain Streets), forthwith arrange for all weeds and debris to be removed from this derelict site; plant as many street trees as practicable on the City's three verges surrounding this site; and regularly maintain this site and the verges in a tidy state to prevent weeds spreading to neighbouring properties; and to improve the amenity and tree canopy of the area.***

   CARRIED UNANIMOUSLY (10/0)

2. ***Prepare a report to Council for discussion at an elected members workshop at the earliest opportunity in relation to both:***
   A. ***the former Melville Bridge Club site; and***

   B. ***the City's property at the north eastern corner of Stock Road and Canning Highway, Attadale (410 Canning Hwy);***

   to include a summary of the recent history of, and building demolition on, these sites; the status of any enquiries or negotiations the City has made or received regarding these two sites since 1 February 2022; what short term temporary uses, and long term uses, are considered suitable for these sites; and the estimated time frame for implementation of any such short term and long term options.

   CARRIED (8/2)

3. ***Defer to a future OMC at the earliest opportunity for consideration by Council the question of whether and when any public consultation should be commenced by the City to engage the public as to what temporary uses they would like to see on these two sites, such as pop up parks, skate parks, or other community enterprises, such as pop up cafes, pending any disposal or redevelopment of these two sites.***

   LOST (3/7)

It is emphasised that Council resolved to only support Parts 1 and 2 of the Notice of Motion.

In response to Part 2 of the Council resolution, the City engaged a property consultant to undertake an assessment of available options for both sites. This item discusses the assessment that was undertaken for 410 Canning Highway, Attadale only. A separate report on the former Melville Bridge Club site has been prepared for Council's consideration as part of this Ordinary Council Meeting agenda.

The assessment undertaken has been prepared as a Commercial Optimisation Investigation, which recognises the site's classification as "Investment" property in the City's strategic land asset documents.

CONFIRMED

Site Description

The site is a standalone lot located on the north-eastern corner of Canning Highway and Stock Road in Attadale. The lot is owned in freehold title by the Melville Road Board (now City of Melville) and has a land area of 942m^2. Privately owned land is located adjoining the site's northern and eastern boundaries. The City's Leisurefit Melville is located on the opposite side of Canning Highway.

Property Address	Title Details	Registered Owner	Land Area
410 Canning Highway Attadale WA 6156	Lot 14 on Diagram 12627 CT Vol 1109 Fol 37	Melville Road Board	942m^2



Table 1 and Figure 1: Location and site details for 410 Canning Highway, Attadale.

The site is currently undeveloped, with the only improvements being a concrete crossover and driveway along the northern boundary. The driveway connects to the rear of the adjoining property and is being used as a secondary vehicle access point. There is no formal easement registered on the certificate of title. The site is being used informally as public parking – it is assumed to be a combination of commuters, workers and patrons to local businesses, and nearby residents. Existing vegetation is present on the site.

Site History

The Melville Road Board became the registered owner of the land comprising the site on 4 May 1948. Following its purchase, the site was developed with a small civic building that was used as a Child Health Clinic. The building was demolished in 2012 and the site has remained undeveloped since this time.

Investigation of Options

Recognising the site's 'Investment' property classification, the assessment of options for the site has been undertaken as a basic Commercial Optimisation Investigation, which is contained in Confidential Attachment 1. The Investigation considers the following:

- Council's strategic and policy framework;
- Analysis of various site and contextual matters that will have implications on the site's commercial potential, including urban planning, site condition, existing vegetation, utilities, vehicle access, market conditions, adjoining development and amenity;
- An overview of prospective outcomes and implications for the site that take into account the site and contextual matters, including how the site can be configured, potential land use outcomes, tenure options, methods for approaching the market, and how any proceeds can be handled;
- A discussion of various implementation actions that the City can undertake; and
- Recommendations.

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CONSIDERATION

Key items that are discussed in the Commercial Optimisation Investigation that have bearing on available options are as follows:

Urban Planning

Zoning

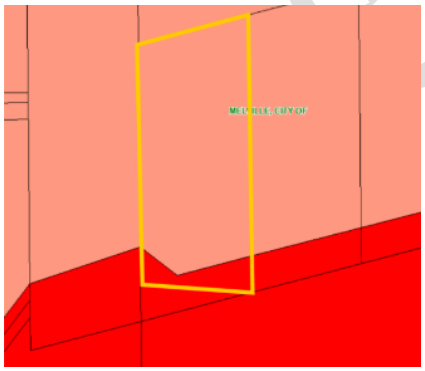
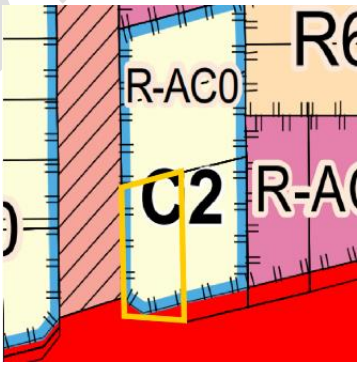
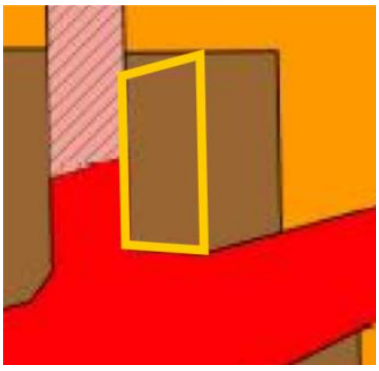
Region Scheme	Local Planning Scheme	Structure Plan
Metropolitan Region Scheme (MRS) • Urban • Primary Regional Roads	City of Melville Local Planning Scheme No. 6 (LPS6) • Centre • C2 – District Centre • R-AC0	Melville District Activity Centre Plan (MDACP) • 5 Storey Maximum
		

Table 2: Zoning of 410 Canning Highway, Attadale

Approximately 86m^2 of the site is reserved for Primary Regional Roads under the MRS to facilitate future widening of Canning Highway. The reserved land is effectively quarantined from new permanent development until it is required by Main Roads WA or development or subdivision is approved for the site. Temporary and non-permanent structures may be permitted with Main Roads WA approval. Should the site be subdivided or developed, it is anticipated that the land will be ceded to the Crown free of cost or set aside as a separate lot pending future acquisition by

MRWA. There may be grounds for the City to receive compensation under the *Land Administration Act 1997* at the time the land is acquired by Main Roads WA.

Development Standards

The MDACP contains the primary development standards for the site (see Section 3.1.2). In summary:

- Per the MDACP, the 'Centre C2' zone is the mixed use core of the activity centre. Retail and commercial uses are envisaged on the ground floor, with residential and office uses on the upper floors.
- Buildings on individual sites are required to be a minimum of 2 storeys, up to a maximum of 5 storeys.
- Street levels of buildings are required to be activated with non-residential uses (such as commercial, showroom and retail uses) and nil setbacks to the street. Upper levels are permitted to contain commercial and/or residential uses.
- The applicable development standards emphasise high quality architectural design.

Existing Vegetation

Existing vegetation on the site encompasses seven (7) established trees and various bushes and shrubs, with the largest concentration along the northern and eastern boundaries. Preliminary assessment of the vegetation finds:

- The two (2) trees adjoining Stock Road are the highest quality and contribute positively to the streetscape.
- Given the size of the site and the development contemplated in the MDACP, it is anticipated that most, if not all, of the existing vegetation on the developable portion cannot be retained under a development scenario.
- The vegetation in the Primary Regional Road reservation could be retained, however it is expected that it would be removed in the event that MRWA widens Canning Highway.

The City's Natural Areas and Parks team is currently undertaking a detailed assessment of the trees, the findings of which will be reported to Council by memorandum once complete.

Options for the Site

At a high-level, options that are available to Council for the site are influenced by multiple interrelated and overlapping elements, specifically the tenure and configuration of the site, land use and corresponding built form, and the timing around when the activation occurs. While it may be technically and administratively possible to deliver outcomes on the site, it will ultimately be market conditions and Council's strategic, commercial and risk appetite that determine what is most feasible

The Commercial Optimisation Investigation also provided commentary on options available for the City in relation to tenure, approaching the market, management of any revenue proceeds derived from the site, and options for how Council may wish to proceed. These are discussed in Confidential Attachment 1. The key options are:

- Activation as a Standalone Site – Whole site land use and built form of approximately 856m^2 (excluding Primary Regional Roads). This is relatively smaller than optimal taking into account the MDACP objectives and potential yield that could be achieved by a developer to

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make it financially viable. There is a potential risk of underdevelopment of a key site in the MDACP area.

- Additional Land Assembly – Potential expansion of the development site to encompass adjoining site(s), either through acquisition, divestment or partnership. The implications of this option are discussed in Confidential Attachment 1.

Summary of Findings

In summary, the Investigation finds:

- The site is currently underutilised and not contributing its full value for the City. This is evident through:
  - It being undeveloped land at a strategic intersection within the MDACP area; and
  - Its classification as an "Investment" property asset but failing to generate any revenue and/or progress the redevelopment objectives.
- While the site in its present form is relatively small compared to others in the market, the City has received several expressions of interest from proponents which has been validated through the Commercial Optimisation Investigation. This confirms that there is merit in approaching the market to ascertain the suitability of potential outcomes that could be achieved.

The Investigation discusses several potential implementation options for Council to consider, and recommends that Council support City Officers proceeding with a market campaign (Request for Proposal) seeking expressions of interest from proponents for the sale or ground lease of the site. Progressing in this way does not commit Council to proceeding, but it is considered to be the most proactive, accountable, transparent and equitable approach to activating the site in the near term.

ENGAGEMENT

As part of the Commercial Optimisation Investigation, informal discussions were undertaken with several parties that had previously expressed interest in the site. The discussions focused on those parties' impressions of the site's opportunities and constraints relative to their general site selection requirements. Proponents were advised that the site is currently off-market, that the landowner is currently undertaking due diligence that includes market sounding, and that that the owner will only consider third party proposals through a formal market campaign.

No formal public consultation has been undertaken at this time. Should Council resolve to support the Officer Recommendation and seek proposals for the site, a formal public market campaign will be initiated for 6 weeks, with the outcomes reported back to Council.

Should Council resolve to support the Officer Recommendation and proceed to seek proposals for the site, a formal public market campaign will be launched for a period of 6 weeks. While Council Policy CP-005 requires a 12-week timeframe, a shortened six-week period is recommended in this instance to streamline the process and maintain momentum. This revised timeframe is considered sufficient to attract quality proposals. By reducing the campaign period, Council can ensure timely progression of the project without compromising transparency or competitive opportunity.

If a suitable proposal is received and Council subsequently resolve to proceed with a proposal for the site, Council will be required to undertake further consultation (statutory public notice) in line with the legislative requirements of Section 3.58 and/or 3.59 of the *Local Government Act 1995.*

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SUSTAINABILITY IMPLICATIONS

Should Council proceed with the Officer Recommendation:

- It is expected that any future development will require removal of existing vegetation from the site.
- It will be a requirement for respondents to demonstrate any sustainability and environmental best practice measures that would be incorporated as part of their proposal for the site.

LEGISLATIVE AND POLICY ALIGNMENT

Local Government Act 1995

The *Local Government Act 1995* and its suite of subsidiary regulations are the primary legislation that governs the establishment, roles and functions for local government in Western Australia. This includes property transactions and commercial endeavours undertaken by the local government on land that it owns or manages. Specific clauses of relevance are:

- Section 3.58 contains the requirements for disposing of local government property. Disposing of local government property includes the sale or lease of land owned and/or under management of the City.
- Section 3.59 contains the requirements for commercial endeavours by local government. This includes:
  - Major land transactions, where the total consideration and anything done by the local government to achieve the purpose of the transaction exceeds $10 million.
  - Major trading undertakings, which relates to an activity carried out with a view to produce a profit where it involves expenditure by the local government of more than $5 million in the last completed financial year, the current financial year or the next financial year.
- Section 3.60 states that a local government is not permitted to form or acquire an interest in an incorporated company or other body corporate (except its participation in a regional local government).
- Where certain local government property proposals require public notice, Section 1.7 outlines the minimum requirements.

The Officer Recommendation is only requesting Council's support to undertake a Request for Proposal campaign. Should the outcomes of the market campaign result in the City seeking to proceed with a property transaction, a further decision by Council resolution will be required. Fulfillment of the required statutory requirements under the Act will occur at that point in time.

City of Melville Land Asset Management Plan

The City's Land Asset Management Plan provides a strategic framework to guide how the City will manage, make decisions and prioritise actions in relation to its land assets. The Land Management Plan is summarised in Figure 2.

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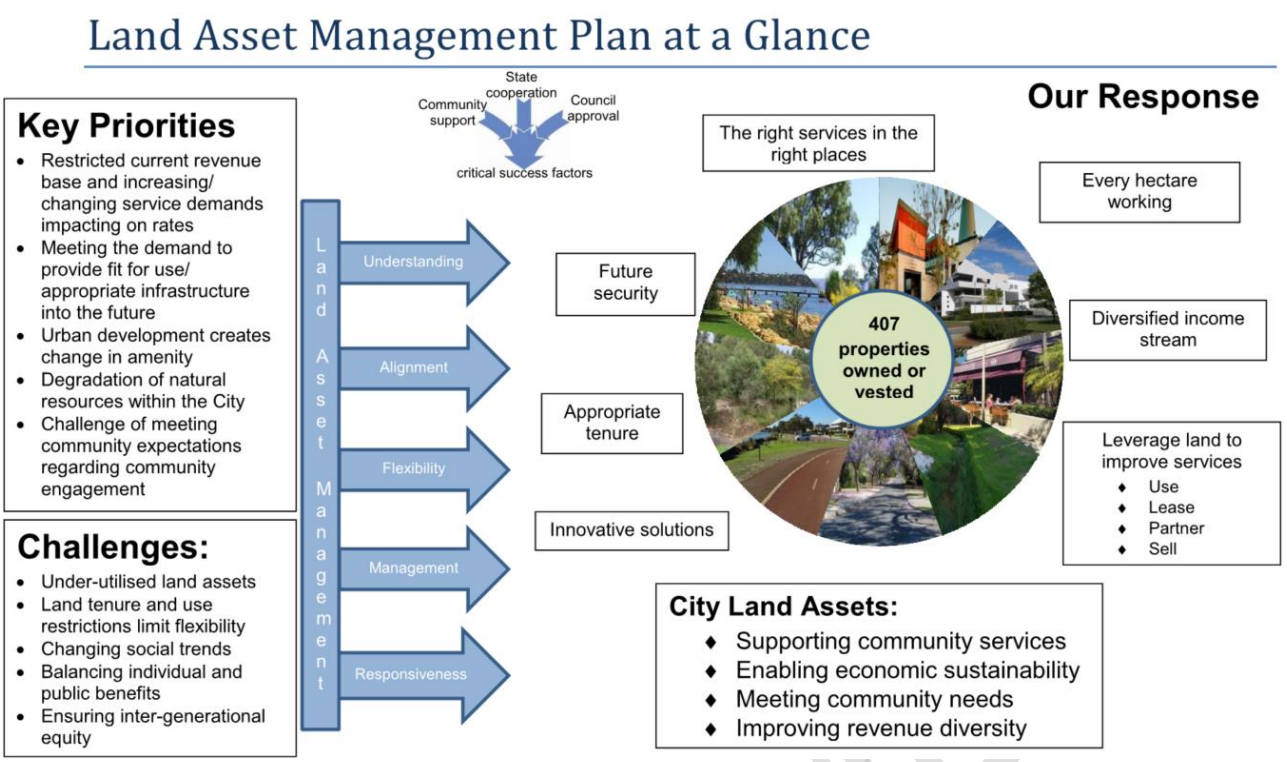


Figure 2: Land Asset Management Plan Overview

The subject site has been classified by Council as "Investment" property.

Council Policy CP-005 Strategic Land Management

Policy CP-005 provides a policy framework to implement the Land Asset Management Plan. The Policy applies to all City owned and managed land, with its objectives being:

- Acknowledge the role that the City's land assets play in delivering social, environmental and economic benefits to the community;
- Ensure that the City has the necessary land to deliver necessary community services and facilities; and
- Provide opportunities to create greater revenue from current and potential property assets as a means of reducing the necessity for future rate increases.

Policy CP-005 includes Property Classification descriptions for City land. "Investment" property is described as:

Classification	Description
Investment	• No City of Melville or community services are provided from the property. • The property may be sold or leased to a third party(s) referenced by a current market valuation (dated not less than 6 months old) as determined by an independent licensed valuer. Subject to contractual conditions of sale or lease of the property between the City and the third party(s), the current market valuation should reference the proposed settlement date or lease commencement date to ensure the assessed value takes into account that the market value may change prior to the settlement date or lease commencement date should this period exceed the agreement execution date by more than 12 months. • The property is considered to have the capacity to influence or support other desired planning outcomes or redevelopment projects.

Table 3: CP-005 definition of 'Investment' property

Policy CP-005 also contains requirements relating to the acquisition and disposal of land and building assets. Specifically, the Policy states that Council will only consider acquisition, sale, lease or other deal structure for City land and building assets where:

- All proposed transactions have been referred through an open market process including all unsolicited proposals and bids;
- A thorough Business Case analysis of applicable financial, social and/or environmental benefits, undertaken in accordance with the Land Asset Management Plan and/or established Procedure and Policy;
- Consideration has been given to the disposal of land and property by means of auction, tender or private treaty dependent upon the specific circumstances of the proposed disposal and in accordance with the provisions of the *Local Government Act 1995*;
- The acquisition or disposal is in line with a strategic consideration to all land and building assets owned or controlled by the City;
- The acquisition or disposal may be undertaken on a case-by-case basis in line with the Land Asset Management Plan recommendation for that property;
- Open and transparent community engagement is undertaken for any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995*; and
- Appropriate risk management strategies have been applied in accordance with any adopted Risk Management Policy.

FINANCIAL IMPLICATIONS

The Commercial Optimisation Investigation has been funded from existing approved budget allocations in the 2024/2025 financial year.

It is anticipated that implementation of the Officer Recommendation will be accommodated within the approved budget allocations for 2024/2025 financial year and the proposed budget allocations for the 2025/26 financial year.

CONSEQUENCE

Should the Officer Recommendation not be supported, Council will need to provide further directives to City Officers on its intent and expectations for the site. This will ensure clarity, certainty, accountability and transparency to City staff, proponents, stakeholders and the community. This is best undertaken in the format of a Council workshop.

In the absence of an activation outcome, the site:

- Will remain in its present form as an underutilised freehold land asset;
- Will not be generating any revenue for the City; and
- Will not be fulfilling its intent as ‘Investment’ property.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, no questions or requests for further information were received from Elected Members in relation to this report.

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C25/270 788 - 794 Canning Highway, Applecross - Commercial Optimisation Investigation

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Attachments:	1. Commercial Optimisation Report (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

- Pursuant to a Notice of Motion at the May 2023 Ordinary Council Meeting, the City engaged a property consultant to undertake a Commercial Optimisation Investigation for City-owned freehold land at 788-794 Canning Highway, Applecross (the former Melville Bridge Club site).
- The Investigation discusses various opportunities and constraints associated with the site, as well as a range of high-level options that are available to Council.
- Following resolution of several matters relating to vehicle access and existing vegetation on the site, it is recommended that the Council support the initiation of a market campaign (Request for Proposal) seeking proposals for the site.

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OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/270)

At 8:51pm Cr T Fitzgerald moved, seconded Cr G Barber

That Council authorises the Chief Executive Officer to:

1. **Advocate to Main Roads WA to reach agreement on the retention of suitable vehicle access between Canning Highway and the site via Simpson Street and Tain Street.**
2. **Engage a suitably qualified professional to:**
   - **(a) Verify the findings of the previous tree assessment report for the site;**
   - **(b) Undertake a detailed assessment of the four (4) gum trees on Tain Street, including recommended tree protection measures; and**
   - **(c) Prepare a work plan and fee estimate for the relocation of the two (2) peppermint trees located within the developable area of the site and the jacaranda and camphor laurel trees located within the Primary Regional Road reservation.**
3. **Relocate the six (6) recently planted street trees in the Tain Street verge.**
4. **Proceed with a market campaign via Request for Proposal seeking proposals for the site, with the following parameters:**
   - **(a) The market campaign shall be undertaken for a minimum of 8 weeks.**
   - **(b) Notify and invite submissions from all proponents who participated in the market sounding and any other interested parties.**
   - **(c) Proposals may include ground lease or outright purchase of all or part of the site.**
   - **(d) Pending the outcomes of Point 2, Respondents are to be advised:**
     - **(i) Mandatory retention and tree protection measures for the four (4) gum trees along the Tain Street boundary;**
     - **(ii) Retention or transplantation of the Jacaranda and Camphor Laurel trees in the Primary Regional Road reserve;**
     - **(iii) Encouraged retention of all trees within the Primary Regional Road where feasible.**
     - **(iv) Encouraged retention of all other trees within the developable portion of site where feasible.**
   - **(e) Respondents are to include a conceptual proposal for the site to demonstrate tenure, use, site configuration, built form, sustainability and environmental best practice measures, community benefits, implementation timeframe and a financial offer.**
   - **(f) Respondents are to be advised that any future contract with a successful respondent will be subject to certain performance conditions to ensure the site is not landbanked.**
   - **(g) Review of proposals shall have regard (but not limited to) to a market valuation prepared by a licensed land valuer and the extent of social, environmental and economic outcomes and benefits.**
5. **Prepare a report to a future Ordinary Meeting of Council detailing the outcomes of the market campaign, including a summary of all enquiries and responses received, City Officers assessment of the suitability of any responses, and recommendations.**

At 8:51pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

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PURPOSE

This report outlines the findings of a Commercial Optimisation Investigation that has been prepared for City-owned freehold land at 788-794 Canning Highway, Applecross (more commonly known as the former Melville Bridge Club site). The Investigation has been undertaken in response to Notice of Motion 15.2 at the Ordinary Council Meeting of 16 May 2023, which sought to provide Council with short-term and long-term options for the site.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
Objective	5	Good Governance and Leadership
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.

BACKGROUND

Notice of Motion

At the Ordinary Council Meeting of 16 May 2023, Council made the following resolution in relation to Notice of Motion 15.2:

COUNCIL RESOLUTION

That the Council directs the CEO to:

1. In relation to the demolished former Melville Bridge Club Site at 790 Canning Hwy, Applecross (with frontages to Simpson and Tain Streets), forthwith arrange for all weeds and debris to be removed from this derelict site; plant as many street trees as practicable on the City's three verges surrounding this site; and regularly maintain this site and the verges in a tidy state to prevent weeds spreading to neighbouring properties; and to improve the amenity and tree canopy of the area.

CARRIED UNANIMOUSLY (10/0)

2. Prepare a report to Council for discussion at an elected members workshop at the earliest opportunity in relation to both:

A. the former Melville Bridge Club site; and

B. the City's property at the north eastern corner of Stock Road and Canning Highway, Attadale (410 Canning Hwy);

to include a summary of the recent history of, and building demolition on, these sites; the status of any enquiries or negotiations the City has made or received regarding these two sites since 1 February 2022; what short term temporary uses, and long term uses, are considered suitable for these sites; and the estimated time frame for implementation of any such short term and long term options.

CARRIED (8/2)

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3. Defer to a future OMC at the earliest opportunity for consideration by Council the question of whether and when any public consultation should be commenced by the City to engage the public as to what temporary uses they would like to see on these two sites, such as pop up parks, skate parks, or other community enterprises, such as pop up cafes, pending any disposal or redevelopment of these two sites.

LOST (3/7)

It is emphasised that Council resolved to only support Parts 1 and 2 of the Notice of Motion.

In response to Part 2 of the Council resolution, the City engaged a property consultant to undertake an assessment of available options for both sites. This item discusses the assessment that was undertaken for the former Melville Bridge Club site. A separate report on 410 Canning Highway, Attadale has been prepared for Council's consideration as part of this Ordinary Council Meeting agenda.

The assessment undertaken has been prepared as a Commercial Optimisation Investigation, which recognises the site's classification as "Investment" property in the City's strategic land asset documents.

Site Description

The site is comprised of four (4) lots that front the northern side of Canning Highway in Applecross between Simpson Street and Tain Street. All lots are owned in freehold title by the Melville Road Board (now City of Melville) and have a combined land area of approximately 4,921m^2. Privately owned land adjoins the site's northern (rear) boundary and on the opposite side of Canning Highway, Simpson Street and Tain Street.

Property Address	Title Details	Registered Owner	Land Area	Land Asset Classification
788 Canning Highway, Applecross WA 6153	Lot 27 on Plan 4969 CT Vol 1002 Fol 624	Melville Road Board	1,281m^2	Investment Property
790 Canning Highway, Applecross WA 6153	Lot 26 on Plan 4969 CT Vol 1002 Fol 624	Melville Road Board	1,251m^2	
792 Canning Highway, Applecross WA 6153	Lot 25 on Plan 4969 CT Vol 1002 Fol 624	Melville Road Board	1,215m^2	
788 Canning Highway, Applecross WA 6153	Lot 24 on Plan 4969 CT Vol 1002 Fol 624	Melville Road Board	1,174m^2	
		Total Land Area	**4,921m^2**	

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Table 1 and Figure 1: Location and site details for 410 Canning Highway, Attadale.

The site is currently undeveloped, with the only improvements being a bitumen car park that remains from previous development. The site is being used for public parking (no charge), which is assumed to be a combination of commuters, local business workers/patrons and nearby residents. Existing mature vegetation is present on the site.

Site History

The Melville Road Board purchased the land comprising the site from a private landowner on 14 June 1939. Following its purchase, the site was incrementally developed and used for a range of community purposes, specifically the Ardross Child Health Clinic, Applecross Pre-Primary and Melville Bridge Club.

The buildings that accommodated the historic uses have been progressively demolished – the Pre-Primary buildings and Infant Health Clinic in 2012 and the Bridge Club building in 2020.

In 2019, the City undertook a Request for Proposal (RFP) campaign seeking proposals for the site under a ground lease. In response to the RFP, two (2) responses were received from proponents, both seeking to develop a low-rise mixed use development comprising of a supermarket, residential and other uses. Neither proposal resulted in the formalisation of a ground lease agreement.

Investigation of Options

Recognising the site's 'Investment' property classification, the assessment of options for the site has been undertaken as a detailed Commercial Optimisation Investigation, which is contained in Confidential Attachment 1.

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The Investigation considers the following:

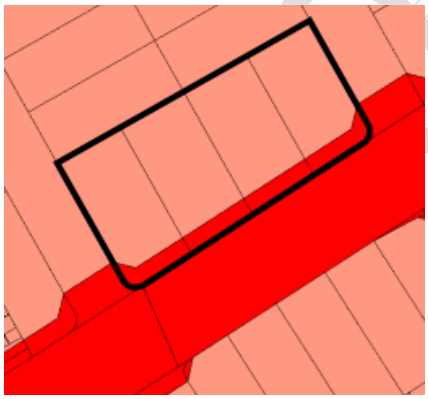
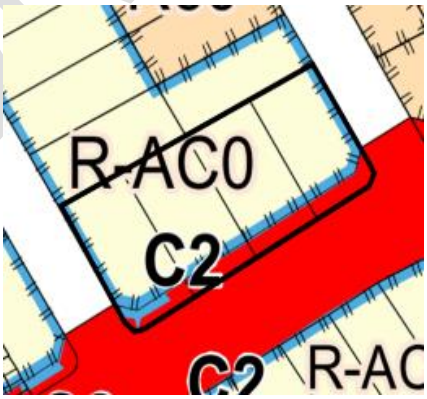
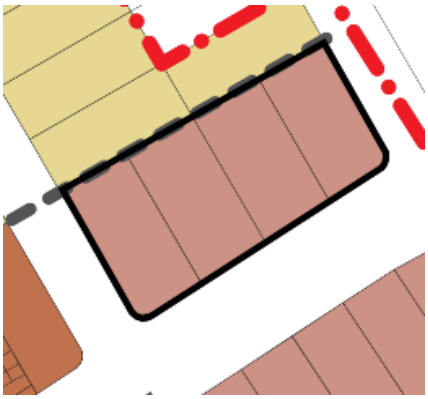
- Council's strategic and policy framework;
- Analysis of various site and contextual matters that will have implications on the site's commercial potential, including urban planning, site condition, existing vegetation, utilities, vehicle access, market conditions, adjoining development and amenity;
- An overview of prospective outcomes and implications for the site that take into account the site and contextual matters, including how the site can be configured, potential land use outcomes, tenure options, methods for approaching the market, and how any proceeds can be handled;
- A discussion of various implementation actions that the City can undertake; and
- Recommendations.

CONSIDERATION

Key items that are discussed in the Commercial Optimisation Investigation that have bearing on available options are as follows:

Urban Planning

Zoning

Region Scheme	Local Planning Scheme	Structure Plan
Metropolitan Region Scheme (MRS) • Urban • Primary Regional Roads	City of Melville Local Planning Scheme No. 6 (LPS6) • Centre • C2 – District Centre • R-AC0	Riseley Activity Centre Structure Plan (RACSP) • Precinct 2: Canning Corridor • 5 Storey Maximum
		

Approximately 680m^2 of the site is reserved for Primary Regional Roads under the MRS to facilitate future widening of Canning Highway. The reserved land is effectively quarantined from new permanent development until it is required by Main Roads WA or development or subdivision is approved for the site. Temporary and non-permanent structures may be permitted with Main Roads WA approval. Should the site be subdivided or developed, it is anticipated that the land will be ceded to the Crown free of cost or set aside as a separate lot pending future acquisition by MRWA. There may be grounds for the City to receive compensation under the *Land Administration Act 1997* at the time the land is acquired by Main Roads WA.

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Development Standards

The RACSP contains the primary development standards for the site. In summary:

- Recognising the high exposure to passing traffic on Canning Highway, the RACSP envisages the Canning Corridor Precinct as having landmark buildings with a mix of commercial and residential land uses. Residential uses are encouraged, but not mandatory.
- Buildings on individual sites are required to be a minimum of 2 storeys, up to a maximum of 5 storeys.
- Street levels of buildings are required to be activated with non-residential uses (such as commercial and retail uses) and nil setbacks to the street. Upper levels are permitted to contain commercial and/or residential uses.
- The applicable development standards emphasise high quality architectural design, with the built form 'stepping back' for Storeys 4 and 5 where located adjacent to lots outside of the Precinct.

Sewer Line

A Water Corporation sewer main traverses the middle of the site, which will have an impact on future development of the site. The Commercial Optimisation Investigation advises that there are three (3) options available:

- Option 1 – Sewer remains in situ.
- Option 2 – Relocate sewer.
- Option 3 – Develop over sewer.

The technical and financial implications associated with each option are discussed in Confidential Attachment 1. The investigation recommends that Option 1 is the most practical solution for the City at the preset point in time, with consideration given to Options 2 and 3 in conjunction with any future development proposal for the site.

Existing Vegetation

The Commercial Optimisation Investigation has given due regard to previous tree assessments undertaken for the site that made certain findings and recommendations relating to the retention quality of the existing vegetation. Key findings are:

- Development of the site in accordance with its intent under the RACSP will necessitate removal of the majority of the vegetation on the site.
- The highest concentration and quality of trees is located in the eastern portion of the site.
- The four (4) trees directly adjoining the Tain Street boundary are very high quality and have high potential for retention and incorporation with future development.
- Two (2) good quality peppermint trees within the site will be potentially impacted by future development. Consideration should be given to retention or relocation if feasible.
- Six (6) recently planted street trees on Tain Street may impact future access and verge parking. They should be removed and relocated, with verge landscaping addressed concurrently with future development. All other established verge trees should be retained.
- All trees within the Primary Regional Road reservation can be retained in the immediate term, however are likely to require removal if Canning Highway is widened. Two (2) high-

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quality trees are located in this area (a jacaranda and a camphor laurel), which should therefore be considered for relocation if feasible.

- All other trees should be encouraged for retention where feasible, however it is anticipated that their removal will be required to achieve development aligning with the objectives of the RACSP.

Vehicle Access

Per Confidential Attachment 1, strategic planning for Canning Highway by Main Roads WA has proposed potential modifications to certain intersections, including Simpson Street and Tain Street. The site is not permitted to have direct vehicle access onto Canning Highway, so any future development will rely on access to and from Canning Highway via Simpson Street and Tain Street. Any restriction or limitation on vehicle access to the site as a result of intersection modifications will have a negative impact on the development of the site and its market value. The modifications proposed by Main Roads WA are also expected to diminish pedestrian safety and impact traffic movements and circulation within the Riseley Activity Centre, both of which are counter to the objectives of the RACSP. Further advocacy work is required with Main Roads WA to address these matters.

Options for the Site

Per Confidential Attachment 1, the Commercial Optimisation Investigation notes that the site has a large range of possibilities from a purely technical and administrative viewpoint. At a high-level, options that are available to Council for the site are influenced by multiple interrelated and overlapping elements, specifically the tenure and configuration of the site, land use and corresponding built form, and the timing around when the activation occurs. While it may be technically and administratively possible to deliver outcomes on the site, it will ultimately be market conditions and Council's strategic, commercial and risk appetite that determine what is most feasible.

Site Configuration Options

The Investigation identifies that there are three (3) general site configuration options:

- En Globo Site – Whole site land use and built form of approximately 4,240m^2 (excluding Primary Regional Roads), with buildings sited or designed to address the sewer in situ. Retention of trees will impact siting and design of the buildings.
- Partial Site – Land use and built form on two (2) separate development parcels of approximately 2,100m^2 each. Would allow staged development, the potential to address sewer line and trees, and potentially a higher financial return.
- Additional Land Assembly – Potential expansion of the site by negotiated purchase of adjoining properties.

CONFIRMED

Land Use & Built Form Outcomes

The Commercial Optimisation Investigation provided high-level commentary on the potential viability of the five (5) general land use and built form categories that may the suitable for the site in the long-term, as well potential short-term options. The five (5) long-term outcomes considered are:

- Vertical Mixed Use (Traditional Residential Apartments above bottom level Commercial)
- Vertical Commercial (Non-Residential – Single or Multiple User).
- Seniors Accommodation (Aged Care, Assisted Living, Independent Living).
- Purpose Built Residential (Build To Rent, Social Housing, Short Stay Accommodation).
- Standalone/Pad Commercial.

The Investigation provides commentary on potential site configuration, tenure, alignment with the RACSP, market need and developer interest. These are detailed in Confidential Attachment 1. The report notes that delivery of any outcomes will be dependent on prevailing commercial and market factors at the relevant point in time.

Other Considerations

The Commercial Optimisation Investigation also provided commentary on options available for the City in relation to tenure, approaching the market, management of any revenue proceeds derived from the site, and options for how Council may wish to proceed. These are discussed in Confidential Attachment 1.

Summary of Findings

In summary, the Investigation finds:

- The site is a strategically important property asset for the City, both in its commercial potential to generate revenue, and its ability to support the delivery of the strategic objectives of the Riseley Activity Centre.
- There are a range of opportunities and constraints that have direct bearing on the site's commercial potential, approach to the site and the likelihood for a development outcome to be delivered, particularly in the current market.
- Market interest in the site has been validated through the Investigation, however the type of tenure that Council is willing to consider will be a key consideration for many proponents.
- There is merit in approaching the market to ascertain the suitability of potential outcomes that could be achieved.

The report identifies four (4) options for how Council may wish to move forward with the site, and recommends that Council instruct City Officers to undertake a market campaign (Request for Proposal) for proponents to ground lease or purchase the site. Progressing in this way does not commit Council to proceeding, but it is considered to be the most proactive, accountable, transparent and equitable approach to activating the site in the near term.

CONFIRMED

ENGAGEMENT

Market sounding was undertaken as part of the Commercial Optimisation Investigation. The market sounding involved informal discussions with a number of representatives from the property industry around their impressions of the site's opportunities and constraints relative to those proponents general site selection requirements. Proponents were advised that the site is currently off-market, that the landowner is currently undertaking due diligence that includes market sounding, and that that the owner will only consider third party proposals through a formal market campaign.

No formal public consultation has been undertaken at this time. Should Council resolve to support the Officer Recommendation and seek proposals for the site, a formal public market campaign will be initiated for 8 weeks, with the outcomes reported back to Council. It is acknowledged this is not in accordance with Council Policy CP-005, however does meet the minimum advertising requirements in accordance with the *Local Government Act 1995*.

Should Council resolve to support the Officer Recommendation and proceed to seek proposals for the site, a formal public market campaign will be launched for a period of 8 weeks. While Council Policy CP-005 requires a 12-week timeframe, a shortened eight-week period is recommended in this instance to streamline the process and maintain momentum. This revised timeframe is considered sufficient to attract quality proposals. By reducing the campaign period, Council can ensure timely progression of the project without compromising transparency or competitive opportunity.

If a suitable proposal is received and Council subsequently resolve to proceed with a proposal for the site, Council will be required to undertake further consultation (statutory public notice) in line with the legislative requirements of Section 3.58 and/or 3.59 of the Local Government Act 1995.

SUSTAINABILITY IMPLICATIONS

Should Council proceed with the Officer Recommendation:

- The City will require retention and/or relocation of existing vegetation that has been identified as medium or high retention value as part of any future development.
- Any future development is expected to require removal of existing vegetation from the site that has been identified as low retention value.
- It will be a requirement for respondents to demonstrate any sustainability and environmental best practice measures that would be incorporated as part of their proposal for the site.

LEGISLATIVE AND POLICY ALIGNMENT

Local Government Act 1995

The *Local Government Act 1995* (LG Act) and its suite of subsidiary regulations are the primary legislation that governs the establishment, roles and functions for local government in Western Australia. This includes property transactions and commercial endeavours undertaken by the local government on land that it owns or manages.

- Section 3.58 contains the requirements for disposing of local government property. Disposing of local government property includes the sale or lease of land owned and/or under management of the City.

CONFIRMED

- Section 3.59 contains the requirements for commercial endeavours by local government. This includes:
    - Major land transactions, where the total consideration and anything done by the local government to achieve the purpose of the transaction exceeds $10 million.
    - Major trading undertakings, which relates to an activity carried out with a view to produce a profit where it involves expenditure by the local government of more than $5 million in the last completed financial year, the current financial year or the next financial year.
- Section 3.60 states that a local government is not permitted to form or acquire an interest in an incorporated company or other body corporate (except its participation in a regional local government).
- Where certain local government property proposals require public notice, Section 1.7 outlines the minimum requirements.

The Officer Recommendation is only requesting Council's support to undertake a Request for Proposal campaign. Should the outcomes of the market campaign result in the City seeking to proceed with a property transaction, a further decision by Council resolution will be required. Fulfillment of the required statutory requirements under the Act will occur at that point in time.

City of Melville Land Asset Management Plan

The City's Land Asset Management Plan provides a strategic framework to guide how the City will manage, make decisions and prioritise actions in relation to its land assets. The Land Management Plan is summarised in Figure 2.

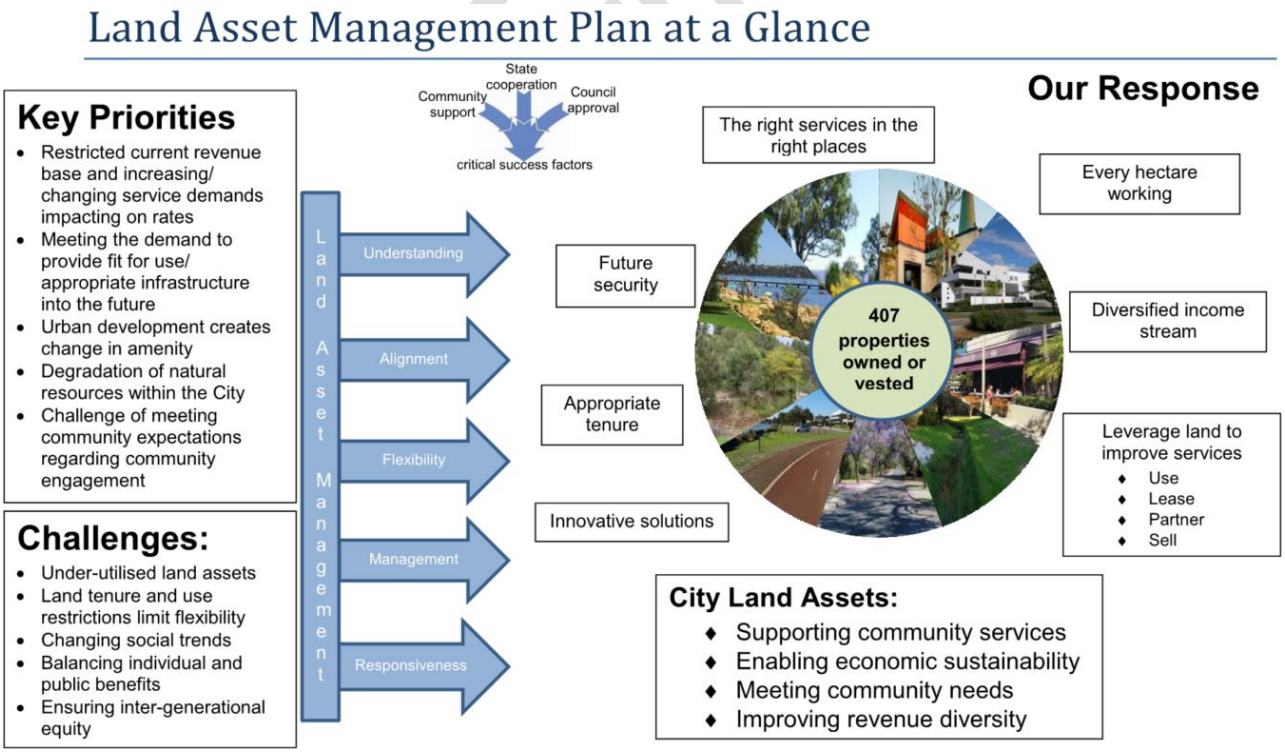


Figure 2: Land Asset Management Plan Overview

The subject site has been classified by Council as "Investment" property.

Council Policy CP-005 Strategic Land Management

Policy CP-005 provides a policy framework to implement the Land Asset Management Plan. The Policy applies to all City owned and managed land, with its objectives being:

- Acknowledge the role that the City's land assets play in delivering social, environmental and economic benefits to the community;
- Ensure that the City has the necessary land to deliver necessary community services and facilities; and
- Provide opportunities to create greater revenue from current and potential property assets as a means of reducing the necessity for future rate increases.

Policy CP-005 includes Property Classification descriptions for City land. "Investment" property is described as:

Classification	Description
Investment	• No City of Melville or community services are provided from the property. • The property may be sold or leased to a third party(s) referenced by a current market valuation (dated not less than 6 months old) as determined by an independent licensed valuer. Subject to contractual conditions of sale or lease of the property between the City and the third party(s), the current market valuation should reference the proposed settlement date or lease commencement date to ensure the assessed value takes into account that the market value may change prior to the settlement date or lease commencement date should this period exceed the agreement execution date by more than 12 months. • The property is considered to have the capacity to influence or support other desired planning outcomes or redevelopment projects.

Table 3: CP-005 definition of 'Investment' property

Policy CP-005 also contains requirements relating to the acquisition and disposal of land and building assets. Specifically, the Policy states that Council will only consider acquisition, sale, lease or other deal structure for City land and building assets where:

- All proposed transactions have been referred through an open market process including all unsolicited proposals and bids;
- A thorough Business Case analysis of applicable financial, social and/or environmental benefits, undertaken in accordance with the Land Asset Management Plan and/or established Procedure and Policy;
- Consideration has been given to the disposal of land and property by means of auction, tender or private treaty dependent upon the specific circumstances of the proposed disposal and in accordance with the provisions of the *Local Government Act 1995*;
- The acquisition or disposal is in line with a strategic consideration to all land and building assets owned or controlled by the City;
- The acquisition or disposal may be undertaken on a case-by-case basis in line with the Land Asset Management Plan recommendation for that property;
- Open and transparent community engagement is undertaken for any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995*; and
- Appropriate risk management strategies have been applied in accordance with any adopted Risk Management Policy.

CONFIRMED

FINANCIAL IMPLICATIONS

The Commercial Optimisation Investigation has been funded from existing approved budget allocations in the 2024/2025 financial year.

It is anticipated that implementation of the Officer Recommendation will be accommodated within the approved budget allocations for 2024/2025 financial year and the proposed budget allocations for the 2025/26 financial year.

CONSEQUENCE

Should the Officer Recommendation not be supported, Council will need to provide further directives to City Officers on its intent and expectations for the site. This will ensure clarity, certainty, accountability and transparency to City staff, proponents, stakeholders and the community. This is best undertaken in the format of a Council workshop.

In the absence of an activation outcome, the site:

- Will remain in its present form as an underutilised freehold land asset;
- Will not be generating any revenue for the City; and
- Will not be fulfilling its intent as 'Investment' property.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 13 May 2025, several questions were raised by Elected Members. The questions raised and the officer responses are provided below:

Question 1:

Is it the view of the Officers that the City is limiting itself by having the requirement to retain the tree?

Response 1:

The recommendation is to retain those trees and yes, in all likelihood by retaining them it will reduce the value of the property because it will restrict the extent of available area.

Question 2:

The trees that are flagged as medium retention. It looks as though many of them are running along or adjacent to the existing sewer line. Is that accurate and to what extent does that mean there is a significant impact on the location?

Response 2:

The sewer line runs between lots 790 and 792 or almost through the centre of the four properties running parallel with Simpson Street. In regards to the trees and the retention, part of the recommendation is to do a further assessment of those trees to see if their current classification is still relevant. In terms of the sewer, as it currently lays through the property it should not impact the property.

CONFIRMED

15 MOTIONS WITH PREVIOUS NOTICE

Nil.

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

CONFIRMED

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

COUNCIL RESOLUTION

At 8:51pm Cr M Woodall moved, seconded Cr J Spanbroek

That the Council considers the confidential report(s) listed below behind closed doors in accordance with Section 5.23(2) of the Local Government Act 1995:

C25/272 Confidential Employee Matter

This matter is considered to be confidential under Section 5.23(2) - (a) and (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 a matter affecting an employee or employees and a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

At 8:52pm the Presiding Member declared the motion.

CARRIED (10/1)

Yes (10):	Mayor Katy Mair, Crs Glynis Barber, Jane Edinger, , Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Soo Hong, Scott Green and Terry Lee
No (1):	Cr Tomas Fitzgerald

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/272)

At 8:53pm Cr G Barber moved, seconded Cr T Fitzgerald

That the officer recommendation as contained within the confidential item be carried.

At 8:53pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

COUNCIL RESOLUTION

At 8:54pm Cr K Wheatland moved, seconded Cr J Spanbroek

That the Council open the meeting from behind closed doors.

At 8:54pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (11/0)

18 DECISION MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

At 8:54pm, the Presiding Member advised that item C25/272 Confidential Employee Matter was discussed behind closed doors, and that the officer recommendation was carried.

At 8:54pm Cr S Green left the meeting and did not return.

19 CLOSURE

There being no further business to discuss, the Presiding Member declared the meeting closed at 8:55pm.

CONFIRMED

CONFIRMED

City of Melville

LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF MARCH 2025 PRESENTED TO THE ORDINARY MEETING OF COUNCIL TO BE HELD ON 20 MAY 2025

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8767	**3D HR LEGAL PTY LTD**			**$**	**1,650.00**
.8767	Legal services	31/03/2025	E128141	$	1,650.00
.0366	**ABAXA WH LOCATION SERVICES PTY LTD T/AS**			**$**	**4,115.20**
.0366	Underground Service Location	31/03/2025	E127963	$	4,115.20
.2135	**ABSOLUTE RETICULATION**			**$**	**1,573.00**
.2135	Roads and paving supplies - concrete	31/03/2025	E127998	$	1,573.00
.6145	**ACCESS TECHNOLOGIES HEYTESBURY TECHNOLOGIES PTY LTD AFT HAMPEL TRUST T/AS**			**$**	**1,851.30**
.6145	Fencing supplies and services	31/03/2025	E128060	$	1,851.30
.5960	**ACS SWAN EXPRESS PRINT**			**$**	**165.00**
.5960	Business cards	31/03/2025	E128054	$	165.00
.4888	**ACTION GLASS & ALUMINIUM**			**$**	**14,657.83**
.4888	Glazing supplies and services	14/03/2025	E127658	$	1,351.90
.4888	Glazing supplies and services	31/03/2025	E128038	$	13,305.93
.9048	**ADVERTISING - MARKETFORCE SUBSIDARY OF OMNICOM**			**$**	**2,842.50**
.9048	Marketing and communication services	14/03/2025	E127787	$	2,842.50
.6138	**AE HOSKINS BUILDING SERVICES THE TRUSTEE FOR M R HOSKINS FAMILY TRUST T/AS**			**$**	**218,952.27**
.6138	Building construction materials and services - Library Office Re-location	14/03/2025	E127684	$	115,974.49
.6138	Building construction materials and services - Southside BMX	31/03/2025	E128059	$	102,977.78
.6855	**AIR LIQUIDE AUSTRALIA LIIMITED**			**$**	**1,539.86**
.6855	Gas	14/03/2025	E127719	$	1,539.86
.7444	**AIR LIQUIDE HEALTHCARE PTY LTD**			**$**	**106.20**
.7444	Workplace health and safety services	14/03/2025	E127740	$	106.20
.8164	**AIR-MET SCIENTIFIC PTY LTD**			**$**	**231.00**
.8164	Environmental consultancy services	14/03/2025	E127764	$	231.00
.2330	**ALINTA ENERGY ALINTA SALES PTY LTD T/AS**			**$**	**1,596.60**

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.2330	Gas	14/03/2025	E127614	$	458.30
.2330	Gas	31/03/2025	E128001	$	1,138.30
.9399	**ALL FLAGS AND SIGNS PTY LTD**			**$**	**1,490.50**
.9399	Purchase of Australian Flag	14/03/2025	E127812	$	1,490.50
.3350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			**$**	**420.00**
.3350	Landscaping services and supplies	14/03/2025	E127632	$	210.00
.3350	Landscaping services and supplies	31/03/2025	E128015	$	210.00
.9412	**ALLFLOW INDUSTRIAL AUSTRALIA PTY LTD**			**$**	**1,067.00**
.9412	Water treatment services	14/03/2025	E127813	$	1,067.00
.3806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**6,703.16**
.3806	Library Expenses	14/03/2025	E127638	$	5,074.77
.3806	Library Expenses	31/03/2025	E128022	$	1,628.39
.9575	**AMANDA BETTS**			**$**	**715.00**
.9575	Community events	31/03/2025	E128180	$	715.00
.4084	**AMANDA KENDLE CONSULTING**			**$**	**427.90**
.4084	Marketing and communication services	31/03/2025	E128027	$	427.90
.2755	**AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS**			**$**	**1,894.72**
.2755	Facilities management services	14/03/2025	E127620	$	1,894.72
.4064	**AMCOM PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**629.20**
.4064	IT and telecommunications expenses	31/03/2025	E128025	$	629.20
.9049	**AMCS AUSTRALIA PTY LTD**			**$**	**1,809.50**
.9049	IT software/licensing and maintenance	14/03/2025	E127788	$	1,809.50
.3016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**5,685.80**
.3016	Fuel	14/03/2025	E127626	$	3,045.33
.3016	Fuel	31/03/2025	E128008	$	2,640.47

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,038.33**
.9130	Councillor expenses	14/03/2025	E127798	$	3,038.33
.6113	**ANIMAL PEST MANAGEMENT SERVICES THE TRUSTEE FOR BUTCHER FAMILY TRUST T/AS**			**$**	**4,708.00**
.6113	Animal management and pound expenses	14/03/2025	E127683	$	4,708.00
.8719	**ANNA HARRIS & ASSOCIATED PTY LTD ATF THE ANNA HARRIS TRUST T/AS**			**$**	**330.00**
.8719	Counselling Support	14/03/2025	E127778	$	330.00
.1149	**APACE AID INCORPORATED**			**$**	**7,793.50**
.1149	Nursery supplies	31/03/2025	E127984	$	7,793.50
.6015	**AQUATIC SERVICES WA PTY LTD**			**$**	**3,764.55**
.6015	Swimming pool costs	14/03/2025	E127679	$	232.05
.6015	Swimming pool costs	31/03/2025	E128055	$	3,532.50
.3515	**ARBOR CARBON PTY LTD**			**$**	**7,496.32**
.3515	Environmental consultancy services	31/03/2025	E128018	$	7,496.32
.9260	**ARBOR URBAN PTY LTD**			**$**	**10,252.00**
.9260	Arborists and tree services	14/03/2025	E127807	$	3,080.00
.9260	Arborists and tree services	31/03/2025	E128163	$	7,172.00
.7585	**ART DISPLAY HIRE**			**$**	**1,977.80**
.7585	Artists and artworks	14/03/2025	E127745	$	1,977.80
.3221	**ART GUIDE AUSTRALIA PRINT IDEAS PTY. LTD. T/AS**			**$**	**880.00**
.3221	Marketing and communication services	14/03/2025	E127628	$	880.00
.0014	**ARTEIL (WA) PTY LTD**			**$**	**8,421.60**
.0014	Furniture and Fit Out	14/03/2025	E127569	$	5,984.00
.0014	Furniture and Fit Out	31/03/2025	E127947	$	2,437.60
.5738	**ARTIST'S CHRONICLE DICIERO, LYNETTE PATRICE T/AS**			**$**	**2,640.00**
.5738	Advertising and media buy	14/03/2025	E127674	$	2,640.00

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.9596	**ARTOBLE PTY LTD**			**$ 500.00**
.9596	Artists and artworks	14/03/2025	E127825	$ 500.00
.9519	**ASB PRINT SPOT ON VENTURES PTY LTD T/AS**			**$ 11,764.50**
.9519	Uniforms and corporate wardrobe	31/03/2025	E128174	$ 11,764.50
.9500	**ASHTON SAFETY, HEALTH, ENVIRONMENT ASHTON ENVIRONMENTAL PTY LTD T/AS**			**$ 1,705.00**
.9500	Workplace health and safety services	31/03/2025	E128173	$ 1,705.00
.4313	**ASPHALTECH PTY LTD**			**$ 3,857.24**
.4313	Roads and paving supplies - asphalt and bitumen	31/03/2025	E128034	$ 3,857.24
.9105	**ATLAN STORMWATER SPEL ENVIRONMENTAL PTY LTD T/AS**			**$ 792.00**
.9105	Water treatment services	14/03/2025	E127794	$ 792.00
.8197	**ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS**			**$ 110.00**
.8197	Waste collection and disposal	31/03/2025	E128129	$ 110.00
.6797	**ATTURRA BUSINESS APPLICATIONS GALAXY 42 PTY LTD T/AS**			**$ 2,035.00**
.6797	Technology One Consulting Services	31/03/2025	E128090	$ 2,035.00
.6724	**AUSQ TRAINING THE TRUSTEE FOR AUSQ UNIT TRUST T/AS**			**$ 2,100.00**
.6724	Training services	14/03/2025	E127712	$ 420.00
.6724	Training services	31/03/2025	E128087	$ 1,680.00
.9034	**AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS**			**$ 84.69**
.9034	Office equipment	14/03/2025	E127786	$ 30.54
.9034	Office equipment	31/03/2025	E128146	$ 54.15
.5138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$ 5,771.64**
.5138	Vehicle Repairs and Maintenance	14/03/2025	E127664	$ 1,324.18
.5138	Vehicle Repairs and Maintenance	31/03/2025	E128042	$ 4,447.46
.1523	**AUSTRALIA POST PERTH**			**$ 27,295.53**
.1523	Postage	14/03/2025	E127599	$ 26,792.37
.1523	Postage	31/03/2025	E127991	$ 503.16

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.1092	**AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY**			**$**	**1,434.00**
.1092	Licences	31/03/2025	E127981	$	1,434.00
.4967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**347.82**
.4967	Uniforms and corporate wardrobe	14/03/2025	E127661	$	347.82
.1804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**15,753.42**
.1804	Air conditioning maintenance and services	14/03/2025	E127607	$	15,753.42
.0019	**AUSTRALIAN INSTITUTE OF MANAGEMENT**			**$**	**3,937.00**
.0019	External training courses	31/03/2025	E127948	$	3,937.00
.6272	**BALSHAWS FLORIST ATF E.J BALSHAW & M.D BALSHAW & Z.F BALSHAW & B.M GIBB T/AS**			**$**	**464.00**
.6272	Flowers and gifts and awards	14/03/2025	E127688	$	118.50
.6272	Flowers and gifts and awards	31/03/2025	E128064	$	345.50
.9635	**BARKLY REGIONAL ARTS INC**			**$**	**4,400.00**
.9635	Community events	14/03/2025	E127832	$	4,400.00
.7313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**2,185.92**
.7313	Fencing supplies and services	14/03/2025	E127736	$	1,806.42
.7313	Fencing supplies and services	31/03/2025	E128110	$	379.50
.5661	**BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS**			**$**	**2,933.40**
.5661	General hardware and tools	14/03/2025	E127672	$	282.90
.5661	General hardware and tools	31/03/2025	E128051	$	2,650.50
.3098	**BEE ADVICE NEWCOMBE, MICHAEL ROY T/AS**			**$**	**660.00**
.3098	Animal management and pound expenses	31/03/2025	E128010	$	660.00
.2096	**BENERIN ELECTRICAL SERVICES BENERIN (2004) PTY LTD T/AS**			**$**	**2,860.00**
.2096	Building construction materials and services	31/03/2025	E127996	$	2,860.00
.8400	**BETTER RENT ACCEPTANCE PTY LTD**			**$**	**1,277.10**
.8400	Property rent	14/03/2025	E127773	$	75.90

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8400	Property rent	31/03/2025	E128135	$	1,201.20
.6556	**BIN BATH BIN BATH CORPORATION PTY LTD T/AS**			**$**	**191.95**
.6556	Waste expenses	14/03/2025	E127704	$	191.95
.4703	**BITUMEN SURFACING THE TRUSTEEE FOR COMPLETE ROAD SERVICES TRUST T/AS**			**$**	**13,593.80**
.4703	Roads and paving supplies - asphalt and bitumen	14/03/2025	E127654	$	13,593.80
.0027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**2,922.34**
.0027	General hardware and tools	14/03/2025	E127570	$	1,351.85
.0027	General hardware and tools	31/03/2025	E127949	$	1,570.49
.8902	**BLAK LINE INDUSTRIES PTY LTD**			**$**	**2,651.00**
.8902	Creative services and graphic design	14/03/2025	E127782	$	1,056.00
.8902	Creative services and graphic design	31/03/2025	E128144	$	1,595.00
.5352	**BLUE GUM CHILD CARE CENTRE INCORPORATED**			**$**	**137.50**
.5352	MCH and children services supplies and toys	31/03/2025	E128046	$	137.50
.0187	**BORAL CONSTRUCTION MATERIALS GROUP LTD**			**$**	**22,106.85**
.0187	Pavement construction and streetscape services	14/03/2025	E127578	$	21,136.47
.0187	Pavement construction and streetscape services	31/03/2025	E127958	$	970.38
.8185	**BOS CIVIL PTY LTD**			**$**	**416,144.04**
.8185	Engineering consulting services - Ogilvie Rd	31/03/2025	E128128	$	416,144.04
.1075	**BOYA EQUIPMENT PTY LTD**			**$**	**846.75**
.1075	Plant maintenance	31/03/2025	E127980	$	846.75
.6739	**BRIGHTMARK GROUP PTY LTD**			**$**	**22,199.29**
.6739	Commercial cleaning	14/03/2025	E127713	$	22,199.29
.0399	**BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS**			**$**	**43,987.65**
.0399	Commercial cleaning	14/03/2025	E127581	$	7,697.49
.0399	Commercial cleaning	31/03/2025	E127965	$	36,290.16

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9210	**BRODIE ABRAHAMS**			**$**	**50.00**
.9210	Entertainers	14/03/2025	E127806	$	50.00
.6998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**1,207.32**
.6998	Staff supplies - Milk	14/03/2025	E127723	$	982.72
.6998	Staff supplies - Milk	31/03/2025	E128100	$	224.60
.0137	**BUCHER MUNICIPAL PTY LTD**			**$**	**11,093.76**
.0137	Engineering consulting services	14/03/2025	E127576	$	265.63
.0137	Engineering consulting services	31/03/2025	E127956	$	10,828.13
9995	**BUILDING COMMISSION DEPARTMENT OF COMMERCE T/AS**			**$**	**51,797.55**
9995	Regulatory fees and government charges	10/03/2025	E127554	$	51,797.55
.0036	**BUNNINGS GROUP LIMITED**			**$**	**6,145.19**
.0036	Building construction materials and services	14/03/2025	E127571	$	3,284.76
.0036	Building construction materials and services	31/03/2025	E127950	$	2,860.43
.6627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**2,695.00**
.6627	Street sweeping services	14/03/2025	E127708	$	770.00
.6627	Street sweeping services	31/03/2025	E128081	$	1,925.00
.9627	**CALL A COOLER PERTH PTY LTD**			**$**	**288.00**
.9627	Office and workplace supplies	31/03/2025	E128189	$	288.00
.2234	**CAM MANAGEMENT SOLUTIONS**			**$**	**40,978.31**
.2234	IT software/licensing and maintenance	31/03/2025	E127999	$	40,978.31
.5240	**CAPRAL LTD**			**$**	**2,298.80**
.5240	signage and sign writing materials	31/03/2025	E128044	$	2,298.80
.7201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**560.00**
.7201	Car detailing - fleet vehicles	14/03/2025	E127730	$	560.00
.8314	**CAREER LIFE TRANSITIONS PTY LTD**			**$**	**3,520.00**
.8314	HR and workforce services	14/03/2025	E127768	$	3,520.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8124	**CARLA ADAMS ADAMS, CARLA MELITA**			**$**	**54.75**
.8124	Artists and artworks	14/03/2025	E127763	$	54.75
.5663	**CASTLEDEX PTY LTD**			**$**	**6,028.00**
.5663	Records management services	14/03/2025	E127673	$	2,618.00
.5663	Records management services	31/03/2025	E128052	$	3,410.00
.9643	**CATPAWE BREELY NOLAN T/AS**			**$**	**500.00**
.9643	Entertainers	31/03/2025	E128191	$	500.00
.7269	**CDM AUSTRALIA PTY LTD**			**$**	**959.20**
.7269	IT and telecommunications expenses	14/03/2025	E127734	$	959.20
.9115	**CHEMWEST PTY LTD**			**$**	**5,682.60**
.9115	General hardware and tools	14/03/2025	E127795	$	5,682.60
.5529	**CHOICEONE PTY LTD**			**$**	**46,014.90**
.5529	Temporary labour	14/03/2025	E127670	$	9,381.80
.5529	Temporary labour	31/03/2025	E128050	$	36,633.10
.0442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**355,623.40**
.0442	Architectural and design services - Library and Cultural Centre	14/03/2025	E127583	$	355,623.40
.0056	**CITY OF COCKBURN**			**$**	**81.00**
.0056	Tipping Fees - February 2025	14/03/2025	E127572	$	81.00
.1670	**CITY OF FREMANTLE**			**$**	**4,918.00**
.1670	Financial Support of Library Craft	14/03/2025	E127605	$	4,918.00
.1277	**CITY OF SOUTH PERTH**			**$**	**3,575.00**
.1277	Cat impound fees	31/03/2025	E127988	$	3,575.00
.9337	**CIVIL PRODUCTS WA ASCENTION PROPERTIES PTY LTD T/AS**			**$**	**1,133.00**
.9337	Traffic facilities	14/03/2025	E127810	$	1,133.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.7962	**CLIVE ROSS COUNCILLOR**			**$**	**3,038.33**
.7962	Councillor expenses	14/03/2025	E127758	$	3,038.33
.0754	**COCKBURN CEMENT LIMITED**			**$**	**884.40**
.0754	Building construction materials and services	31/03/2025	E127972	$	884.40
.1083	**COCKBURN PARTY HIRE THE TRUSTEE FOR L JEFFERY FAMILY TRUST T/AS**			**$**	**5,065.25**
.1083	Event equipment hire	14/03/2025	E127592	$	5,065.25
.4110	**COMMERCIAL & INDUSTRIAL MOWING D.J LUCKIN & T.M LUCKIN T/AS**			**$**	**660.00**
.4110	Mowing and slashing services	14/03/2025	E127642	$	660.00
.9192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**5,676.00**
.9192	Pest & Weed Control	14/03/2025	E127804	$	2,156.00
.9192	Pest & Weed Control	31/03/2025	E128156	$	3,520.00
.7074	**COMPLETE OFFICE SUPPLIES**			**$**	**9,245.62**
.7074	Stationery	31/03/2025	E128104	$	9,245.62
.1637	**CONPLANT PTY LTD**			**$**	**1,860.79**
.1637	Plant hire	14/03/2025	E127603	$	1,860.79
.1193	**CONSCIOUS CREATION FOUNDATION**			**$**	**3,540.00**
.1193	Artists and artworks	14/03/2025	E127594	$	3,150.00
.1193	Artists and artworks	31/03/2025	E127985	$	390.00
.3935	**CONTRA-FLOW PTY LTD**			**$**	**254,984.64**
.3935	Traffic control services - City wide	14/03/2025	E127639	$	66,604.12
.3935	Traffic control services - City wide	31/03/2025	E128023	$	188,380.52
.9110	**COOPER & OXLEY GROUP PTY LTD**			**$**	**51,636.96**
.9110	Building construction materials and services - LeisureFit Booragoon	10/03/2025	E127553	$	51,636.96
.7250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**415.80**
.7250	Sport and recreation equipment	31/03/2025	E128109	$	415.80

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.6831	**COVS GPC ASIA PACIFIC T/AS**			**$ 7,925.55**
.6831	Plant purchase/Parts	14/03/2025	E127717	$ 5,183.44
.6831	Plant purchase/Parts	31/03/2025	E128092	$ 2,742.11
.7859	**CS LEGAL THE PIER GROUP PTY LTD T/AS**			**$ 2,860.00**
.7859	Debt collection services	14/03/2025	E127753	$ 1,540.00
.7859	Debt collection services	31/03/2025	E128122	$ 1,320.00
.1677	**CSE CROSSCOM PTY LTD**			**$ 1,855.10**
.1677	Creative services and graphic design	14/03/2025	E127606	$ 1,855.10
.8547	**CURULLI PLUMBING ITALIAN JOB (WA) PTY LTD ATF D & L CURULLI TRUST T/AS**			**$ 2,210.18**
.8547	Landscaping services and supplies	31/03/2025	E128137	$ 2,210.18
.7389	**DAN MCCABE MCCABE, DANIEL T/AS**			**$ 6.00**
.7389	Photography	14/03/2025	E127738	$ 6.00
.2131	**DATA#3 LIMITED**			**$ 32,323.63**
.2131	IT software/licensing and maintenance	14/03/2025	E127611	$ 7,068.47
.2131	IT software/licensing and maintenance	31/03/2025	E127997	$ 25,255.16
.4067	**DATACOM SYSTEMS (AU) PTY LTD - WA DIVISION**			**$ 1,081.42**
.4067	IT software/licensing and maintenance	31/03/2025	E128026	$ 1,081.42
.0101	**DAVID GRAY & CO PTY LTD**			**$ 6,633.00**
.0101	Bin supply	31/03/2025	E127954	$ 6,633.00
.1615	**DELL AUSTRALIA PTY LTD**			**$ 411.58**
.1615	IT software/licensing and maintenance	31/03/2025	E127993	$ 411.58
.4051	**DEPARTMENT OF FIRE AND EMERGENCY SERVICES**			**$ 935,420.45**
.4051	Regulatory fees and government charges - ESL Remittance	31/03/2025	E128024	$ 935,420.45
.1918	**DEPARTMENT OF TRANSPORT WA**			**$ 2,970.15**
.1918	vehicle and trailer searches	14/03/2025	E127608	$ 154.05
.1918	vehicle and trailer searches	31/03/2025	E127994	$ 2,816.10

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.8141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$ 6,600.00**
.8141	Marketing and communication services	31/03/2025	E128126	$ 6,600.00
.9153	**DIGITAL WATER SOLUTIONS PTY LTD**			**$ 3,300.00**
.9153	IT software/licensing and maintenance	14/03/2025	E127801	$ 3,300.00
.4256	**DIRECT COFFEE SUPPLIES PTY LTD**			**$ 1,520.00**
.4256	Catering services and supplies	14/03/2025	E127647	$ 1,280.00
.4256	Catering services and supplies	31/03/2025	E128031	$ 240.00
.6541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$ 17,386.60**
.6541	Architectural and design services	31/03/2025	E128076	$ 17,386.60
.0213	**DORMAKABA AUSTRALIA PTY LTD**			**$ 742.50**
.0213	Maintenance and services	31/03/2025	E127959	$ 742.50
.6693	**DOWSING GROUP PTY LTD**			**$ 129,749.94**
.6693	Roads and paving supplies - quarry products and rubble	14/03/2025	E127711	$ 28,258.23
.6693	Roads and paving supplies - quarry products and rubble - Marmion Reserve	31/03/2025	E128084	$ 101,491.71
.8474	**DP STAMPALIA STAMPALIA, DARREN PHILLIP & DP EARTHMOVING WA T/AS**			**$ 17,622.00**
.8474	Plant hire	14/03/2025	E127774	$ 17,622.00
.3309	**DRAINFLOW SERVICES PTY LTD**			**$ 49,098.50**
.3309	Drainage services	14/03/2025	E127630	$ 20,328.00
.3309	Drainage services	31/03/2025	E128013	$ 28,770.50
.6794	**DURACRAFT ACCIDENT REPAIR CENTRE DURACRAFT PTY LTD T/AS**			**$ 6,062.76**
.6794	Vehicle Repairs and Maintenance	14/03/2025	E127715	$ 6,062.76
.0986	**E & MJ ROSHER PTY LTD**			**$ 1,543.40**
.0986	Plant purchase/Parts	31/03/2025	E127975	$ 1,543.40
.5898	**EBSCO AUSTRALIA SUBSCRIPTION SERVICES EBSCO INTERNATIONAL INC T/AS**			**$ 1,474.35**
.5898	Digital subscription	14/03/2025	E127677	$ 1,474.35

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4756	**ECO RESOURCES PTY LTD THE TRUSTEE FOR THE M & S UNIT TRUST T/AS**			**$**	**8,443.43**
.4756	Landfill management services	14/03/2025	E127655	$	1,276.27
.4756	Landfill management services	31/03/2025	E128036	$	7,167.16
.2721	**ECOBURBIA THE TRUSTEE FOR SOUTH BEACH ECO TRUST T/AS**			**$**	**1,430.00**
.2721	External training courses	31/03/2025	E128005	$	1,430.00
.9101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**11,126.50**
.9101	Electricity Infrastructure Maintenance or Installation	31/03/2025	E128151	$	11,126.50
.6445	**ELEMENT ADVISORY PTY LTD**			**$**	**56,713.91**
.6445	Architectural and design services - Consultancy reviews	14/03/2025	E127698	$	10,411.48
.6445	Architectural and design services - Consultancy reviews	31/03/2025	E128071	$	46,302.43
.6230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**2,101.53**
.6230	Locksmith supplies and services	14/03/2025	E127687	$	366.56
.6230	Locksmith supplies and services	31/03/2025	E128063	$	1,734.97
.9514	**ELLA JEAN NAPIER**			**$**	**400.00**
.9514	Photography	14/03/2025	E127818	$	400.00
.7101	**ELLIOTTS FILTRATION ELLIOTTS IRRIGATION PTY LTD T/AS**			**$**	**1,427.36**
.7101	Irrigation and watering systems	14/03/2025	E127728	$	649.00
.7101	Irrigation and watering systems	31/03/2025	E128105	$	778.36
.1380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**76,253.77**
.1380	Building construction materials and services	14/03/2025	E127597	$	27,928.49
.1380	Building construction materials and services	31/03/2025	E127989	$	48,325.28
.0091	**ENGINE PROTECTION EQUIPMENT**			**$**	**5,327.71**
.0091	Repairs and parts as required	31/03/2025	E127953	$	5,327.71
.7316	**ENSIGN SERVICES (AUST.) PTY. LTD**			**$**	**224.93**
.7316	Laundering and dry cleaning	14/03/2025	E127737	$	224.93

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4541	**ENVIRO SWEEP EWCS UNIT TRUST T/AS**			**$**	**2,200.00**
.4541	Street sweeping services	14/03/2025	E127652	$	2,200.00
.8255	**ENVIROCARE SYSTEMS ENVIROCARE SYSTEMS PTY LTD T/AS**			**$**	**381.15**
.8255	Janitorial and cleaning products	31/03/2025	E128130	$	381.15
.2300	**ENVIRONMENTAL HEALTH AUSTRALIA (WA) INCORPORATED**			**$**	**3,770.00**
.2300	Environmental consultancy services	31/03/2025	E128000	$	3,770.00
.9332	**ENVIROPATH PTY LTD**			**$**	**7,517.68**
.9332	Street sweeping services	31/03/2025	E128167	$	7,517.68
.7227	**ERIN COATES**			**$**	**52.50**
.7227	Library Expenses	14/03/2025	E127731	$	52.50
.4652	**ESPRESSO WORKS FASTCITY PTY LTD T/AS**			**$**	**381.70**
.4652	Catering services and supplies	31/03/2025	E128035	$	381.70
.6989	**ESSENTIAL COFFEE PTY LTD**			**$**	**270.09**
.6989	Facilities management services	31/03/2025	E128099	$	270.09
.0159	**EUROPCAR WA ILHA PTY LTD T/AS**			**$**	**567.18**
.0159	Car hire	14/03/2025	E127577	$	567.18
.9543	**EVENT FLOORING WA BILLABONG MOBILE ACCOMMODATION PTY LTD T/AS**			**$**	**1,790.80**
.9543	Event equipment hire	31/03/2025	E128176	$	1,790.80
.9560	**EVERARD ADVISORY DELWYN JAY EVERARD T/AS**			**$**	**2,579.50**
.9560	Legal and conveyancing services	14/03/2025	E127823	$	2,579.50
.9631	**EZEKIEL HARRY PADMANABHAM**			**$**	**840.00**
.9631	Community events	31/03/2025	E128190	$	840.00
.7626	**F.T.F EARTHMOVING & TRANSPORT F.T.F TRANSPORT PTY LTD T/AS**			**$**	**4,400.00**
.7626	Turf and Equipment	31/03/2025	E128116	$	4,400.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.7448	**FAIR PLAY SPORTS AND OUTDOOR**			**$**	**257.50**
.7448	Sport and recreation equipment	31/03/2025	E128111	$	257.50
.0531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**2,743.23**
.0531	Courier Charges	14/03/2025	E127585	$	1,457.94
.0531	Courier Charges	31/03/2025	E127968	$	1,285.29
.4774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**16,749.04**
.4774	Sport and recreation equipment	14/03/2025	E127656	$	12,275.97
.4774	Sport and recreation equipment	31/03/2025	E128037	$	4,473.07
.8338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**36,296.71**
.8338	Temporary labour	14/03/2025	E127769	$	5,691.98
.8338	Temporary labour	31/03/2025	E128132	$	30,604.73
.0204	**FLICK ANTICIMEX**			**$**	**671.67**
.0204	Hygiene services	10/03/2025	E127551	$	671.67
.9632	**FN FOCUS PTY LTD**			**$**	**1,500.00**
.9632	Community events	14/03/2025	E127830	$	1,500.00
.5369	**FOXTEL**			**$**	**350.00**
.5369	Cloud services	31/03/2025	E128047	$	350.00
.9559	**FREMANTLE PA HIRE TRAVERS ENTERPRISES PTY LTD T/AS**			**$**	**4,598.22**
.9559	Event equipment hire	31/03/2025	E128177	$	4,598.22
.8623	**FRONT RUNNER AVL PTY LTD**			**$**	**859.10**
.8623	Community events	14/03/2025	E127776	$	859.10
.6332	**FULL CIRCLE DESIGN SERVICES**			**$**	**15,180.00**
.6332	Environmental consultancy services	14/03/2025	E127694	$	15,180.00
.3227	**FULTON HOGAN INDUSTRIES PTY LTD**			**$**	**780,599.64**
.3227	Asphalt - Somerville Blvd	14/03/2025	E127629	$	780,599.64

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9537	**GAF TRAFFIC**			$	10,972.50
.9537	Traffic control services	14/03/2025	E127821	$	10,972.50
.6824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			$	27,285.50
.6824	Temporary labour	14/03/2025	E127716	$	18,089.50
.6824	Temporary labour	31/03/2025	E128091	$	9,196.00
.9072	**GLOBAL MARINE ENCLOSURES PTY LTD**			$	4,510.00
.9072	Outdoor furniture and shades and exercise equipment	14/03/2025	E127791	$	4,510.00
.7017	**GLYNIS BARBER COUNCILLOR**			$	3,038.33
.7017	Councillor expenses	14/03/2025	E127725	$	3,038.33
.5101	**GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS**			$	8,016.01
.5101	Graffiti removal services	14/03/2025	E127662	$	2,019.25
.5101	Graffiti removal services	31/03/2025	E128041	$	5,996.76
.9190	**GRASSTREES AUSTRALIA GRASSTREES AUSTRALIA (WA) PTY LTD T/AS**			$	2,744.50
.9190	Landscaping services and supplies	31/03/2025	E128155	$	2,744.50
.6874	**GREENHOUSE DESIGN STUDIOS ASHLEY JANE GREENHOUGH T/AS**			$	885.50
.6874	Marketing and communication services	14/03/2025	E127721	$	885.50
.9645	**HANNAH LOUISE PILLINGER**			$	600.00
.9645	Entertainers	31/03/2025	E128193	$	600.00
.9196	**HARRY PIKE PIKE, HARRISON GEORGE T/AS**			$	150.00
.9196	Entertainers	31/03/2025	E128157	$	150.00
.4312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			$	149,907.73
.4312	Temporary labour	14/03/2025	E127649	$	78,685.82
.4312	Temporary labour	31/03/2025	E128033	$	71,221.91
.9214	**HFM ASSET MANAGEMENT PTY LTD**			$	26,400.00
.9214	Business and management consulting and services	31/03/2025	E128160	$	26,400.00

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.1642	**HINDS SAND SUPPLIES**			**$**	**19,866.00**
.1642	Building construction materials and services	14/03/2025	E127604	$	19,866.00
.8472	**HOCKING HERITAGE AND ARCHITECTURE HOCKING PLANNING AND ARCHITECTURE T/AS**			**$**	**3,300.00**
.8472	Heritage services	31/03/2025	E128136	$	3,300.00
.9015	**HOLTY'S HIAB THE TRUSTEE FOR HOLT INVESTMENTS TRUST T/AS**			**$**	**528.00**
.9015	Rugby goal Installation - Tompkins Reserve	31/03/2025	E128145	$	528.00
.5489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			**$**	**75,184.12**
.5489	Irrigation and watering systems	14/03/2025	E127669	$	20,581.55
.5489	Irrigation and watering systems	31/03/2025	E128049	$	54,602.57
.0064	**HOST CORPORATION PTY LTD**			**$**	**1,789.92**
.0064	Catering services and supplies	31/03/2025	E127951	$	1,789.92
.8210	**IESHA WYATT**			**$**	**1,920.00**
.8210	Artists and artworks	14/03/2025	E127766	$	1,920.00
.0114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			**$**	**1,989.72**
.0114	General hardware and tools	14/03/2025	E127575	$	1,586.68
.0114	General hardware and tools	31/03/2025	E127955	$	403.04
.6016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			**$**	**13,588.08**
.6016	Temporary labour	14/03/2025	E127680	$	4,489.32
.6016	Temporary labour	31/03/2025	E128056	$	9,098.76
.6619	**INFOR GLOBAL SOLUTIONS (ANZ) PTY LIMITED SUNSYSTEMS SOFTWARE T/AS**			**$**	**343,095.50**
.6619	IT technical services - Annual Subscription renewal - Pathway	31/03/2025	E128080	$	343,095.50
.0009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**1,126.49**
.0009	Hygiene services	31/03/2025	E127946	$	1,126.49
.0236	**INSTANT WINDSCREENS THE TRUSTEE FOR TRANS AUSTRALIA TRUST T/AS**			**$**	**802.00**
.0236	Vehicle Repairs and Maintenance	14/03/2025	E127579	$	617.00
.0236	Vehicle Repairs and Maintenance	31/03/2025	E127961	$	185.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4326	**INTELIFE GROUP LIMITED**			**$**	**5,614.13**
.4326	Commercial cleaning	14/03/2025	E127650	$	5,614.13
.9591	**INTERFUZE PTY LTD**			**$**	**19,360.00**
.9591	IT project management and consultancy	31/03/2025	E128181	$	19,360.00
.7967	**JANE EDINGER COUNCILLOR**			**$**	**3,038.33**
.7967	Councillor expenses	14/03/2025	E127759	$	3,038.33
.9073	**JANE LOUISE HEBITON**			**$**	**200.00**
.9073	Artists and artworks	31/03/2025	E128148	$	200.00
.9633	**JASON PHU**			**$**	**1,750.00**
.9633	Artists and artworks	14/03/2025	E127831	$	1,750.00
.5542	**JCB CONSTRUCTION EQUIPMENT AUSTRALIA CFC HOLDINGS PTY LTD T/AS**			**$**	**283.39**
.5542	Plant purchase/Parts	14/03/2025	E127671	$	283.39
.7971	**JENNIFER SPANBROEK COUNCILLOR**			**$**	**3,038.33**
.7971	Councillor expenses	14/03/2025	E127760	$	3,038.33
.6189	**JLF DRAFTING SERVICES FILDES, JENNIFER GAYE T/AS**			**$**	**360.00**
.6189	Architectural and design services	31/03/2025	E128062	$	360.00
.9600	**JOHN LE CRAS & ASSOCIATES PTY LTD**			**$**	**11,035.89**
.9600	Public relations	31/03/2025	E128183	$	11,035.89
.8546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			**$**	**184.50**
.8546	Artists and artworks	14/03/2025	E127775	$	184.50
.9346	**KALYAKOORL PTY LTD**			**$**	**5,280.00**
.9346	Consulting services	14/03/2025	E127811	$	5,280.00
.6279	**KAREN WHEATLAND COUNCILLOR**			**$**	**4,983.74**
.6279	Councillor expenses	14/03/2025	E127689	$	4,983.74

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.2898	**KATHERINE MAIR COUNCILLOR**			**$ 9,621.75**
.2898	Councillor expenses	14/03/2025	E127623	$ 9,621.75
.6394	**KENNARDS HIRE PTY LTD**			**$ 9,475.58**
.6394	Event equipment hire	14/03/2025	E127696	$ 5,966.40
.6394	Event equipment hire	31/03/2025	E128069	$ 3,509.18
.8818	**KING UPHOLSTERY SERVICES KING, KEITH BRIAN T/AS**			**$ 1,881.00**
.8818	Other furniture	31/03/2025	E128142	$ 1,881.00
.9625	**KIRSTY LOUISE KIRSTY LOUISE DOHERTY T/AS**			**$ 2,000.00**
.9625	Entertainers	14/03/2025	E127829	$ 2,000.00
.6770	**KLEENIT PTY LTD**			**$ 2,138.84**
.6770	Graffiti removal services	14/03/2025	E127714	$ 165.00
.6770	Graffiti removal services	31/03/2025	E128089	$ 1,973.84
.8900	**KOMPAN PLAYSCAPE PTY LTD**			**$ 36,640.16**
.8900	Playground equipment and maintenance	14/03/2025	E127781	$ 36,640.16
.3208	**KOORI KIDS PTY LIMITED**			**$ 450.00**
.3208	Community events	31/03/2025	E128012	$ 450.00
.7064	**KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD**			**$ 7,643.65**
.7064	Printers and multifunction devices	14/03/2025	E127727	$ 2,567.15
.7064	Printers and multifunction devices	31/03/2025	E128103	$ 5,076.50
.8660	**LA PALETA**			**$ 1,738.80**
.8660	Food and beverages for resale	14/03/2025	E127777	$ 915.60
.8660	Food and beverages for resale	31/03/2025	E128138	$ 823.20
.9644	**LACHLAN MAXIME PAYET**			**$ 1,800.00**
.9644	Entertainers	31/03/2025	E128192	$ 1,800.00
.8635	**LADYBIRD ENTERTAINMENT**			**-$ 947.78**

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8635	Artists and artworks	4/03/2025	E127444	-$	947.78
.7292	**LAMINAR CAPITAL PTY. LTD**			**$**	**550.00**
.7292	Accounting and financial services	14/03/2025	E127735	$	550.00
.1115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**189.60**
.1115	Regulatory fees and government charges	31/03/2025	E127982	$	189.60
.0688	**LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS**			**$**	**782.32**
.0688	Laundering and dry cleaning	14/03/2025	E127587	$	782.32
.3716	**LEARNING HORIZONS THE HELEN HARDCASTLE TRUST T/AS**			**$**	**13,860.00**
.3716	Training services	31/03/2025	E128020	$	13,860.00
.4841	**LFA FIRST RESPONSE PTY LTD THE TRUSTEE FOR LFA UNIT TRUST T/AS**			**$**	**2,391.62**
.4841	Workplace health and safety services	14/03/2025	E127657	$	2,391.62
.0490	**LGISWA**			**$**	**1,250.00**
.0490	Insurance premiums	31/03/2025	E127967	$	1,250.00
.6451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**106,614.20**
.6451	Turf and Equipment - Pro turf NPK	14/03/2025	E127700	$	104,716.70
.6451	Turf and Equipment	31/03/2025	E128073	$	1,897.50
.9584	**LK ADVISORY PTY. LTD.**			**$**	**14,300.00**
.9584	Consulting services - Statutory Planning	14/03/2025	E127824	$	14,300.00
.5475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**63,302.58**
.5475	Landscaping services and supplies - City wide	14/03/2025	E127668	$	60,882.58
.5475	Landscaping services and supplies - City Wide	31/03/2025	E128048	$	2,420.00
.8367	**LO-GO APPOINTMENTS HELENE PTY LTD T/AS**			**$**	**16,681.55**
.8367	Recruitment expenses	14/03/2025	E127772	$	15,118.56
.8367	Recruitment expenses	31/03/2025	E128133	$	1,562.99
.0340	**MACRI PARTNERS THE TRUSTEE FOR THE MACRI PARTNERS TRUST T/AS**			**$**	**825.00**

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.0340	Auditing services	31/03/2025	E127962	$	825.00
.3607	**MAGNETISM ART & DESIGN DUGGAN, DANIEL ALLEN T/AS**			**$**	**3,177.00**
.3607	Community events	14/03/2025	E127637	$	3,177.00
.0141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			**$**	**2,196.11**
.0141	Repairs and parts as required	31/03/2025	E127957	$	2,196.11
.9614	**MANNY'S MUSIC SOUNDBAY PTY LTD T/AS**			**$**	**10,681.00**
.9614	Office and workplace supplies	14/03/2025	E127827	$	10,681.00
.6037	**MARQUEE MAGIC TUTAKI UNIT TRUST T/AS**			**$**	**7,392.00**
.6037	Event equipment hire	14/03/2025	E127681	$	5,596.00
.6037	Event equipment hire	31/03/2025	E128057	$	1,796.00
.4228	**MASTEC AUSTRALIA PTY LTD**			**$**	**4,387.10**
.4228	Bin supply	31/03/2025	E128030	$	4,387.10
.5232	**MATTHEW WOODALL COUNCILLOR**			**$**	**3,038.33**
.5232	Councillor expenses	14/03/2025	E127665	$	3,038.33
.9324	**MCLEODS LAWYERS PTY LTD**			**$**	**18,466.36**
.9324	Legal and conveyancing services	14/03/2025	E127809	$	11,832.48
.9324	Legal and conveyancing services	31/03/2025	E128166	$	6,633.88
.5207	**MEGA VISION AUSTRALIA PTY LTD**			**$**	**1,084.25**
.5207	AV equipment and cameras	31/03/2025	E128043	$	1,084.25
.0373	**MELVILLE COCKBURN CHAMBER OF COMMERCE INC**			**$**	**6,875.00**
.0373	Memberships	31/03/2025	E127964	$	6,875.00
.6519	**MELVILLE MAZDA INTEGRATED MANAGEMENT CONSULTANTS PTY LTD T/AS**			**$**	**85.00**
.6519	Repairs and parts as required	14/03/2025	E127703	$	85.00
.6638	**MELVILLE TOYOTA SERVCO AUSTRALIA MELVILLE PTY LTD T/AS**			**$**	**3,774.23**
.6638	Servicing and repairs as required	14/03/2025	E127709	$	1,405.97

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6638	Servicing and repairs as required	31/03/2025	E128082	$	2,368.26
.6161	**MEND CONSULTING PTY LTD**			**$**	**2,970.00**
.6161	Engineering consulting services	14/03/2025	E127686	$	2,970.00
.8209	**MERCHANDISING LIBRARIES PTY LTD**			**$**	**559.13**
.8209	Library Expenses	14/03/2025	E127765	$	559.13
.9616	**MESH DIRECT**			**$**	**820.60**
.9616	Street amenities supplies and services	31/03/2025	E128186	$	820.60
.9166	**MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD**			**$**	**110.00**
.9166	IT and telecommunications expenses	31/03/2025	E128154	$	110.00
.8997	**METAL ARTWORK BADGES D&L STUDIO PTY LTD T/AS**			**$**	**432.30**
.8997	Office equipment - Name Badges	14/03/2025	E127785	$	432.30
.9054	**MIDLAND MINI CRETE HIGGO NOMINEES PTY LTD T/AS**			**$**	**3,415.00**
.9054	Roads and paving supplies - concrete	14/03/2025	E127789	$	1,665.00
.9054	Roads and paving supplies - concrete	31/03/2025	E128147	$	1,750.00
.9613	**MIKTYSH SOLUTIONS THE TRUSTEE FOR THE SCHLOMAN B1 TRUST T/AS**			**$**	**32,670.00**
.9613	IT project management and consultancy - Ezescan	31/03/2025	E128185	$	32,670.00
.1480	**MILES NOEL NOEL, MILES FELIX T/AS**			**$**	**3,140.50**
.1480	Photography	14/03/2025	E127598	$	3,140.50
.8969	**MILLIYAAN ABORIGINAL SERVICES YARRAN, CYRIL T/AS**			**$**	**5,847.18**
.8969	Artists and artworks	14/03/2025	E127784	$	5,847.18
.9228	**MINIQUIP HIRE THE TRUSTEE FOR FENTON FAMILY TRUST T/AS**			**$**	**891.00**
.9228	Plant hire	31/03/2025	E128161	$	891.00
.6694	**MINTERELLISON**			**$**	**1,079.38**
.6694	Legal and conveyancing services	31/03/2025	E128085	$	1,079.38

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**3,170.96**
.8391	Playground equipment and maintenance	31/03/2025	E128134	$	3,170.96
.0086	**MISS MAUD TOWN INN PTY LTD T/AS**			**$**	**982.70**
.0086	Catering services and supplies	14/03/2025	E127574	$	159.55
.0086	Catering services and supplies	31/03/2025	E127952	$	823.15
.2865	**MMM WA PTY LTD**			**$**	**6,103.35**
.2865	Building construction materials and services	31/03/2025	E128007	$	6,103.35
.8768	**MODE DESIGN CORP PTY LTD**			**$**	**7,507.50**
.8768	Architectural and design services	14/03/2025	E127779	$	7,507.50
.7462	**MONAGHAN SURVEYING JOHN TIMOTHY MONAGHAN T/AS**			**$**	**2,560.00**
.7462	Surveyors	14/03/2025	E127742	$	1,280.00
.7462	Surveyors	31/03/2025	E128112	$	1,280.00
.9574	**MONIQUE EDITH LE LIEVRE**			**$**	**800.00**
.9574	Entertainers	31/03/2025	E128179	$	800.00
.5921	**MYSTERY CUSTOMER UNDERCOVER CUSTOMER PTY LTD T/AS**			**$**	**1,247.40**
.5921	Business and management consulting and services	14/03/2025	E127678	$	1,247.40
.9316	**NANI CREATIVE PTY LTD**			**$**	**990.00**
.9316	Advertising and media buy	14/03/2025	E127808	$	495.00
.9316	Advertising and media buy	31/03/2025	E128165	$	495.00
.4557	**NATIVE ARC INC**			**$**	**500.00**
.4557	Marketing materials and promotional items	14/03/2025	E127653	$	500.00
.7940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**74,692.90**
.7940	Bush regeneration - City Wide	14/03/2025	E127757	$	7,098.24
.7940	Bush regeneration - City Wide	31/03/2025	E128125	$	67,594.66
.6837	**NETSTAR AUSTRALIA PTY LTD**			**$**	**7,617.72**
.6837	Minor machinery	31/03/2025	E128093	$	7,617.72

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.6698	**NEVILLE JOSEPH COLLARD**			**$ 3,400.00**
.6698	Community events	31/03/2025	E128086	$ 3,400.00
.2969	**NICOLE ROBINS COUNCILLOR**			**$ 3,038.33**
.2969	Councillor expenses	14/03/2025	E127625	$ 3,038.33
.6515	**NON-ADVERTISING MARKETFORCE PTY LTD**			**$ 6,631.37**
.6515	eNews Costs	31/03/2025	E128075	$ 6,631.37
.7658	**NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS**			**$ 693.00**
.7658	Architectural and design services	14/03/2025	E127750	$ 693.00
.3408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$ 95,390.89**
.3408	Electrical and lighting maintenance supplies and services	14/03/2025	E127633	$ 29,203.70
.3408	Electrical and lighting maintenance supplies and services	31/03/2025	E128016	$ 66,187.19
.1020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$ 68,369.72**
.1020	Irrigation and watering systems	14/03/2025	E127591	$ 67,816.32
.1020	Irrigation and watering systems	31/03/2025	E127977	$ 553.40
.6916	**OBJECTIVE CORPORATION LIMITED**			**$ 44,731.71**
.6916	IT software/licensing and maintenance	31/03/2025	E128096	$ 44,731.71
.0607	**OFFICE OF STATE REVENUE DEPARTMENT OF FINANCE T/AS**			**$ 149.47**
.0607	Regulatory fees and government charges	31/03/2025	E127969	$ 149.47
.7050	**OFFICE OF THE AUDITOR GENERAL WA**			**$ 160,253.50**
.7050	Auditing services	31/03/2025	E128102	$ 160,253.50
.7543	**ON TAP PLUMBING & GAS PTY LTD**			**$ 40,899.94**
.7543	Plumbing maintenance supplies and services	14/03/2025	E127743	$ 26,891.51
.7543	Plumbing maintenance supplies and services	31/03/2025	E128114	$ 14,008.43
.7795	**OPEN HANDS CREATIVE SCHAAFSMA, MORGAN T/AS**			**$ 780.00**
.7795	Artists and artworks	31/03/2025	E128121	$ 780.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.3439	**OTIS ELEVATOR COMPANY PTY LTD**			**$**	**4,402.56**
.3439	Lift maintenance and services	14/03/2025	E127634	$	2,323.78
.3439	Lift maintenance and services	31/03/2025	E128017	$	2,078.78
.8676	**OVERDRIVE AUSTRALIA PTY LTD**			**$**	**8,800.00**
.8676	Library Stock	31/03/2025	E128139	$	8,800.00
.9607	**PAATSCH CONSULTING PTY LTD**			**$**	**38,105.10**
.9607	Sport and recreation subsidies	14/03/2025	E127826	$	38,105.10
.2629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**4,490.00**
.2629	Nursery supplies	14/03/2025	E127617	$	3,500.00
.2629	Nursery supplies	31/03/2025	E128003	$	990.00
.6488	**PARAMOUNT SECURITY SERVICES SILVERBACK ENTERPRISES PTY LTD T/AS**			**$**	**3,086.60**
.6488	Security services	14/03/2025	E127702	$	3,086.60
.9641	**PATRICK OSIAS**			**$**	**1,300.00**
.9641	Promotional videos	14/03/2025	E127833	$	1,300.00
.6091	**PAUL MOLONY COM EMPLOYEE**			**$**	**377.06**
.6091	Staff reimbursements	14/03/2025	E127682	$	360.00
.6091	Staff reimbursements	31/03/2025	E128058	$	17.06
.7866	**PAULINE LOGAN CONSULTING & ASSOCIATES**			**$**	**5,500.00**
.7866	Consulting services	14/03/2025	E127754	$	5,500.00
.0082	**PENSKE AUSTRALIA PTY LTD**			**$**	**1,883.71**
.0082	Vehicle Repairs and Maintenance	14/03/2025	E127573	$	1,883.71
.8339	**PEOPLESENSE BY ALTIUS PEOPLESENSE PTY LTS T/AS**			**$**	**5,850.89**
.8339	Workplace health and safety services	14/03/2025	E127770	$	5,850.89
.3681	**PERFEKT PTY LTD THE TRUSTEE FOR BERTRIKA TRUST & OTHERS T/AS**			**$**	**3,220.25**
.3681	IT technical services	31/03/2025	E128019	$	3,220.25

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9188	**PERTH BUBBLE TEA CART L PHAN & K.Y TRAN T/AS**			**$**	**2,722.00**
.9188	Food and beverages for resale	14/03/2025	E127803	$	2,722.00
.6305	**PERTH ENERGY PTY LTD**			**$**	**12,366.52**
.6305	Gas	14/03/2025	E127691	$	12,366.52
.9648	**PERTH GEOTECHNICS PTY LTD**			**$**	**2,860.00**
.9648	IT technical services	14/03/2025	E127834	$	2,860.00
.9498	**PERTH HIRE SHOP ROMANA INVESTMENTS PTY LTD T/AS**			**$**	**810.70**
.9498	Plant hire	14/03/2025	E127816	$	810.70
.9149	**PHASE 3 MAINTENANCE PTY LTD**			**$**	**5,478.00**
.9149	Landscape design and architecture services	14/03/2025	E127800	$	4,092.00
.9149	Landscape design and architecture services	31/03/2025	E128153	$	1,386.00
.9235	**PINEAPPLE FINGERS LEASK, MICHAEL T/AS**			**$**	**484.00**
.9235	Promotional videos	31/03/2025	E128162	$	484.00
.0413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**676.04**
.0413	Park maintenance charges	14/03/2025	E127582	$	676.04
.9407	**PLAY CHECK PTY LTD**			**$**	**605.00**
.9407	Playground equipment and maintenance	31/03/2025	E128171	$	605.00
.7416	**PLAYGROUND SAFETY INSPECTORS AUSTRALIA PTY LTD**			**$**	**2,365.00**
.7416	Playground inspections	14/03/2025	E127739	$	2,365.00
.7845	**POLYWELD TECH PTY LTD**			**$**	**1,790.00**
.7845	Training services	14/03/2025	E127752	$	1,790.00
.0461	**PORTER CONSULTING ENGINEERS THE TRUSTEE FOR THE CONSULTING ENGINEERING UNIT TRUST T/AS**			**$**	**12,650.00**
.0461	Engineering consulting services	14/03/2025	E127584	$	11,000.00
.0461	Engineering consulting services	31/03/2025	E127966	$	1,650.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8099	**PRINT AND SIGN CO**			**$**	**199.98**
.8099	Signage and sign writing	14/03/2025	E127762	$	199.98
.6558	**PROFESSIONAL SEARCH GROUP AUSTRALIA - PSG PROFESSIONAL SEARCH GROUP PTY LTD T/AS**			**$**	**16,804.17**
.6558	Temporary labour	14/03/2025	E127705	$	10,292.27
.6558	Temporary labour	31/03/2025	E128077	$	6,511.90
.0977	**QUALITY PRESS THE TRUSTEE FOR ALBA UNIT TRUST T/AS**			**$**	**297.00**
.0977	Outsourced printing	31/03/2025	E127974	$	297.00
.6280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**120,426.37**
.6280	Roofing services - City Wide buildings	14/03/2025	E127690	$	44,359.50
.6280	Roofing services - City wide buildings	31/03/2025	E128065	$	76,066.87
.9618	**QUESADA PTY LTD**			**$**	**484.00**
.9618	Community services and respite	14/03/2025	E127828	$	484.00
.7236	**RAWLINSONS (W.A) RAWLINSON ROBERTS & PARTNERS UNITTRUST T/AS**			**$**	**10,890.00**
.7236	Surveyors - LeisureFit Booragoon	14/03/2025	E127733	$	3,630.00
.7236	Surveyors - LeisureFit Booragoon	31/03/2025	E128108	$	7,260.00
.9619	**RECOVERY PARTNERS THE TRUSTEE FOR BROWN BROWN LLOYD UNIT TRUST T/AS**			**$**	**1,573.00**
.9619	Workplace health and safety services	31/03/2025	E128187	$	1,573.00
.7445	**REINO INTERNATIONAL PTY LIMITED**			**$**	**20,814.64**
.7445	Parking meters	14/03/2025	E127741	$	20,814.64
.9397	**RENASCENT WESTERN AUSTRALIA PTY LIMITED**			**$**	**202,729.30**
.9397	Building construction materials and services - Blue Gum Community Centre	31/03/2025	E128170	$	202,729.30
.0979	**RENTOKIL INITIAL PTY LTD**			**$**	**2,952.99**
.0979	Hygiene services	14/03/2025	E127589	$	2,952.99
.2203	**RESOURCE RECOVERY GROUP**			**$**	**604,962.68**
.2203	Other waste expenses	14/03/2025	E127612	$	604,962.68

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**20,385.57**
.6853	Road line marking	14/03/2025	E127718	$	3,602.50
.6853	Road line marking	31/03/2025	E128094	$	16,783.07
.7232	**RICHARD OFFEN**			**$**	**50.00**
.7232	Library Expenses	14/03/2025	E127732	$	50.00
.0703	**RICOH AUSTRALIA PTY LTD**			**$**	**138.03**
.0703	IT and telecommunications expenses	31/03/2025	E127971	$	138.03
.0867	**ROBOWASH PTY LTD**			**$**	**605.00**
.0867	Water treatment services	14/03/2025	E127588	$	605.00
.9656	**ROSE KINGDOM-BARRON MUMMY'S PLASTICS T/AS**			**$**	**250.00**
.9656	Community events	31/03/2025	E128194	$	250.00
.7535	**ROSMECH SALES & SERVICES PTY LTD**			**$**	**188.25**
.7535	Repairs and parts as required	31/03/2025	E128113	$	188.25
.1532	**ROYAL LIFE SAVING SOCIETY WA INC**			**$**	**1,981.00**
.1532	Community events	14/03/2025	E127600	$	231.00
.1532	Community events	31/03/2025	E127992	$	1,750.00
.3986	**ROYAL WOLF AUSTRALIA UNITED RENTALS AUSTRALIA PTY LTD T/AS**			**$**	**995.79**
.3986	General hardware and tools	14/03/2025	E127641	$	995.79
.7182	**RTRFM 92.1 LTD**			**$**	**1,347.50**
.7182	Advertising and media buy	14/03/2025	E127729	$	1,347.50
.9658	**SAFEGUARDING TRAINING AUSTRALIA PTY LTD**			**$**	**1,200.00**
.9658	Training services	31/03/2025	E128195	$	1,200.00
.7878	**SALLY BOWER**			**$**	**82.50**
.7878	Community events	14/03/2025	E127755	$	82.50
.9626	**SAPIEN DYNAMICS THE TRUSTEE FOR TNT METTAM TRADING TRUST T/AS**			**$**	**5,500.00**

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9626	HR and workforce services	31/03/2025	E128188	$	5,500.00
.0615	**SATELLITE SECURITY SERVICES**			**$**	**2,147.69**
.0615	Security systems/Monitoring	14/03/2025	E127586	$	110.00
.0615	Security systems/Monitoring	31/03/2025	E127970	$	2,037.69
.2955	**SAVI SOUND AUDIO VISUAL INTERGRATION SYSTEMS RISUCCI, DOMENIC T/AS**			**$**	**1,013.10**
.2955	AV equipment and cameras	14/03/2025	E127624	$	1,013.10
.6160	**SCAPE-ISM PTY LTD THE TRUSTEE FOR REES FAMILY TRUST T/AS**			**$**	**11,400.00**
.6160	Artists and artworks	14/03/2025	E127685	$	1,500.00
.6160	Artists and artworks	31/03/2025	E128061	$	9,900.00
.0911	**SCOTT PRINTERS PTY LTD**			**$**	**2,949.10**
.0911	Outsourced printing	31/03/2025	E127973	$	2,949.10
.9444	**SECURE FENCING WA**			**$**	**2,852.00**
.9444	Building maintenance and services	14/03/2025	E127814	$	1,300.00
.9444	Building maintenance and services	31/03/2025	E128172	$	1,552.00
.6677	**SECURITY MANAGMENT AUSTRALASIA PTY LTD**			**$**	**1,237.50**
.6677	Security systems/Monitoring	14/03/2025	E127710	$	1,237.50
.9502	**SERVO CLEAN PTY LTD**			**$**	**2,931.50**
.9502	Commercial cleaning	14/03/2025	E127817	$	2,931.50
.7565	**SHAW GRADING & CONTRACTING PTY LTD**			**$**	**9,490.25**
.7565	Plant hire	14/03/2025	E127744	$	9,490.25
.6982	**SHERWOOD FLOORING PTY LTD**			**$**	**11,580.14**
.6982	Carpets and other floor coverings	31/03/2025	E128098	$	11,580.14
.9563	**SHONA ELIZABETH ERSKINE**			**$**	**3,300.00**
.9563	Workplace health and safety services	31/03/2025	E128178	$	3,300.00
.7882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**17,262.26**

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.7882	Playground equipment and maintenance	14/03/2025	E127756	$	6,459.20
.7882	Playground equipment and maintenance	31/03/2025	E128123	$	10,803.06
.6447	**SIGMA TELFORD GROUP CROMAG PTY LTD T/AS**			**$**	**15,742.14**
.6447	Water chemicals	14/03/2025	E127699	$	9,764.39
.6447	Water chemicals	31/03/2025	E128072	$	5,977.75
.5122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**19,422.87**
.5122	Building construction materials and services	14/03/2025	E127663	$	19,422.87
.4214	**SLATER GARTRELL SPORTS ATF GARTRELL FAMILY TRUST T/AS**			**$**	**1,089.00**
.4214	Sport and recreation equipment	14/03/2025	E127645	$	1,089.00
.6407	**SLAVIN ARCHITECTS PTY LTD**			**$**	**1,595.00**
.6407	Engineering consulting services	14/03/2025	E127697	$	1,595.00
.4934	**SOILS AINT SOILS SPLENDID ENTERPRISES PTY LTD T/AS**			**$**	**462.00**
.4934	Landscaping services and supplies	31/03/2025	E128039	$	462.00
.8872	**SOLAIR GROUP SOLAIR GROUP PTY LTD T/AS**			**$**	**28,314.00**
.8872	Construct install box for aerator FB	14/03/2025	E127780	$	28,314.00
.9532	**SOLO 2 PTY LTD THERAQUATICS T/AS**			**$**	**691.43**
.9532	Sport and recreation equipment	14/03/2025	E127820	$	691.43
.7595	**SONIC HEALTHPLUS SONIC HEALTHPLUS PTY LTD**			**$**	**2,028.40**
.7595	Medical expenses	14/03/2025	E127747	$	2,028.40
.9139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,038.33**
.9139	Councillor expenses	14/03/2025	E127799	$	3,038.33
.6324	**SOURCE SEPARATION SYSTEMS PTY LTD**			**$**	**4,395.09**
.6324	Bin supply	31/03/2025	E128066	$	4,395.09
.5327	**SOUTH SHORE SWIMMING CLUB INC.**			**$**	**12,554.03**
.5327	Swim Coach Services	31/03/2025	E128045	$	12,554.03

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.3969	**SPANDEX ASIA PACIFIC PTY LTD**			**$ 1,113.27**
.3969	Signage and sign writing	14/03/2025	E127640	$ 1,113.27
.7813	**SPECTRUM ARTS B MITCHELL & G MITCHELL T/AS**			**$ 220.00**
.7813	Artists and artworks	14/03/2025	E127751	$ 220.00
.2751	**SPORTS TURF ASSOCIATION WA**			**$ 275.00**
.2751	Corporate memberships	14/03/2025	E127619	$ 275.00
.4153	**SPORTSWORLD OF WA THE TRUSTEE FOR SPORTSWORLD UNIT TRUST T/AS**			**$ 1,564.20**
.4153	Sport and recreation equipment	14/03/2025	E127643	$ 1,009.80
.4153	Sport and recreation equipment	31/03/2025	E128028	$ 554.40
.1220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			**$ 3,905.18**
.1220	External training courses	14/03/2025	E127596	$ 474.18
.1220	External training courses	31/03/2025	E127987	$ 3,431.00
.6617	**STATE WIDE TURF SERVICES JERRA NOMINEES PTY LTD & NB NORRISH PTY LTD T/AS**			**$ 138,534.00**
.6617	Turf and Equipment - City Wide	14/03/2025	E127707	$ 86,174.00
.6617	Turf and Equipment - City Wide	31/03/2025	E128079	$ 52,360.00
.6476	**STATEWIDE PUMP SERVICES**			**$ 627.00**
.6476	Sewerage expenses	14/03/2025	E127701	$ 275.00
.6476	Sewerage expenses	31/03/2025	E128074	$ 352.00
.7687	**STEANN PTY LTD STEAN PTY LTD T/F THE GROOTE FAMILY TRUST T/AS**			**$ 8,415.00**
.7687	Building construction materials and services	31/03/2025	E128120	$ 8,415.00
.9661	**STEVEN DAVID AITON**			**$ 99.00**
.9661	Artists and artworks	31/03/2025	E128196	$ 99.00
.9593	**STORMBOX GLOBAL1 PTY LTD T/AS**			**$ 462.00**
.9593	Advertising and media buy	31/03/2025	E128182	$ 462.00
.7635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			**$ 1,393.45**

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.7635	Landscaping services and supplies	10/03/2025	E127552	$	601.72
.7635	Landscaping services and supplies	14/03/2025	E127748	$	601.72
.7635	Landscaping services and supplies	31/03/2025	E128118	$	190.01
.9524	**STRIVE CIVIL ENGINEERS PTY LTD**			**$**	**150,088.99**
.9524	Engineering consulting services - Frederick Baldwin Foot path	14/03/2025	E127819	$	139,880.99
.9524	Engineering consulting services - Frederick Baldwin Foot path	31/03/2025	E128175	$	10,208.00
.1956	**STRUCTERRE CONSULTING ENGINEERS YOUNG PURICH & HIGHAM UNIT TRUST T/AS**			**$**	**3,564.00**
.1956	Engineering consulting services	14/03/2025	E127609	$	3,564.00
.5875	**SUPERCRANE SERVICE PARTS & TRAINING PTY LTD**			**$**	**669.24**
.5875	Plant maintenance	14/03/2025	E127676	$	334.62
.5875	Plant maintenance	31/03/2025	E128053	$	334.62
.3539	**SUPERIOR PAK PTY LTD**			**$**	**1,591.79**
.3539	Repairs and parts as required	14/03/2025	E127636	$	1,591.79
.1015	**SUSSEX INDUSTRIES HALKOT PTY LTD T/AS**			**$**	**511.50**
.1015	Surveyors	14/03/2025	E127590	$	511.50
.9289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			**$**	**748.00**
.9289	Landscaping services and supplies	31/03/2025	E128164	$	748.00
.9112	**SWAN TAXIS PTY LTD**			**$**	**116.79**
.9112	Taxis	31/03/2025	E128152	$	116.79
.6605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			**$**	**379,834.95**
.6605	Electricity	14/03/2025	E127706	$	280,999.51
.6605	Electricity	31/03/2025	E128078	$	98,835.44
.1137	**T J DEPIAZZI & SONS THE TRUSTEE FOR SILVERSPRING TRUST T/AS**			**$**	**4,930.48**
.1137	Landscaping services and supplies	14/03/2025	E127593	$	3,659.15
.1137	Landscaping services and supplies	31/03/2025	E127983	$	1,271.33
.2856	**TACTILE INDICATORS (PERTH) PTY LTD**			**$**	**6,393.00**

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.2856	Paving supplies and services	14/03/2025	E127622	$	5,118.00
.2856	Paving supplies and services	31/03/2025	E128006	$	1,275.00
.8756	**TANGO INFORMATION TECHNOLOGY PTY**			**$**	**24,500.30**
.8756	IT project management and consultancy	31/03/2025	E128140	$	24,500.30
.6881	**TASTY FRESH PTY LTD**			**$**	**54.60**
.6881	Food and beverages for resale	14/03/2025	E127722	$	54.60
.8917	**TEAM GLOBAL EXPRESS PTY LTD**			**$**	**231.57**
.8917	Couriers	14/03/2025	E127783	$	231.57
.6341	**TECHNOGYM AUSTRALIA PTY LTD**			**$**	**2,774.33**
.6341	Sport and recreation equipment	14/03/2025	E127695	$	1,303.15
.6341	Sport and recreation equipment	31/03/2025	E128068	$	1,471.18
.8870	**TECHNOLOGY ONE LIMITED**			**$**	**4,730.00**
.8870	IT software/licensing and maintenance	31/03/2025	E128143	$	4,730.00
.9372	**TELSTRA LIMITED**			**$**	**4,691.00**
.9372	Telecommunication services	31/03/2025	E128169	$	4,691.00
.6307	**TENDERLINK.COM ILLION AUSTRALIA PTY T/AS**			**$**	**237.61**
.6307	Advertising and media buy	14/03/2025	E127692	$	237.61
.9128	**TERRENCE TECK SUN LEE COUNCILLOR**			**$**	**3,038.33**
.9128	Councillor expenses	14/03/2025	E127796	$	3,038.33
.6432	**THE ENVIRONMENTAL PRINTING COMPANY THE TRUSTEE FOR CAMPBELL FAMILY TRUST T/AS**			**$**	**1,474.00**
.6432	Outsourced printing	31/03/2025	E128070	$	1,474.00
.7883	**THE FAMILY PLANNING ASSOCIATION OF WA INC**			**$**	**550.00**
.7883	Workplace health and safety services	31/03/2025	E128124	$	550.00
.9558	**THE LAWNCARE MAN ANJALIE GROUP PTY LTD**			**$**	**13,681.80**
.9558	Park maintenance charges	14/03/2025	E127822	$	13,681.80

CONFIRMED

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.7655	**THE NAPPY GURU KAMALIKA ANDREWS T/AS**			**$ 1,000.00**
.7655	Community events	14/03/2025	E127749	$ 1,000.00
.9367	**THE REAL GOOD COMPANY PTY LTD**			**$ 830.00**
.9367	Workplace health and safety services	31/03/2025	E128168	$ 830.00
.8311	**THE TRUSTEE FOR GPS GEO GUARD TRUST**			**$ 5,593.50**
.8311	Security services	14/03/2025	E127767	$ 1,161.60
.8311	Security services	31/03/2025	E128131	$ 4,431.90
.2791	**THE WORM SHED**			**$ 880.00**
.2791	Waste expenses	14/03/2025	E127621	$ 880.00
.9213	**THOMAS NEWTON NEWTON, THOMAS ROBERT GEOFFREY T/AS**			**$ 399.00**
.9213	Event equipment hire	31/03/2025	E128159	$ 399.00
.9206	**THREE CHILLIES DESIGN PTY LTD**			**$ 52,135.82**
.9206	Landscape design and architecture services - Webber Reserve	14/03/2025	E127805	$ 25,764.99
.9206	Landscape design and architecture services - Webber Reserve	31/03/2025	E128158	$ 26,370.83
.2076	**TIGER TEK PTY LTD**			**$ 2,147.59**
.2076	General hardware and tools	14/03/2025	E127610	$ 1,652.59
.2076	General hardware and tools	31/03/2025	E127995	$ 495.00
.1019	**TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS**			**$ 48,285.29**
.1019	Light Vehicle purchase - Ford Ranger	31/03/2025	E127976	$ 48,285.29
.2528	**TNS PAYMENT PLATFORMS PTY LIMITED**			**$ 1,104.91**
.2528	Cash collection services	14/03/2025	E127616	$ 1,104.91
.7007	**TOMAS FITZGERALD COUNCILLOR**			**$ 3,038.33**
.7007	Councillor expenses	14/03/2025	E127724	$ 3,038.33
.8170	**TONE LIST TONE LIST INC. T/AS**			**$ 3,000.00**
.8170	Artists and artworks	31/03/2025	E128127	$ 3,000.00

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.2663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			**$**	**6,217.12**
.2663	Uniforms and corporate wardrobe	14/03/2025	E127618	$	2,753.01
.2663	Uniforms and corporate wardrobe	31/03/2025	E128004	$	3,464.11
.1622	**TOWN OF VICTORIA PARK**			**$**	**9,979.99**
.1622	Local Government	14/03/2025	E127602	$	9,979.99
.0214	**T-QUIP TURF EQUIPMENT SOLUTIONS TOCOJEPA PTY LTD T/AS**			**$**	**1,668.15**
.0214	Turf and Equipment	31/03/2025	E127960	$	1,668.15
.7037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$**	**322,336.75**
.7037	Arborists and tree services - City Wide	14/03/2025	E127726	$	137,179.14
.7037	Arborists and tree services - City Wide	31/03/2025	E128101	$	185,157.61
.4271	**TREE PLANTING & WATERING BARONESS HOLDINGS PTY LTD T/AS**			**$**	**104,345.49**
.4271	Arborists and tree services - City Wide	14/03/2025	E127648	$	71,853.73
.4271	Arborists and tree services - City Wide	31/03/2025	E128032	$	32,491.76
.5353	**TRILITY SOLUTIONS PTY LTD**			**$**	**1,706.23**
.5353	Other maintenance and services	14/03/2025	E127666	$	1,706.23
.4158	**TRITON ELECTRICAL CONTRACTORS PTY LTD**			**$**	**1,555.40**
.4158	Electrical and lighting maintenance supplies and services	14/03/2025	E127644	$	1,555.40
.7588	**TRUCK CENTRE WA PTY LTD**			**$**	**7,386.43**
.7588	Trucks - Repairs and Parts as required	14/03/2025	E127746	$	2,784.98
.7588	Trucks - Repairs and Parts as required	31/03/2025	E128115	$	4,601.45
.7195	**TRUCKLINE SPECIALIST WHOLESALERS PTY LTD T/AS**			**$**	**89.54**
.7195	Trucks - Repairs and Parts as required	31/03/2025	E128107	$	89.54
.8070	**UDLA UDLA PTY LTD ATF UDLA UNIT TRUST T/AS**			**$**	**1,297.45**
.8070	Landscape design and architecture services	14/03/2025	E127761	$	1,297.45
.4960	**ULTIMO CATERING & EVENTS PTY LTD**			**$**	**17,311.60**

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4960	Catering services and supplies	14/03/2025	E127660	$	6,669.35
.4960	Catering services and supplies	31/03/2025	E128040	$	10,642.25
.5458	**ULVERSCROFT LARGE PRINT BOOKS ULVERSCROFT LARGE PRINT (AUSTRALIA) PTY LTD T/AS**			**$**	**266.28**
.5458	Library Stock	14/03/2025	E127667	$	266.28
.1592	**UNITED FORKLIFT AND ACCESS SOLUTIONS UNITED EQUIPMENT PTY LIMITED T/AS**			**$**	**451.00**
.1592	Community events	14/03/2025	E127601	$	451.00
.9164	**UNITING GLOBAL PTY LTD**			**$**	**21,376.36**
.9164	Commercial cleaning	14/03/2025	E127802	$	21,376.36
.7674	**UNIVERUS SOFTWARE PTY LTD**			**$**	**682.00**
.7674	IT software/licensing and maintenance	31/03/2025	E128119	$	682.00
.6754	**URBAN ASSET SOLUTIONS PTY LTD**			**$**	**36,300.00**
.6754	Water treatment services	31/03/2025	E128088	$	36,300.00
.9087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**58,488.29**
.9087	General recycling	14/03/2025	E127792	$	58,488.29
.9089	**VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS**			**$**	**18,577.70**
.9089	Security systems/Monitoring	14/03/2025	E127793	$	11,908.10
.9089	Security systems/Monitoring	31/03/2025	E128150	$	6,669.60
.6683	**VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**24,978.18**
.6683	Data cabling services	31/03/2025	E128083	$	24,978.18
.4227	**VORGEE PTY LTD**			**$**	**3,197.70**
.4227	Swimming pool costs	14/03/2025	E127646	$	2,179.10
.4227	Swimming pool costs	31/03/2025	E128029	$	1,018.60
.8364	**WA FIRE PTY LTD**			**$**	**880.00**
.8364	Training services	14/03/2025	E127771	$	880.00
.3325	**WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS**			**$**	**3,452.79**

CONFIRMED

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.3325	Trucks - Repairs and Parts as required	14/03/2025	E127631	$	1,571.79
.3325	Trucks - Repairs and Parts as required	31/03/2025	E128014	$	1,881.00
.2334	**WATER CORPORATION**			**$**	**34,524.79**
.2334	Hydro	14/03/2025	E127615	$	19,549.95
.2334	Hydro	31/03/2025	E128002	$	14,974.84
.1195	**WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS**			**$**	**483.78**
.1195	Plant maintenance	14/03/2025	E127595	$	425.15
.1195	Plant maintenance	31/03/2025	E127986	$	58.63
.3473	**WC CONVENIENCE MANAGEMENT PTY LIMITED**			**$**	**2,011.66**
.3473	Maintenance and services	14/03/2025	E127635	$	2,011.66
.3112	**WEST COAST WATERFILTER MAN**			**$**	**1,617.00**
.3112	Catering services and supplies	31/03/2025	E128011	$	1,617.00
.6873	**WESTERN AUSTRALIA POLICE**			**$**	**36.00**
.6873	HR and workforce services	14/03/2025	E127720	$	18.00
.6873	HR and workforce services	31/03/2025	E128095	$	18.00
.2319	**WESTERN AUSTRALIAN LOCAL GOV ASSOC**			**$**	**1,963.50**
.2319	Local Government	14/03/2025	E127613	$	1,963.50
.1033	**WESTERN IRRIGATION PTY LTD**			**$**	**1,375.00**
.1033	Irrigation and watering systems	31/03/2025	E127978	$	1,375.00
.0311	**WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS**			**$**	**8,974.00**
.0311	Electricity	14/03/2025	E127580	$	8,974.00
.9085	**WESTERN STEEL & PIPE THE TRUSTEE FOR THE SMITH FAMILY TRUST T/AS**			**$**	**4,174.50**
.9085	Welders and metal fabrication products and services	31/03/2025	E128149	$	4,174.50
.4399	**WESTON ROAD SYSTEMS**			**$**	**1,650.00**
.4399	Traffic control services	14/03/2025	E127651	$	1,650.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.3782	**WEST-SURE GROUP**			**$**	**787.25**
.3782	Parking meters	31/03/2025	E128021	$	787.25
.9610	**WICKIE RAIE**			**$**	**1,014.00**
.9610	Community events	31/03/2025	E128184	$	1,014.00
.6956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$**	**144.49**
.6956	Electricity	31/03/2025	E128097	$	144.49
.3080	**WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD**			**$**	**15,037.88**
.3080	Landscaping services and supplies	31/03/2025	E128009	$	15,037.88
.1509	**WORKPOWER INCORPORATED**			**$**	**600.60**
.1509	Arborists and tree services	31/03/2025	E127990	$	600.60
.6328	**WORMALD AUSTRALIA PTY LTD**			**$**	**12,021.71**
.6328	Fire equipment and maintenance services	14/03/2025	E127693	$	9,143.58
.6328	Fire equipment and maintenance services	31/03/2025	E128067	$	2,878.13
.7103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**			**$**	**1,199.00**
.7103	Hygiene services	31/03/2025	E128106	$	1,199.00
.7633	**WREN OIL THE TRUSTEE FOR WREN FAMILY TRUST T/AS**			**$**	**385.00**
.7633	Waste collection and disposal	31/03/2025	E128117	$	385.00
.4959	**YELAKITJ MOORT NYUNGAR ASSOCIATION INC. - MARIE TAYLOR**			**$**	**500.00**
.4959	Entertainers	14/03/2025	E127659	$	500.00
.5845	**YOUTH AFFAIRS COUNCIL OF WA YOUTH AFFAIRS COUNCIL OF WESTERN AUSTRALIA INC. T/AS**			**$**	**6,100.60**
.5845	Community services and respite	14/03/2025	E127675	$	6,100.60
.9492	**ZALE CONSULTING ZALE PTY LTD T/AS**			**$**	**2,750.00**
.9492	HR and workforce services	14/03/2025	E127815	$	2,750.00
.9066	**ZALI REBECCA MORGAN**			**$**	**1,407.67**
.9066	Artists and artworks	14/03/2025	E127790	$	1,407.67

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
.9129	**ZHI HOONG LIM COUNCILLOR**				**$**	**3,038.33**
.9129	Councillor expenses		14/03/2025	E127797	$	3,038.33
.1045	**ZIPFORM PTY LTD**				**$**	**5,002.93**
.1045	Outsourced printing		31/03/2025	E127979	$	5,002.93
.3023	**ZIRCODATA PTY LTD**				**$**	**3,000.26**
.3023	Document storage and archive		14/03/2025	E127627	$	3,000.26
9996	**SUNDRY TRUST CREDITOR**				**$**	**58,900.00**
9996	A1 Pools	Verge Bond Refund	13/03/2025	E127555	$	1,900.00
9996	Innova Builders (Wa) Pty Ltd	Verge Bond Refund	13/03/2025	E127556	$	1,900.00
9996	Mr K A Cummings	Verge Bond Refund	13/03/2025	E127557	$	1,900.00
9996	Jfk Custom Homes	Verge Bond Refund	13/03/2025	E127558	$	1,900.00
9996	Ms K D Culverhouse	Verge Bond Refund	13/03/2025	E127559	$	1,900.00
9996	L Wisdom	Verge Bond Refund	13/03/2025	E127560	$	1,900.00
9996	Guilbert Building Co Pty Ltd	Verge Bond Refund	13/03/2025	E127561	$	1,900.00
9996	Four Roses WA Pty Ltd	Verge Bond Refund	13/03/2025	E127562	$	1,900.00
9996	Spinifex Sheds	Verge Bond Refund	13/03/2025	E127563	$	1,900.00
9996	Perth Patio Magic Pty Ltd	Verge Bond Refund	13/03/2025	E127564	$	1,900.00
9996	Goldlight Asset Pty Ltd	Verge Bond Refund	13/03/2025	E127565	$	1,900.00
9996	Abel Roofing & Patios	Verge Bond Refund	13/03/2025	E127566	$	1,900.00
9996	Patio and Shed Approvals	Verge Bond Refund	13/03/2025	E127567	$	1,900.00
9996	Perth Patio Magic Pty Ltd	Verge Bond Refund	13/03/2025	E127568	$	1,900.00
9996	Multiplex Constructions Pty Ltd	Verge Bond Refund	27/03/2025	E127929	$	1,900.00
9996	Barrier Reef Pools	Verge Bond Refund	27/03/2025	E127930	$	1,900.00
9996	Ashmy Pty Ltd	Verge Bond Refund	27/03/2025	E127931	$	1,900.00
9996	Mr C H Ong	Verge Bond Refund	27/03/2025	E127932	$	1,900.00
9996	WB Homes	Verge Bond Refund	27/03/2025	E127933	$	1,900.00
9996	WB Homes	Verge Bond Refund	27/03/2025	E127934	$	1,900.00
9996	Dale Alcock Homes	Verge Bond Refund	27/03/2025	E127935	$	1,900.00
9996	Team Building Group (Wa) Pty Ltd	Verge Bond Refund	27/03/2025	E127936	$	1,900.00
9996	A R T Acuna	Verge Bond Refund	27/03/2025	E127937	$	1,900.00
9996	Empyrean Build	Verge Bond Refund	27/03/2025	E127938	$	1,900.00
9996	Mrs C O Lee	Verge Bond Refund	27/03/2025	E127939	$	1,900.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19996	Ms W F Tingley	Verge Bond Refund	27/03/2025	E127940	$	1,900.00
19996	Mr M M Jones	Verge Bond Refund	27/03/2025	E127941	$	1,900.00
19996	Patio and Shed Approvals	Verge Bond Refund	27/03/2025	E127942	$	1,900.00
19996	Ms A Chen	Verge Bond Refund	27/03/2025	E127943	$	1,900.00
19996	Civil Con Holdings Pty Ltd	Verge Bond Refund	27/03/2025	E127944	$	1,900.00
19996	Patio and Shed Approvals	Verge Bond Refund	27/03/2025	E127945	$	1,900.00
19998	**SUNDRY EFT CREDITOR**				**$**	**68,567.01**
19998	Anika Kalotay	Cancelled Payment	4/03/2025	E127518	-$	58.50
19998	K E Deubert	Cancelled Payment	4/03/2025	E127512	-$	855.33
19998	K E Deubert	2024/25 rebate refund to previous owner	14/03/2025	E127835	$	855.33
19998	Anika Kalotay	Goolugatup Shop Sales - Jan 2025	14/03/2025	E127836	$	58.50
19998	Barbara Foster	Age Friendly Melville Assistance - AFM313 - Security	14/03/2025	E127837	$	300.00
19998	Michael Childs	Staff Reimbursement - Parking	14/03/2025	E127838	$	36.00
19998	P & D Sanders	Rates Refund previous owner overpaid	14/03/2025	E127839	$	2,618.91
19998	M M Liebenberg	Bond Refund Wireless Hill - 22/02	14/03/2025	E127840	$	333.00
19998	Ledger Campbell	Cloth Nappy Rebate	14/03/2025	E127841	$	100.00
19998	Terry Morich	Welcome to country - Art Club 25/02	14/03/2025	E127842	$	600.00
19998	Kelli Featherstone	Staff Reimbursement - Morning Tea	14/03/2025	E127843	$	112.87
19998	K H White and L D Aydon	Sterilisation Refund	14/03/2025	E127844	$	100.00
19998	Wendy Cometti	Rates Refund - Overpayment	14/03/2025	E127845	$	625.10
19998	J Maxfield	Rates Refund - Rebate for Previous owner	14/03/2025	E127846	$	855.33
19998	Thomas Stipinovic	Swim School Consumables	14/03/2025	E127847	$	28.52
19998	Sullivan Mcleod	DA-2024-1117 - Refund of overpayment	14/03/2025	E127848	$	167.00
19998	Advanced Patios	DA-2024-45 - Application Withdrawn	14/03/2025	E127849	$	147.00
19998	Richard Jarman	Age Friendly Melville - AFM302	14/03/2025	E127850	$	300.00
19998	Louie Cabutaje	Youth Steering Group - Feb 2025	14/03/2025	E127851	$	50.00
19998	Lauren Hardbottle	Youth Steering Group - Feb 2025	14/03/2025	E127852	$	50.00
19998	Oliver Lim	Youth Steering Group - Feb 2025	14/03/2025	E127853	$	50.00
19998	Sascha Finlay-Collins	Youth Steering Group - Feb 2025	14/03/2025	E127854	$	50.00
19998	Swan Estuary Reserves Action Group	Donation to SERAG	14/03/2025	E127855	$	2,200.00
19998	Zest hunter	Youth Steering Group - Feb 2025	14/03/2025	E127856	$	50.00
19998	Linda Swara	Age Friendly Melville - AFM303	14/03/2025	E127857	$	220.00
19998	Apex Building (Aus) Pty Ltd	Overpayment for application BA-2025-92	14/03/2025	E127858	$	12.00
19998	Apex Building (Aus) Pty Ltd	Overpayment for application BA-2025-93	14/03/2025	E127859	$	12.00
19998	Dale Arangio	Cancelled Payment	14/03/2025	E127860	$	300.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Edith Buirchell	Age Friendly Melville Assistance - AFM315 - Medical equipment	14/03/2025	E127861	$	222.35
19998	Michael and Janet D'Arcy	Age Friendly Melville Assistance - AFM322 AFM321 - Security door	14/03/2025	E127862	$	600.00
19998	Lynette Manfield	Age Friendly Melville Assistance - AFM319 - Security	14/03/2025	E127863	$	300.00
19998	Asha Mansharamani	Age Friendly Melville Assistance - AFM317 - technology	14/03/2025	E127864	$	289.00
19998	Hazelene D Retnam	Age Friendly Melville Assistance - AFM316 - Security	14/03/2025	E127865	$	300.00
19998	Jacqui Walker	Age Friendly Melville Assistance - AFM318 - security doors	14/03/2025	E127866	$	300.00
19998	Tom Lubin	Folder of attached receipts	14/03/2025	E127867	$	1,747.11
19998	Frank Caputi	Rates Refund Historic assessment credit due to cancel	14/03/2025	E127868	$	543.52
19998	Rebecca and Mark Exham	Rates Refund of overpayment	14/03/2025	E127869	$	411.40
19998	Tony Amoroso	Rates Refund of overpayment	14/03/2025	E127870	$	451.35
19998	Jintai Development (Aus) Pty Ltd	Rates Refund - cancellation of title refunded	14/03/2025	E127871	$	1,524.14
19998	Seow Sing Ng	Rates Refund - UGP Credit	14/03/2025	E127872	$	342.68
19998	Roadies Baskeball Club	Overpayment on 20/11/2023 - Debtor no 87	14/03/2025	E127873	$	257.34
19998	Andrew Varano	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127874	$	138.00
19998	Chloe Bartram	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127875	$	41.25
19998	Dominique Coiffait	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127876	$	41.25
19998	Gurjot Kaur	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127877	$	6.00
19998	Harris Waters	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127878	$	30.00
19998	Mayma Awaida	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127879	$	187.50
19998	Pascale Giorgi	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127880	$	37.50
19998	Rebecca Orchard and Rupert Thomas	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127881	$	30.00
19998	Scott Alexander	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127882	$	11.21
19998	Tia Tokic	Goolugatup Shop Sales - Feb 2025	14/03/2025	E127883	$	292.50
19998	Binasa Scanlan	Staff Reimbursement - flowers	14/03/2025	E127884	$	50.00
19998	Mark Roberts	Verge fees paid by owner BA-2024-1445	14/03/2025	E127885	$	2,000.00
19998	Valerie Elsbury	Age Friendly Melville Assistance - AFM314 - Security screens	14/03/2025	E127886	$	300.00
19998	Marcus Dickson	Catering - meeting/Aunty Marie Taylor	14/03/2025	E127887	$	40.55
19998	Garden Picket	Installation of boundary fence - Kishorn	14/03/2025	E127888	$	500.00
19998	D R Myors	Bond Refund - Bill Ellson Reserve -08/03	14/03/2025	E127889	$	110.00
19998	Addison Gonzalez	Cloth Nappy Rebate	14/03/2025	E127890	$	100.00
19998	Alex Lim	Worm Farm Rebate	14/03/2025	E127891	$	75.00
19998	Ocean Blu Developments Pty Ltd	BA-2024-961 - Overpayment Refund	14/03/2025	E127892	$	11.59
19998	Ben Livingston	Worm farm rebate	14/03/2025	E127893	$	75.00
19998	Bettina R Sinagra	Sustainability rebate	14/03/2025	E127894	$	44.37
19998	CircuitWest Inc	Annual Membership 24/25	14/03/2025	E127895	$	858.00
19998	Robert Loermans	Compost Bin Rebate	14/03/2025	E127896	$	50.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Constanza Cabargas	Cloth Nappy Rebate	14/03/2025	E127897	$	100.00
19998	Daleyza Chandler	Cloth Nappy Rebate	14/03/2025	E127898	$	100.00
19998	Ethan Frazier	Cloth nappy rebate	14/03/2025	E127899	$	99.98
19998	Hunter Francis	Cloth Nappy Rebate	14/03/2025	E127900	$	100.00
19998	Jodii Louise Laurence	Cloth Nappy Rebate	14/03/2025	E127901	$	96.44
19998	Kane Holt	Cloth Nappy Rebate	14/03/2025	E127902	$	100.00
19998	Kristen Nairn	Cloth Nappy Rebate	14/03/2025	E127903	$	100.00
19998	Lauren Andrews	Cloth Nappy Rebate	14/03/2025	E127904	$	100.00
19998	Mai Powdrill	Compost Bin Rebate	14/03/2025	E127905	$	50.00
19998	Meng Fandong	Compost Bin Rebate	14/03/2025	E127906	$	49.99
19998	Octavia Stevens	Cloth Nappy Rebate	14/03/2025	E127907	$	100.00
19998	Safiya Mostafa	Stallholder deposit - Refund MYC Market	14/03/2025	E127908	$	50.00
19998	Zoe Atkinson	Staff Reimbursement - Conference	14/03/2025	E127909	$	1,264.00
19998	Dora Zegrean	Staff Reimbursement - Study	14/03/2025	E127910	$	2,382.75
19998	Alexandra Gamble	Staff Reimbursement - damaged Socks/shoe	14/03/2025	E127911	$	260.00
19998	Peter Ferguson	Worm Farm Rebate	14/03/2025	E127912	$	75.00
19998	Molly Yap	Compost Bin Rebate	14/03/2025	E127913	$	50.00
19998	Raelynn Humphrey	Cloth Nappy Rebate	14/03/2025	E127914	$	100.00
19998	Jocelyn Tulagan Magalong	Rates Refund	14/03/2025	E127915	$	826.30
19998	Mandeepak Singh Gill	Rates Refund - Duplicate payment	14/03/2025	E127916	$	555.70
19998	Geok Eng Tay	Overpayment - Rates	14/03/2025	E127917	$	1,999.61
19998	Eric Cheng	Rates - Refund - overpayment	14/03/2025	E127918	$	1,699.29
19998	Royal Russell	Cloth Nappy Rebate	14/03/2025	E127919	$	100.00
19998	Ruprekha Woods	Cloth Nappy rebate	14/03/2025	E127920	$	100.00
19998	Stephanie Chow	Sustainability Rebate	14/03/2025	E127921	$	50.00
19998	Susan Moyes	Worm Farm Rebate	14/03/2025	E127922	$	75.00
19998	Zachary Cabrera	Cloth Nappy Rebate	14/03/2025	E127923	$	100.00
19998	Stephanie Wood and Christopher Johnson	Rates Refund - Overpayment	14/03/2025	E127924	$	1,832.62
19998	Amanda Kenyon Campbell	Rates Refund - Duplicate Payment	14/03/2025	E127925	$	600.20
19998	Mohamed Buhary Mohamed Ilyas	Rates Refund - Overpayment Made	14/03/2025	E127926	$	1,223.13
19998	Gavin James Slack	Rates Refund - Paid twice	14/03/2025	E127927	$	1,051.85
19998	Nadia and Alvatore Tomeo	Rates Refund - Due to payment made twice	14/03/2025	E127928	$	898.70
19998	Dale Arangio	Cancelled Payment	18/03/2025	E127860	-$	300.00
19998	Dale Arangio	Age Friendly Melville Assistance - AFM324 - Security	31/03/2025	E128197	$	300.00
19998	Kieran Thomas Marks	BA-2025-99/RBP - Duplicate payment	31/03/2025	E128198	$	110.00
19998	Cancer Council WA	SunSmart Education Session 26/02/25	31/03/2025	E128199	$	275.00

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Gary Harris and Marianna Theresa Harris	Rates Refund - credit	31/03/2025	E128200	$	368.79
19998	Caroline Yuh Yeu The	Rates Refund for UGP Credit	31/03/2025	E128201	$	264.77
19998	Jasmin Whitfield	Reimb of Coffee Bean Rental for CD/UP	31/03/2025	E128202	$	179.78
19998	Isabella Pitt	Stallholder deposit refund - MYC Market	31/03/2025	E128203	$	50.00
19998	Thomas Benjamin Parsons	Stallholder deposit refund - MYC Market	31/03/2025	E128204	$	50.00
19998	Tess Rafferty	MYC Stallholder Deposit Refund	31/03/2025	E128205	$	50.00
19998	E Risdon	Bond Refund Jeffery Park 22-Mar-2025	31/03/2025	E128206	$	333.00
19998	Keiji Yong	Stallholder deposit refund - MYC Market	31/03/2025	E128207	$	50.00
19998	Miriam Ducat	Sterilisation Refund Tag#12832	31/03/2025	E128208	$	100.00
19998	Jeremy Davy	Sterilisation refund Tag#251532	31/03/2025	E128209	$	30.00
19998	Jodie Ellin	Concept design - Mount Henry Reserve Toi	31/03/2025	E128210	$	500.00
19998	L J Rennie and Mr R S Rennie	Crossover Subsidy	31/03/2025	E128211	$	495.00
19998	Barbara Moore	Cloth Nappy Rebate	31/03/2025	E128212	$	100.00
19998	Maria Hermann	Material for Terrarium Workshop Libraries	31/03/2025	E128213	$	65.25
19998	Marisa Santosa	License Fee for artwork Blue gum Toilets	31/03/2025	E128214	$	1,000.00
19998	Soedjono Selo	Rates Refund - duplicate payment	31/03/2025	E128215	$	4,761.52
19998	Wing Yiu Chow	Rates Refund - UGP credit	31/03/2025	E128216	$	342.68
19998	Hannah Katarski	Staff Reimbursement - Parking	31/03/2025	E128217	$	7.00
19998	Shiyeng Ng	Rates Refund - UGP Credit	31/03/2025	E128218	$	342.68
19998	Marion Gai Pritchard	Rates Refund - Direct Debit Overpayment	31/03/2025	E128219	$	2,070.05
19998	Ben Ashwood	Staff Reimbursement - Parking	31/03/2025	E128220	$	16.20
19998	Federation of Indian Associations of WA	My Community Grant A24-2545	31/03/2025	E128221	$	4,015.00
19998	Paul McAllister	Staff Reimbursement - Car Parking	31/03/2025	E128222	$	28.50
19998	G and W Hunter	Rates Refund - UGP Credit	31/03/2025	E128223	$	224.50
19998	Ian Christensen	Age Friendly Melville Assistance - AFM325 - Technology	31/03/2025	E128224	$	300.00
19998	R Ciccarelli	Bond refund - Point Walter Reserve 09/03	31/03/2025	E128225	$	326.00
19998	Hub Residential Trust Account	Rates Refund - Agent and owner paid	31/03/2025	E128226	$	1,803.33
19998	R Pindoria	Bond refund - Point Water Reserve 16/03	31/03/2025	E128227	$	326.00
19998	Geoffrey A P Cooper	Rates Refund interim charge	31/03/2025	E128228	$	2,399.20
19998	A Mehta	Bond Refund Jeff Joseph Reserve 23 Feb	31/03/2025	E128229	$	333.00
19998	Richard Edward Eardley Read	Changing Concepts of Western Sculpture:	31/03/2025	E128230	$	389.00
19998	ACCOLADE CATERING WA	Catering for Connection to Country Camp	31/03/2025	E128231	$	1,883.27
19998	Kate Bainbridge	Incidental Allowances Interstate	31/03/2025	E128232	$	419.06
19998	Peter Varelis	Incidental Allowances Interstate	31/03/2025	E128233	$	452.26
19998	Chelsey Thomson	Planning Workshop at Gooulgatup Heathcote	31/03/2025	E128234	$	300.00
19998	Troy Cappellucci	Incidental Allowances Interstate	31/03/2025	E128235	$	452.26

CONFIRMED

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Brazil Hink	MYC Market Day - stallholder deposit ref	31/03/2025	E128236	$	50.00
19998	The Agency Property Management	Rates Refund - Overpayment	31/03/2025	E128237	$	727.65
19998	Daniel Sharples	Fuel for City Vehicle	31/03/2025	E128238	$	48.53
19998	Dean Mario Nardi	Rates Refund - Overpayment	31/03/2025	E128239	$	3,900.00
19998	Stephanie Brindal	Sustainability Rebate	31/03/2025	E128240	$	50.00
19998	Claire Greenham	Les Mills SHAPES Training Module	31/03/2025	E128241	$	196.95
19998	Adwin Tjeong	Cloth Nappy Rebate	31/03/2025	E128242	$	50.00
19998	Baylor Wong	Cloth Nappy Rebate	31/03/2025	E128243	$	100.00
19998	Briana Street	Cloth Nappy Rebate	31/03/2025	E128244	$	73.88
19998	Daniella Neal	Cloth Nappy Rebate	31/03/2025	E128245	$	100.00
19998	Charlotte Bradley	Cloth Nappy Rebate	31/03/2025	E128246	$	100.00
19998	Karyn Law	Sterilisation Refund	31/03/2025	E128247	$	30.00
19999	**SUNDRY CHEQUE CREDITOR**				**$**	**300.00**
19999	Peter O'Neill	Age Friendly Melville - AFM320	14/03/2025	070946	$	300.00

Cancelled Payme	4	-$	2,161.61
Cheque Payments	1	$	300.00
EFT Payments	697	$	8,838,692.48
Total Payments	702	$	8,836,830.87

CONFIRMED

Payroll Payments made for March 2025		
Pay 19		**12/03/2025**
Westpac Bank		$1,564,529.54
Taxation		$450,728.00
Creditors		$354,895.05
Advances		$0.00
	Total	**$2,370,152.59**
Pay 20		**26/03/2025**
Westpac Bank		$1,566,341.42
Taxation		$507,140.00
Creditors		$355,922.55
Advances		$73,092.91
	Total	**$2,502,496.88**
Total Pays		**$4,872,649.47**

Direct Payments made for March 2025

Payee	Description	Bank Reference	Payment Amount
Maxxia Pty Ltd	Input tax credits for March	135641089	$ 370.31
EasiSalary	Input tax credits for March	135641239	$ 2,148.55
		Total	**$ 2,518.86**

CONFIRMED

The list of payments made using Corporate and Purchase Cards during February 2025

Payee	Description	Date	Amount
EZI*SCULLY RSV Rocklea AU	Freezer Trailer Hire for QFly control	19/02/2025	$ 1,375.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Catering	21/02/2025	$ 6.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Catering	21/02/2025	$ 116.45
SCARFO'S MEATING PLC MYAREE AU	Catering	21/02/2025	$ 165.90
AGCSA CLAYTON AU	Membership Renewal	24/02/2025	$ 179.20
WINTHROP GARDENS SUP WINTHROP AU	Catering	26/02/2025	$ 25.90
ALDI STORES - KARDINYA KARDINYA AU	Catering	27/02/2025	$ 156.82
SP JB HI-FI ONLINE SOUTHBANK AU	Office Equipment	3/03/2025	$ 189.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
COLES 0332 BOORAGOON AU	Catering	12/02/2025	$ 101.79
Bakers Delight Booragoon AU	Catering	13/02/2025	$ 16.00
COLES 0332 BOORAGOON AU	Catering	13/02/2025	$ 105.05
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	13/02/2025	$ 13.17
WOOLWORTHS/CNR MARMION CLARKSON AU	Catering	14/02/2025	$ 15.50
BOOKTOPIA ST PETERS AU	Office Supplies	28/02/2025	$ 53.79
CARD FEE	Credit Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Office Supplies	5/02/2025	$ 2.50
OFFICEWORKS 0616 O'CONNOR AU	Office Equipment	7/02/2025	$ 16.98
HARVEY NORMAN FURNIT O'CONNOR AU	Office Equipment	14/02/2025	$ 914.00
COLES 7545 HILTON AU	Catering Supplies	17/02/2025	$ 3.50
SP ELIZABETH RICHARD KINGS PARK AU	Catering Supplies	17/02/2025	$ 71.34
OFFICEWORKS 0616 O'CONNOR AU	Office Supplies	18/02/2025	$ 6.48
CARD FEE	Card Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Office Supplies	3/03/2025	$ 3.39
ARIS WA PTY LTD WARNBRO AU	Annual Service	3/03/2025	$ 669.90
CARD FEE	Card Fee	3/03/2025	$ 15.00
EZI*GREEN BUILDING COU BARANGAROO AU	Staff Training	4/02/2025	$ 640.00
INSTITUTE OF PUBLIC WO PERTH AU	IPWEA Conference	6/02/2025	$ 1,441.30
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Supplies	11/02/2025	$ 24.00
COLES 0332 BOORAGOON AU	Office Supplies	11/02/2025	$ 525.80
ISCOUNCIL SYDNEY AU	Event	14/02/2025	$ 198.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Staff Training	17/02/2025	$ 1,300.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Staff Training	17/02/2025	-$ 260.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Staff Appreciation	17/02/2025	$ 400.00
Express Online Trainin 61282590320 AU	Staff Training	19/02/2025	$ 75.68
AUSTRALIAN GROWN WILLETTON AU	Staff Uniform	20/02/2025	$ 53.24
ZOOM.COM 888-799-966 San Jose US	Zoom Subscription for Council Meetings	24/02/2025	$ 166.88
COLES 0332 BOORAGOON AU	Office Supplies	24/02/2025	$ 211.90
KMART 1162 BOORAGOON AU	Office Supplies	24/02/2025	$ 32.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	24/02/2025	$ 218.85
BUNNINGS 317000 MELVILLE AU	Safety Tape Bunting for Contractor	24/02/2025	$ 17.06
INSTITUTE OF PUBLIC WO PERTH AU	IPWEA Conference	27/02/2025	$ 1,918.35
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Kit for E&I	28/02/2025	$ 235.00
OMAC ENTERPRISES PTY MYAREE AU	Staff Uniform	3/03/2025	$ 81.50
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Staff Training	3/03/2025	$ 545.00
COLES 0332 BOORAGOON AU	Office Supplies	3/03/2025	$ 105.95
WORK CLOBBER O'CONNOR AU	Staff Uniform	3/03/2025	$ 480.15
CARD FEE	Card Fee	3/03/2025	$ 15.00
SP REMEDY DRINKS AU DANDENONG SOU AU	Catering	10/02/2025	$ 147.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
CHEMISTWAREHOUSE ONLIN Preston AU	Library Supplies	19/02/2025	$ 66.42
THE STAMP CENTRE MOFFAT BEACH AU	Stamps for Collection Development	20/02/2025	$ 181.60
CARD FEE	Card Fee	3/03/2025	$ 15.00
OFFICEWORKS 0616 O'CONNOR AU	Youth Drop In Materials	4/02/2025	$ 147.48
SQ *UNIFORM SHOP - CAR 1800595310 AU	Youth Drop In Materials	4/02/2025	$ 168.00
UNIFORM CONCEPTS PTY BAYSWATER AU	Student Support	4/02/2025	$ 365.50
GILBERTS FRESH HILTO HILTON AU	Catering for Training	7/02/2025	$ 74.99
IGA WILLAGEE WILLAGEE AU	Youth Drop In Materials	13/02/2025	$ 7.00
POST WILLAGEE CENTRAL WILLAGEE AU	RAP Working Group	13/02/2025	$ 511.90
POST WILLAGEE CENTRAL WILLAGEE AU	RAP Working Group	14/02/2025	$ 511.90
SQ *PANTANO BAR Willagee AU	Melville and Cockburn Team Meeting	14/02/2025	$ 120.00
NAM HANG HOLDINGS PT WILLAGEE AU	RAP Catering	19/02/2025	$ 13.00
IGA WILLAGEE WILLAGEE AU	Youth Drop In Catering	19/02/2025	$ 6.25
LS Jayleas Patisserie Willagee AU	Team Meeting	19/02/2025	$ 36.19
CARD FEE	Card Fee	3/03/2025	$ 15.00
SP MAGABALA BROOME AU	Local Stock Purchase	19/02/2025	$ 199.86
SQ *THE BOOK WAREHOUSE 1800595310 AU	Local Stock Purchase	20/02/2025	$ 736.30
PAYPAL *HAR 4029357733 AU	Local Stock Purchase	24/02/2025	$ 438.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
MELVILLE NEWSPOWER BICTON AU	Supplies	10/02/2025	$ 14.00
COLES 0352 MELVILLE AU	Catering	17/02/2025	$ 107.85
SP DVDHUB.COM.AU PIALBA AU	Event Supplies	17/02/2025	$ 32.90
CARD FEE	Card Fee	3/03/2025	$ 15.00
CARD FEE	Card Fee	3/03/2025	$ 15.00

CONFIRMED

Payee	Description	Date	Amount
CARD FEE	Card Fee	3/03/2025	$ 15.00
Nespresso Australia BT Booragoon AU	Office Supplies	13/02/2025	$ 18.10
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	13/02/2025	$ 102.88
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	13/02/2025	$ 5.65
EZI*AMAGA Parkes AU	Office Supplies	20/02/2025	$ 605.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	24/02/2025	$ 11.50
CARD FEE	Card Fee	3/03/2025	$ 15.00
CITY OF FREMANTLE FREMANTLE AU	SM Zone Meeting	26/02/2025	$ 6.60
PREZZEE/AU36BC6139 SYDNEY AU	Staff Appreciation	27/02/2025	$ 50.64
Leeming Bowling Club Leeming AU	EM/ELT Team Building	27/02/2025	$ 232.40
CARD FEE	Card Fee	3/03/2025	$ 15.00
OCONNOR L/MWR&C/SAW O CONNOR AU	Materials	10/02/2025	$ 148.80
MOWERS & SAWS/1973 ALB MADDINGTON AU	Materials	24/02/2025	$ 184.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
COLES 0352 MELVILLE AU	Office Supplies	4/02/2025	$ 6.00
COLES 0352 MELVILLE AU	Office Supplies	12/02/2025	$ 6.00
Jaycar Electronics O'Connor AU	Material	20/02/2025	$ 9.75
COLES 0352 MELVILLE AU	Office Supplies	28/02/2025	$ 15.30
CARD FEE	Card Fee	3/03/2025	$ 15.00
IKEA PERTH INNALOO AU	Materials	3/03/2025	$ 169.00
ANACONDA INNALOO AU	Materials	3/03/2025	$ 59.96
CARD FEE	Card Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	4/02/2025	$ 57.40
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	7/02/2025	$ 42.57
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	10/02/2025	$ 7.49
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	11/02/2025	$ 49.90
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	13/02/2025	$ 49.63
POST WILLAGEE CENTRAL WILLAGEE AU	First Nations Community Development	17/02/2025	$ 511.90
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	17/02/2025	$ 15.89
UNIFORM CONCEPTS PTY BAYSWATER AU	Willagee Youth Drop In school uniform	17/02/2025	$ 470.00
PHARMACY 777 WILLAGE WILLAGEE AU	Willagee Youth Drop In	18/02/2025	$ 3.95
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	18/02/2025	$ 47.53
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	18/02/2025	$ 12.90
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	19/02/2025	$ 25.39
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	19/02/2025	$ 16.96
CARALEE COMMUNITY SCHO WILLAGEE AU	Willagee Youth Drop In school uniform	20/02/2025	$ 74.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	20/02/2025	$ 46.57
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	21/02/2025	$ 21.36
KMART 1024 KARDINYA AU	Willagee Youth Drop In	24/02/2025	$ 65.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	24/02/2025	$ 11.99
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	25/02/2025	$ 58.54
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	26/02/2025	$ 4.85
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	27/02/2025	$ 44.02
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	27/02/2025	$ 7.78
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	28/02/2025	$ 44.69
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	28/02/2025	$ 4.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	3/03/2025	$ 23.45
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop In	3/03/2025	$ 3.59
CARD FEE	Card Fee	3/03/2025	$ 15.00
SP UWA PUBLISHING PERTH AU	EcoHub library cockatoo book	5/02/2025	$ 60.62
CARD FEE	Card Fee	3/03/2025	$ 15.00
BOOKTOPIA ST PETERS AU	Refund	30/01/2025	-$ 16.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	6/02/2025	$ 2.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	27/02/2025	$ 5.90
CARD FEE	Card Fee	3/03/2025	$ 15.00
SP ST JOHN AMBULANCE N SMITHFIELD AU	First Aid Supplies Libraries	6/02/2025	$ 83.90
REFACE INDUSTRIES PTY WELSHPOOL AU	Library Supplies	7/02/2025	$ 663.95
POST CANNING BRIDGE AP APPLECROSS AU	Postage	12/02/2025	$ 14.95
GOOD GROCER/916 CANNIN APPLECROSS AU	Office Supplies	13/02/2025	$ 18.50
POST CANNING BRIDGE AP APPLECROSS AU	Postage	19/02/2025	$ 110.18
SP KENSINGTON STORE KINGS PARK AU	Office Materials	21/02/2025	$ 289.90
GOOD GROCER/916 CANNIN APPLECROSS AU	Office Supplies	21/02/2025	$ 18.50
POST CANNING BRIDGE AP APPLECROSS AU	Postage	24/02/2025	$ 14.95
POST CANNING BRIDGE AP APPLECROSS AU	Postage	28/02/2025	$ 110.18
CARD FEE	Card Fee	3/03/2025	$ 15.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
AQUAPONICS WA CANNING VALE AU	Aquaponics service at EcoHub	5/02/2025	$ 264.00
OFFICEWORKS 0616 O'CONNOR AU	EcoHub Supplies	10/02/2025	$ 364.00
THE JAFFA ROOM EAST FREMANTL AU	Event at Ecohub	11/02/2025	$ 435.60
FUN PARTY FOOD SMEATON GRANG AU	Event Supplies	12/02/2025	$ 178.15
PAYPAL *RHYTHMVILLA 4029357733 AU	Musical Instruments for EcoHub	17/02/2025	$ 140.42
SHOP.TERRACYCLE.COM ALEXANDRIA AU	Office Supplies	20/02/2025	$ 1,497.00
IMPECHABLE PANTRY PTY BICTON AU	EcoHub Supplies	24/02/2025	$ 45.29
COLES 0352 MELVILLE AU	EcoHub Supplies	24/02/2025	$ 98.35
ESSENTIAL BRANDS FRANC Burleigh AU	EcoHub Supplies	3/03/2025	$ 1,055.14
CARD FEE	Card Fee	3/03/2025	$ 15.00
KMART Mulgrave AU	Sensory Storytime Materials	4/02/2025	$ 75.00
GRANT EDWARD ETTRICK MORLEY AU	PA Repairs	12/02/2025	$ 638.88

CONFIRMED

Payee	Description	Date	Amount
HARVEY NORMAN AV/IT O'CONNOR AU	Library Materials	12/02/2025	$ 39.00
OFFICEWORKS 0616 O'CONNOR AU	Library Supplies	12/02/2025	$ 34.58
EDUCATIONAL ART SUPPLI NEDLANDS AU	Event	13/02/2025	$ 203.89
COLES 0347 YOKINE AU	Event Supplies	13/02/2025	$ 45.00
TICKETS*BOOK LAUNC BELROSE AU	Book Launch	27/02/2025	$ 6.31
CARD FEE	Card Fee	3/03/2025	$ 15.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	10/02/2025	$ 1.55
SPOTLIGHT MELVILLE MYAREE AU	Library Supplies	10/02/2025	$ 33.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	12/02/2025	$ 1.55
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	18/02/2025	$ 1.55
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Event Supplies	20/02/2025	$ 15.43
LUCKY CHARM BULL CREEK BULL CREEK AU	Newspaper	21/02/2025	$ 7.00
SPOTLIGHT MELVILLE MYAREE AU	Material for Craft Activity (Feltballs)	27/02/2025	$ 46.05
BILBY YARNS WILLAGEE AU	Wool - Felt Needling Event	28/02/2025	$ 41.25
LUCKY CHARM BULL CREEK BULL CREEK AU	Newspaper	28/02/2025	$ 7.00
CLARK RUBBER FRANCHISI HAWTHORN AU	Material - Felt Needling Event	3/03/2025	$ 33.77
CARD FEE	Card Fee	3/03/2025	$ 15.00
COLES 0332 BOORAGOON AU	Aboriginal Art Group Supplies	10/02/2025	$ 47.12
7-ELEVEN 3065 BOORAG BOORAGOON AU	MSM-artist catering	10/02/2025	$ 20.00
COLES 0332 BOORAGOON AU	MSM-artist catering	10/02/2025	$ 38.85
WOOLWORTHS/GARDEN CITY BOORAGOON AU	MSM-artist catering	10/02/2025	$ 62.05
WWW.STREAMLINE.EDU.AU PERTH AU	Staff Training	17/02/2025	$ 185.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	MSM-artist catering	24/02/2025	$ 50.15
7-ELEVEN 3065 BOORAG BOORAGOON AU	MSM-artist catering	24/02/2025	$ 20.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	4/02/2025	$ 98.00
EASYPARK MELBOURNEVIC AU	Canning Bridge Staff Parking	4/02/2025	$ 248.08
AMAZON AU RETAIL SYDNEY AU	Library Resources	5/02/2025	$ 50.73
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	5/02/2025	$ 23.80
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	5/02/2025	$ 41.49
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	5/02/2025	$ 35.14
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	5/02/2025	$ 21.78
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	5/02/2025	$ 22.80
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	6/02/2025	$ 75.48
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	7/02/2025	$ 40.24
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	7/02/2025	$ 22.27
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	10/02/2025	$ 88.11
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	10/02/2025	$ 22.23
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	10/02/2025	$ 29.27
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	10/02/2025	$ 72.00
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	10/02/2025	$ 40.00
PAYPAL *QBDBOOKSHOP 0732917444 AU	Library Resources	10/02/2025	$ 38.94
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	10/02/2025	$ 47.18
PAYPAL *MERCURYRETA TH 0412041808 AU	Replacement Library Resources	10/02/2025	$ 34.85
AMAZON AU RETAIL SYDNEY AU	Library Resources	10/02/2025	$ 132.50
AMAZON AU RETAIL SYDNEY AU	Library Resources	10/02/2025	$ 267.14
AMAZON AU RETAIL SYDNEY AU	Library Resources	10/02/2025	$ 39.24
AMAZON AU SYDNEY SOUTH AU	Replacement Library Resources	10/02/2025	$ 21.90
SP HARRY HARTOG PADDINGTON AU	Refund	10/02/2025	-$ 36.96
AMAZON AU SYDNEY SOUTH AU	Replacement Library Resources	10/02/2025	$ 21.84
AMAZON AU SYDNEY SOUTH AU	Replacement Library Resources	10/02/2025	$ 198.41
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Refund	11/02/2025	-$ 29.00
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	12/02/2025	$ 28.30
WANEWSDTI Osborne Park AU	Newspaper Subscription	13/02/2025	$ 288.00
AMAZON AU SYDNEY SOUTH AU	Replacement Library Resources	14/02/2025	$ 490.51
AMAZON AU SYDNEY SOUTH AU	Library Resources	14/02/2025	$ 15.99
WANEWSDTI Osborne Park AU	Newspaper Subscription	17/02/2025	$ 144.00
PAYPAL *MICHELLEMIT 0414261496 AU	Library Resources	17/02/2025	$ 126.49
Kinokuniya Book Stores Singapore AU	Library Resources	17/02/2025	$ 65.70
AMAZON AU SYDNEY SOUTH AU	Library Resources	17/02/2025	$ 271.25
PAYPAL *DYMOCKSPTYL 0292240426 AU	Library Resources	17/02/2025	$ 55.97
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	17/02/2025	$ 149.89
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	17/02/2025	$ 71.68
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	17/02/2025	$ 65.33
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	17/02/2025	$ 296.00
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	17/02/2025	$ 58.59
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	18/02/2025	$ 31.34
AMAZON AU SYDNEY SOUTH AU	Library Resources	18/02/2025	$ 445.74
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	19/02/2025	$ 52.85
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	21/02/2025	$ 59.99
AMAZON AU SYDNEY SOUTH AU	Library Resources	21/02/2025	$ 28.89
PAYPAL *WORDERY 07388996713 GB	FX Fee	24/02/2025	$ 31.60
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	24/02/2025	$ 37.28
PAYPAL *QBDBOOKSHOP 0732917444 AU	Library Resources	24/02/2025	$ 54.93
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	24/02/2025	$ 33.53
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	24/02/2025	$ 84.74
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Refund	24/02/2025	-$ 67.60
AMAZON AU SYDNEY SOUTH AU	Library Resources	24/02/2025	$ 19.90

CONFIRMED

Payee	Description	Date	Amount
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	24/02/2025	$ 64.81
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	24/02/2025	$ 243.18
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	24/02/2025	$ 308.00
PAYPAL *QBDBOOKSHOP 0732917444 AU	Refund	24/02/2025	-$ 54.93
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	24/02/2025	$ 249.00
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	24/02/2025	$ 37.20
AMAZON AU RETAIL SYDNEY AU	Library Resources	25/02/2025	$ 95.55
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	25/02/2025	$ 38.45
BLACKWELLS LTD LONDON GB	Library Resources	25/02/2025	$ 36.58
AMAZON AU RETAIL SYDNEY AU	Library Resources	26/02/2025	$ 93.33
CAVAL LIMITED BUNDOORA AU	Library Resources	26/02/2025	$ 84.10
AMAZON AU SYDNEY SOUTH AU	Library Resources	26/02/2025	$ 44.25
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 57.30
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 19.96
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 62.41
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 47.10
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 56.52
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 56.81
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 47.69
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 54.69
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	27/02/2025	$ 56.52
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/02/2025	$ 48.55
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/02/2025	$ 50.76
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	28/02/2025	$ 167.45
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	28/02/2025	$ 38.00
PAYPAL *MERCURYRETA TH 0401580401 AU	Library Resources	3/03/2025	$ 166.12
PRO SUB FEE EVENTBRITE.CO US	subscription fee	3/03/2025	$ 15.45
PAYPAL *MERCURYRETA TH 0412041808 AU	Replacement Library Resources	3/03/2025	$ 52.85
PAYPAL *THEGOODGUYS 01800850821 AU	Equipment	3/03/2025	$ 933.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
AMAZON AU SYDNEY SOUTH AU	Library Resources	3/03/2025	$ 67.74
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	3/03/2025	$ 174.22
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	3/03/2025	$ 24.74
AMAZON AU SYDNEY SOUTH AU	Library Resources	3/03/2025	$ 66.41
AMAZON AU SYDNEY SOUTH AU	Library Resources	3/03/2025	$ 17.99
GOOGLE*GSUITE MELVILLE CC GOOGLE.COM AU	Email Service	3/03/2025	$ 11.09
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	3/03/2025	$ 39.63
PAYPAL *BIG W 4029357733 AU	Replacement Library Resources	3/03/2025	$ 62.00
PAYPAL *WORDERY 07388996713 GB	Library Resources	3/03/2025	$ 22.64
CARD FEE	Card Fee	3/03/2025	$ 15.00
WILSON PARKING PER060 PERTH AU	Parking Fees	19/02/2025	$ 11.00
TUCCI APPLECROSS AU	ELT Lunch Meeting	24/02/2025	$ 316.37
AIG Australia - AU	Travel Insurance - Planning Congress	26/02/2025	$ 87.00
QANTAS AIR 0812366800 NSW AU	Airfare - Planning Congress	26/02/2025	$ 865.00
QANTAS AIR 0812366800 NSW AU	Airfare - Planning Congress	26/02/2025	$ 865.00
QANTAS AIR 0812366800 NSW AU	Airfare - Planning Congress	26/02/2025	$ 865.00
PLANNING INSTITUTE BARTON AU	Planning Congress	26/02/2025	$ 1,795.00
WESTERN AUSTRALIAN LOC WEST LEEDERVI AU	Staff Training	27/02/2025	$ 654.50
CARD FEE	Card Fee	3/03/2025	$ 15.00
SQ *KIDD & CO HOLDINGS 1800595310 AU	JK browser Shelving Replacement	20/02/2025	$ 1,276.00
AMAZON AU SYDNEY SOUTH AU	Harmony Week Books	21/02/2025	$ 89.47
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	26/02/2025	$ 3.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU	Click Send Fees	27/02/2025	$ 50.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Office Supplies	27/02/2025	$ 4.09
CARD FEE	Card Fee	3/03/2025	$ 15.00
FACEBK *4PMEBK8MS2 Dublin IE	Advertising	5/02/2025	$ 523.94
FACEBK *YQE2EK8MS2 Dublin IE	Advertising	7/02/2025	$ 894.42
FACEBK *4PLBNLYLS2 Dublin IE	Advertising	10/02/2025	$ 1,287.50
FACEBK *3LYNHK4MS2 Dublin IE	Advertising	13/02/2025	$ 1,287.50
FACEBK *UVGVYKCMS2 Dublin IE	Advertising	17/02/2025	$ 1,287.50
FACEBK *RL66XKLMS2 Dublin IE	Advertising	21/02/2025	$ 1,287.50
FACEBK *RQLUXLQLS2 Dublin IE	Advertising	25/02/2025	$ 1,287.50
GOOGLE*ADS4949524643 CC GOOGLE.COM AU	Advertising	3/03/2025	$ 1,000.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
FACEBK *W85MALULS2 Dublin IE	Advertising	3/03/2025	$ 1,024.47
GOOGLE*ADS4949524643 CC GOOGLE.COM AU	Advertising	3/03/2025	$ 2.98
ALL TOOL SHARPENING SE O'CONNOR AU	Scissor sharpening for Eco Hub	24/02/2025	$ 113.10
LEEMING IGA LEEMING AU	Event Catering	25/02/2025	$ 183.16
ALTRONICS MYAREE AU	Workmats for Repair Lab	3/03/2025	$ 150.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
OPEN BOOK Mosman Park AU	Library Resources	5/02/2025	$ 439.30
LARRIKIN RETAILERS PTY COTTESLOE AU	Library Resources	7/02/2025	$ 117.57
BOLINDA PUBLISHING TULLAMARINE AU	Library Resources	12/02/2025	$ 182.16
LARRIKIN RETAILERS PTY COTTESLOE AU	Library Resources	14/02/2025	$ 137.55
LARRIKIN RETAILERS PTY COTTESLOE AU	Library Resources	24/02/2025	$ 51.98
KOORI MAIL LISMORE AU	Library Subscription	27/02/2025	$ 100.00
CARD FEE	Card Fee	3/03/2025	$ 15.00

CONFIRMED

Payee	Description	Date	Amount
SQ *MOVAT PTY LTD ATF 1800595310 AU	SMS Feb 2025	10/02/2025	$ 55.42
BUNNINGS GROUP LTD HAWTHORN EAST AU	Safety Equipment	21/02/2025	$ 359.05
BUNNINGS 453000 O'CONNOR AU	Materials	28/02/2025	$ 56.55
CARD FEE	Card Fee	3/03/2025	$ 15.00
SQ *MOVAT PTY LTD ATF 1800595310 AU	SMS Mar 25	3/03/2025	$ 102.04
MYAREE IGA/4/67 NORTH MYAREE AU	Office Supplies	4/02/2025	$ 28.45
OFFICEWORKS 0604 FREMANTLE AU	Stationery	5/02/2025	$ 151.02
BUNNINGS 317000 MELVILLE AU	Office Supplies	13/02/2025	$ 404.04
AUSSIE NATURAL SPRIN WANGARA AU	Office Supplies	13/02/2025	$ 230.52
MYAREE IGA/4/67 NORTH MYAREE AU	Office Supplies	14/02/2025	$ 7.98
NATSALES ADVERTISING OCONNOR AU	A frames for Signage	17/02/2025	$ 495.00
OFFICEWORKS 0604 FREMANTLE AU	Stationery	20/02/2025	$ 66.95
SQSP* INV170704016 SQUARESPACE.C US	Web Hosting	24/02/2025	$ 114.20
SP WHO GIVES A CRAP MELBOURNE AU	Office Supplies	25/02/2025	$ 100.00
GOOD GROCER/39 ARDROSS APPLECROSS AU	Office Supplies	25/02/2025	$ 16.98
SP YARNN CLEVELAND AU	Office Supplies	25/02/2025	$ 77.00
ARTWORKARCHIVE.COM ARTWORKARCHIV US	Subscription	28/02/2025	$ 1,173.45
CARD FEE	Card Fee	3/03/2025	$ 15.00
MISS MAUD BOORAGOON AU	Team Building	17/02/2025	$ 37.85
COLES 0332 BOORAGOON AU	Team Building	17/02/2025	$ 9.10
KFC GARDEN CITY F/C BOORAGOON AU	Team Building	17/02/2025	$ 37.95
CARD FEE	Card Fee	3/03/2025	$ 15.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	11/02/2025	$ 8.85
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	12/02/2025	$ 39.45
LIQUORLAND 3374 BOORAGOON AU	Catering	13/02/2025	$ 124.00
COLES 0332 BOORAGOON AU	Catering	13/02/2025	$ 156.33
LIQUORLAND 3374 BOORAGOON AU	Catering	14/02/2025	$ 24.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	19/02/2025	$ 8.85
City Of Melville Booragoon AU	Princh Test	24/02/2025	$ 0.20
COLES 0332 BOORAGOON AU	Tea & Tech	28/02/2025	$ 6.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
FACEBK *4GJTLJCM32 Dublin IE 54.56 AUD+FO	Advertising	3/03/2025	$ 56.19
CARD FEE	Card Fee	3/03/2025	$ 15.00
POST BOORAGOON POST SH BOORAGOON AU	Postage	3/03/2025	$ 2.85
POST BOORAGOON POST SH BOORAGOON AU	Postage	3/03/2025	$ 3.00
RED DOT STORES BENTLEY AU	Catering	3/03/2025	$ 35.76
SPUD SHED BENTLEY AU	Catering	28/02/2025	$ 209.86
DEPT OF RACING GAMIN EAST PERTH AU	Liquor License	28/02/2025	$ 60.50
JACKSONS DRAWING SUPPL ALFRED COVE AU	Catering	26/02/2025	$ 36.31
LS Grouch and Co Myaree AU	Install Supplies	26/02/2025	$ 60.73
Hobbytech Toys Myaree AU	Install Supplies	26/02/2025	$ 48.94
DJ CITY DANDENONG AU	Install Supplies	24/02/2025	$ 431.25
Intuit Mailchimp Sydney AU	Electronics for Goolugatup Sounds	24/02/2025	$ 71.49
BUNNINGS 317000 MELVILLE AU	Online Subscription for Mailing List	24/02/2025	$ 7.06
OTHERSIDE CO MYAREE AU	Event Catering	17/02/2025	$ 620.40
SQ *FAUX SHO Rockingham AU	Opening Night Drinks	13/02/2025	$ 247.90
SP THE LOCAL DRINKS CO MARGARET RIVE AU	Opening Night Drinks	12/02/2025	$ 450.00
SP OLDBRIDGECELLARS NORTH FREMANT AU	Opening Night Drinks	12/02/2025	$ 1,297.74
BUNNINGS 317000 MELVILLE AU	Install Supplies	10/02/2025	$ 147.76
Jaycar Electronics O'Connor AU	Install Supplies	6/02/2025	$ 133.53
BUNNINGS 317000 MELVILLE AU	Electronics for Goolugatup Sounds	6/02/2025	$ 11.90
Deputy deputy.com AU	Staffing Schedule Subscription	5/02/2025	$ 72.60
COLES 7545 HILTON AU	Office Supplies	20/02/2025	$ 109.47
BOOKANARTIST_124132-1 GLEN WAVERLEY AU	Library Supplies	28/02/2025	$ 390.15
CARD FEE	Card Fee	3/03/2025	$ 15.00
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	4/02/2025	$ 13.16
RADHE KRISHNA VENTURE BOORAGOON AU	Catering	5/02/2025	$ 28.00
COLES 0332 BOORAGOON AU	ELT Meeting	6/02/2025	$ 9.00
MISS MAUD BOORAGOON AU	ELT Meeting	6/02/2025	$ 103.35
SP JB HI-FI ONLINE SOUTHBANK AU	Pointers for Meeting Rooms	7/02/2025	$ 138.00
COLES 0332 BOORAGOON AU	Air Con Maintenance	11/02/2025	$ 35.00
DAN MURPHYS ONLINE BELLA VISTA AU	Catering	14/02/2025	$ 124.89
COLES 0332 BOORAGOON AU	Catering	14/02/2025	$ 62.40
PREZZEE/AU0FFD5040 SYDNEY AU	Staff Appreciation	19/02/2025	$ 50.64
TEMU.COM PARRAMATTA AU	Catering Supplies	21/02/2025	$ 204.42
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	24/02/2025	$ 7.08
Nosh Gourmet Food an East Victoria AU	Staff Appreciation	24/02/2025	$ 88.47
SUSHI HUB BOORAGOON BOORAGOON AU	Catering	24/02/2025	$ 18.00
COLES 0332 BOORAGOON AU	Catering	24/02/2025	$ 10.45
POST BOORAGOON POST SH BOORAGOON AU	Registered Post Envelopes	24/02/2025	$ 54.00
COLES 0332 BOORAGOON AU	LCC Project	26/02/2025	$ 67.48
BIDFOOD AUSTRALIA LIMI PYRMONT AU	Catering Supplies	26/02/2025	$ 409.50
COLES 0332 BOORAGOON AU	Catering	26/02/2025	$ 78.00
STYLERUNNER BOORAGOON BOORAGOON AU	Staff Uniform	26/02/2025	$ 270.00
MISS MAUD BOORAGOON AU	LCC Project	27/02/2025	$ 139.40
METCASH TRADING LIMITE MACQUARIEPARK AU	Catering	28/02/2025	$ 439.04
COLES 0332 BOORAGOON AU	Melville Meets Catering	3/03/2025	$ 111.00

CONFIRMED

Payee	Description	Date	Amount
CARD FEE	Card Fee	3/03/2025	$ 15.00
TWILIO SENDGRID WWW.TWILIO.CO US	Email Subs	5/02/2025	$ 152.60
FACEBK *9K9ETKQLS2 Dublin IE	Advertising	5/02/2025	$ 772.50
SQ *LOTSA LOLLIES Booragoon AU	Promotion Event Supplies	6/02/2025	$ 158.76
EVOLUTION ATHLETIC MALAGA AU	Health Club Equipment	7/02/2025	$ 197.57
SP AREA OFFICE MELBOURNE AU	Stationery	10/02/2025	$ 116.95
KMART 1162 BOORAGOON AU	Gym Supplies	13/02/2025	$ 35.50
THE GOOD GUYS WEB STOR SOUTHBANK AU	Fitness Programs Equip	13/02/2025	$ 1,358.00
Retravision South Bunbury AU	Fitness Programs Equip	14/02/2025	$ 611.00
WWW.RECLAB.COM.AU PERTH AU	Market Research	14/02/2025	$ 80.45
KMART 1162 BOORAGOON AU	Gym Supplies	14/02/2025	$ 99.00
SQ *DRIFT COFFEE Bicton AU	Office Supplies	14/02/2025	$ 30.00
KMART 1162 BOORAGOON AU	Gym Supplies	14/02/2025	$ 94.00
KMART 1162 BOORAGOON AU	Gym Supplies	14/02/2025	$ 89.50
KMART 1162 BOORAGOON AU	Gym Supplies	14/02/2025	$ 100.00
Retravision South Bunbury AU	Refund	17/02/2025	-$ 278.00
BUNNINGS GROUP LTD HAWTHORN EAST AU	Health Club Equipment	17/02/2025	$ 52.06
MYZONE* MYZONE WA AU	MyZone Sub	17/02/2025	$ 182.92
CONCEPT2 AUSTRALIA Burleigh Head AU	Health Club Equipment	18/02/2025	$ 153.36
WOW WIPES TANAWHA AU	Health Club Equipment	18/02/2025	$ 1,199.00
SP WHOLESALE MOVEACT BRUNSWICK EAS AU	Health Club Equipment	20/02/2025	$ 880.00
SP HART SPORT BROOKVALE AU	Gym Supplies	20/02/2025	$ 150.70
PRIMIVO GROUP WEST END AU	Gym Supplies	21/02/2025	$ 65.51
GO PEOPLE PTY LTD NORTH RYDE AU	Gym Supplies	24/02/2025	$ 32.38
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	28/02/2025	$ 110.94
PAYPAL *SOLO2PTYLTD 0738654420 AU	Gym Supplies	28/02/2025	$ 192.80
CARD FEE	Card Fee	3/03/2025	$ 15.00
WANEWSDTI Osborne Park AU	Subscription	18/02/2025	$ 144.00
PREZZEE/AU8745808D SYDNEY AU	Staff Appreciation	18/02/2025	$ 101.27
PREZZEE/AU30A607A7 SYDNEY AU	Staff Appreciation	19/02/2025	$ 506.33
MOORE AUSTRALIA WA PL PERTH AU	Staff Training	25/02/2025	$ 1,430.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Conference	26/02/2025	$ 7,080.00
NTAA South Melbour AU	Membership Renewal	27/02/2025	$ 385.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
GOOGLE*CLOUD 7WDLSM CC GOOGLE.COM AU	Subscription	3/03/2025	$ 95.27
UNIVERSITY OF WESTER CRAWLEY AU	Parking Fee	7/02/2025	$ 4.55
SILVER SPRINGS HOLDING BOORAGOON AU	Supplies	7/02/2025	$ 35.00
SATAY CLUB NORTHBRIDGE AU	Catering	26/02/2025	$ 17.76
CPP STATE LIBRARY PERTH AU	Parking Fee	27/02/2025	$ 18.17
CARD FEE	Card Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Youth Mental Health Training Catering	5/02/2025	$ 8.99
WOOLWORTHS/CNR STOCK R MELVILLE AU	MEYN Feb Meeting Catering	25/02/2025	$ 23.30
GILBERTS FRESH HILTO HILTON AU	MEYN Feb Meeting Catering	27/02/2025	$ 12.08
CARD FEE	Card Fee	3/03/2025	$ 15.00
NAPCAN THORNLEIGH AU	Refund	3/03/2025	-$ 36.00
A2B TRAINING PTY LTD HIGH WYCOMBE AU	Staff Training	7/02/2025	$ 1,250.00
WOOLWORTHS/CNR CHISOLM KWINANA AU	Office Supplies	7/02/2025	$ 14.40
DOLCE AND SALATO BUL BULL CREEK AU	Catering	17/02/2025	$ 197.00
PAYPAL *KELYN TRAIN KE 0893563455 AU	Staff Training	17/02/2025	$ 450.00
PAYPAL *KELYN TRAIN KE 0893563455 AU	Staff Training	17/02/2025	$ 450.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	19/02/2025	$ 36.00
PAYPAL *KELYN TRAIN KE 0893563455 AU	Staff Training	21/02/2025	$ 450.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Catering	28/02/2025	$ 23.83
CARD FEE	Card Fee	3/03/2025	$ 15.00
WILSON PARKING PER055 PERTH AU	Parking Fee	28/02/2025	$ 32.40
CARD FEE	Card Fee	3/03/2025	$ 15.00
OFFICEWORKS Bentleigh Eas AU	Office Supplies	7/02/2025	$ 285.95
IKEA PTY LTD TEmpe AU	Office Supplies	10/02/2025	$ 55.00
OCONNOR L/MWR&C/SAW O CONNOR AU	Blower and Motomix	11/02/2025	$ 424.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
COLES 0332 BOORAGOON AU	Catering	12/02/2025	$ 10.40
KMART 1162 BOORAGOON AU	Office Supplies	20/02/2025	$ 66.50
OFFICEWORKS 0616 O'CONNOR AU	Office Supplies	20/02/2025	$ 65.05
OFFICEWORKS 0616 O'CONNOR AU	Office Supplies	20/02/2025	$ 47.98
KMART 1162 BOORAGOON AU	Office Supplies	21/02/2025	$ 6.00

CONFIRMED

Payee	Description	Date	Amount
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Office Supplies	21/02/2025	$ 46.98
COLES 0332 BOORAGOON AU	Catering	24/02/2025	$ 60.74
FREMANTLE PRESS FREMANTLE AU	Office Supplies	26/02/2025	$ 35.94
CARD FEE	Card Fee	3/03/2025	$ 15.00
AHA! CONSULTING NORTH PERTH AU	Engagement Training	7/02/2025	$ 654.50
CITY OF FREMANTLE FREMANTLE AU	Parking Fee	10/02/2025	$ 4.10
FACEBK* DUBLIN IE	MYC Advertising Youth Grants	26/02/2025	$ 41.15
CARD FEE	Card Fee	3/03/2025	$ 15.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
AUS ELECTRICAL SRVS MYAREE AU	Mosquito Treatment	5/02/2025	$ 55.00
PLANNING INSTITUTE OF BARTON AU	Planners Summit	5/02/2025	$ 120.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Pest Control	7/02/2025	$ 9.80
AUS ELECTRICAL SRVS MYAREE AU	Mosquito Treatment	12/02/2025	$ 44.00
KMART 1162 BOORAGOON AU	Office Supplies	14/02/2025	$ 53.00
JB HI FI BOORAGOON AU	SD Card	14/02/2025	$ 88.00
INDUSTRIAL PROTECTIV MYAREE AU	Staff Uniform	19/02/2025	$ 197.73
AUS ELECTRICAL SRVS MYAREE AU	Mosquito Treatment	19/02/2025	$ 55.00
CITY OF CANNING-WASTE CANNING VALE AU	Asbestos Disposal	24/02/2025	$ 13.20
PLANNING INSTITUTE AUS BARTON AU	Planners Summit	24/02/2025	$ 300.00
PLANNING INSTITUTE BARTON AU	Study Tour	25/02/2025	$ 1,715.00
PLANNING INSTITUTE BARTON AU	Study Tour	25/02/2025	$ 1,715.00
UDIAWA SUBIACO AU	Site Tour Mt Pleasant	25/02/2025	$ 52.02
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	ESP Network	3/03/2025	$ 150.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
SP WHOLESALE MOVEACT BRUNSWICK EAS AU	Grip Socks	6/02/2025	$ 1,630.00
BUNNINGS 317000 MELVILLE AU	Gymbakids Cleaning Equipment	24/02/2025	$ 106.51
BUNNINGS 317000 MELVILLE AU	Gymbakids Mop and Roller Door Remote	27/02/2025	$ 40.89
CARD FEE	Card Fee	3/03/2025	$ 15.00
MYO*GESHA COFFEE CO BIBRA LAKE AU	Office Supplies	10/02/2025	$ 179.53
MYO*GESHA COFFEE CO BIBRA LAKE AU	Office Supplies	10/02/2025	$ 356.30
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Youth Event	11/02/2025	$ 37.70
MYO*THE ROWING CLUB MOUNT PLEASAN AU	Cult Services	11/02/2025	$ 550.00
PREZZEE/AUB290F0F5 SYDNEY AU	Prezzee Volunteer Melville	11/02/2025	$ 30.37
OPENAI *CHATGPT SUBSCR OPENAI.COM US	Stakeholder Engagement Data Analysis	13/02/2025	$ 36.45
OFFICEWORKS Bentleigh Eas AU	Office Materials	19/02/2025	$ 299.76
OFFICEWORKS Bentleigh Eas AU	Office Materials	19/02/2025	$ 181.78
OFFICEWORKS Bentleigh Eas AU	Refund	19/02/2025	-$ 2.00
PREZZEE/AU90F0ED05 SYDNEY AU	Staff Appreciation	20/02/2025	$ 81.01
Intuit Mailchimp Sydney AU	Advertisement	21/02/2025	$ 619.01
SP RAWLINSONS RIVERVALE AU	Book Purchase -Construction Cost Guideline	27/02/2025	$ 960.00
COLES 0332 BOORAGOON AU	Catering	28/02/2025	$ 24.25
RELATIONSHIPS AUSTRALI WEST LEEDERVI AU	Staff Training	28/02/2025	$ 30.00
MISS MAUD NORTH PERTH AU	Catering	28/02/2025	$ 264.40
Breadtop Booragoon Booragoon AU	Youth Event	28/02/2025	$ 7.39
SP BRILLIANT MINDS PUNCHBOWL AU	Brilliant Minds - Place Request Pencils	28/02/2025	$ 192.85
DEPT OF JUSTICE-CTG PA PERTH AU	Dept of Justice - Rangers Payment	3/03/2025	$ 189.00
CARD FEE	Card Fee	3/03/2025	$ 15.00
Bakers Delight Booragoon AU	Youth Event	3/03/2025	$ 8.00
BUNNINGS GROUP LTD HAWTHORN EAST AU	Material	3/03/2025	$ 17.95
SP BESERK WINDSOR AU	Incorrect Purchase - Refund Next Statement	3/03/2025	$ 44.90
KMART Mulgrave AU	Kmart Place Request Pen Cups and sharper	3/03/2025	$ 140.00
OFFICEWORKS Bentleigh Eas AU	Place Request - Kraft bags	3/03/2025	$ 15.92
TICKETS*WEBINAR - BELROSE AU	Staff Training	5/02/2025	$ 40.00
FS *JotForm fsprg.nl NL	IT Subscription	27/02/2025	$ 70.10
CARD FEE	Card Fee	3/03/2025	$ 15.00
MYAREE IGA/4/67 NORTH MYAREE AU	Catering	24/02/2025	$ 21.98
FACEBK *Y5622JUNC2 fb.me/ads IE	Advertising	24/02/2025	$ 1,287.50
CARD FEE	Card Fee	3/03/2025	$ 15.00
FACEBK *AXSTLKLNC2 fb.me/ads IE	Advertising	3/03/2025	$ 498.24
ASANA.COM SYDNEY AU	Subscription	24/02/2025	$ 829.80
CARD FEE	Card Fee	3/03/2025	$ 15.00
CENVERSA SERVICES KINGS PARK AU	Supplies	11/02/2025	$ 15.51
CARD FEE	Card Fee	3/03/2025	$ 15.00
WILLAGEE LIQUOR STOR WILLAGEE AU	Unintended Transaction to be Refunded	10/02/2025	$ 21.99
IGA WILLAGEE WILLAGEE AU	Catering	12/02/2025	$ 9.99
IGA WILLAGEE WILLAGEE AU	Catering	13/02/2025	$ 21.95
HARVEY NORMAN FURNIT O'CONNOR AU	Deposit for WCC BBQ	13/02/2025	$ 230.00
OFFICEWORKS 0616 O'CONNOR AU	Art supplies - Youth Space Project	13/02/2025	$ 69.90
WOOLWORTHS/CNR STOCK R MELVILLE AU	Catering	13/02/2025	$ 54.60
WOOLWORTHS/CNR STOCK R MELVILLE AU	Catering	13/02/2025	$ 89.45
WAVES 8659099200 US	Wilgi Kaartdijin Mia studio equip	18/02/2025	$ 125.36
MOBILE SKIPS PRESTON AU	Hire	18/02/2025	$ 300.00
FS *reaperaudio fsprg.nl NL	Subscription	18/02/2025	$ 195.42
MUSIC EDUCATION NETW NETLEY AU	Equipment	20/02/2025	$ 497.20
IGA WILLAGEE WILLAGEE AU	Catering	21/02/2025	$ 3.39
CARD FEE	Card Fee	3/03/2025	$ 15.00
		Total	**$ 102,061.71**

CONFIRMED

STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2024 to 31 March 2025

	March Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Budget $*
OPERATING ACTIVITIES						
Revenue from operating activities						
Grants & Contributions	3,737	650,607	655,109	4,502	1%	5,189,900
Fees & Charges	1,328,780	13,141,741	13,348,840	207,099	2%	16,575,696
Service Charges	223,803	2,774,202	2,791,888	17,686	1%	2,774,702
Investment Earnings	1,051,461	6,622,280	6,473,535	(148,745)	-2%	9,845,000
Other Revenue	113,921	1,403,413	1,239,508	(163,905)		983,826
	2,721,703	24,592,243	24,508,880	(83,363)		35,369,124
Expenditure from operating activities						
Employee Costs	(5,344,954)	(48,317,553)	(47,507,199)	810,354	-2%	(66,069,699)
Materials & Contracts	(3,365,558)	(31,196,395)	(28,681,210)	2,515,185	-8%	(40,574,699)
Utilities	(395,234)	(3,175,814)	(3,029,207)	146,607	-5%	(4,344,401)
Insurance	0	(1,423,008)	(1,344,082)	78,926	-6%	(1,410,843)
Depreciation	(3,100,662)	(26,962,109)	(27,383,653)	(421,544)	2%	(32,666,459)
Finance Costs	(101)	(44,076)	(53,596)	(9,520)	22%	(51,068)
Other Expenditure	(62,715)	216,430	246,061	29,631	14%	(1,294,824)
	(12,269,223)	(110,902,525)	(107,752,886)	3,149,639		(146,411,994)
Non-cash amounts excluded from operating activities						
(Profit)/Loss on Asset Disposals	(5,660)	(378,555)	42,024	420,579	-111%	-
Depreciation on Assets	3,100,662	28,422,110	27,383,653	(1,038,457)	-4%	33,029,753
Plant Capital Charge	-	-	-	-	100%	-
Plant Investment Provision						235,305
Movement in Deferred Rates	23,609	-	264,055	264,055	100%	-
	3,118,611	28,043,555	27,689,732	(353,823)		33,265,058
Investing Activities						
Capital grants, subsidies and contributions	1,582,967	3,703,125	3,850,233	147,108		5,378,411
Proceeds from Disposal of Assets	32,480	378,555	364,905	(13,650)	-4%	467,715
Recoup from self-supporting loans	0	165,528	163,773	(1,755)	-1%	197,280
Purchase of Furniture & Equipment	(64,793)	(1,802,270)	(1,717,925)	84,345	-5%	(3,765,400)
Purchase of Plant & Equipment	(44,124)	(1,188,172)	(1,158,240)	29,931	-3%	(2,028,650)
Purchase of Land & Buildings	(1,177,793)	(14,934,162)	(15,182,022)	(247,860)	2%	(29,111,189)
Purchase of Infrastructure Assets	(2,261,589)	(16,840,457)	(15,802,799)	1,037,658	-6%	(35,020,727)
	(1,932,852)	(30,517,852)	(29,482,076)	1,037,531		(63,882,560)
Financing Activities						
Repayment of Carawatha Equity	0	-	0	-		-
Repayment of self supporting loans	- 1,756	(170,113)	(182,489)	(12,376)	7%	(197,135)
Transfer to reserve accounts	-	-	-	-	100%	(46,281,137)
Transfer from reserve accounts	-	-	-	-	100%	80,454,277
Carry Forward Funds	-		-	-	100%	
	(1,756)	(170,113)	(182,489)	(12,376)		33,976,005
Estimated surplus / (deficit) - B/Fwd	32,581,317	**-**	377,219			
Estimated (surplus) / deficit - C/Fwd	(24,345,609)	**(19,594,223)**	(24,345,609)			
Amount to be raised from general rates	**(127,809)**	**(108,548,915)**	**(109,187,229)**	**638,314**		**(107,684,365)**

CONFIRMED

STATEMENT OF COMPREHENSIVE INCOME

For the period 1 July 2024 to 31 March 2025

	March Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Rev. Budget $*
Revenue						
Rates	127,809	108,548,915	109,187,229	638,314	1%	108,684,365
Grants & Contributions	3,737	650,607	655,109	4,502	1%	5,405,841
Fees & Charges	1,328,780	13,141,741	13,348,840	207,099	2%	16,466,347
Service Charges	223,803	2,774,202	2,791,888	17,686	1%	2,774,702
Interest Earnings	1,051,461	6,622,280	6,473,535	(148,745)		8,738,780
Other Revenue	108,262	1,024,858	1,281,531	256,673	25%	1,389,185
	2,843,852	132,762,603	133,738,132	975,529	1%	143,459,220
Expenses						
Employee Costs	(5,344,954)	(48,317,553)	(47,507,199)	810,354	-2%	(66,298,468)
Materials & Contracts	(3,365,558)	(31,196,395)	(28,681,210)	2,515,185	-8%	(43,932,922)
Utilities	(395,234)	(3,175,814)	(3,029,207)	146,607	-5%	(4,255,700)
Insurance	0	(1,423,008)	(1,344,082)	78,926	-6%	(1,425,433)
Depreciation	(3,100,662)	(26,962,109)	(27,383,653)	(421,544)	2%	(35,881,457)
Finance Costs	(101)	(44,076)	(53,596)	(9,520)	22%	(51,068)
Other Expenditure	(62,715)	360,347	246,061	(114,287)	-32%	(379,738)
	(12,269,223)	(110,758,607)	(107,752,886)	3,005,721	-3%	(152,224,787)
	(9,425,371)	**22,003,996**	**25,985,247**	**3,981,251**	**18%**	**(8,765,566)**
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	1,582,967	3,703,125	3,850,233	147,108	4%	9,631,084
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	32,480	378,555	364,905	(13,650)	-4%	2,252,415
Net Book Value from Disposal of Assets	(26,821)	0	(406,929)	(406,929)	100%	(467,715)
	5,660	378,555	(42,024)	(420,579)	-111%	1,784,700
NET RESULT	**(7,836,745)**	**26,085,676**	**29,793,456**	**3,707,780**	**14%**	**2,650,218**
Other Comprehensive Income	-	-	-			-
Total Other Comprehensive Income	-	-	-			-
TOTAL COMPREHENSIVE INCOME	**(7,836,745)**	**26,085,676**	**29,793,456**			**2,650,218**

CONFIRMED

REPRESENTATION OF NET WORKING CAPITAL AS AT 31 MARCH 2025					
Net Current Assets Represented by	***31 MARCH 2025***			***29 FEBRUARY 2025***	
Current Assets					
Cash & Cash Equivalents					
Cash in Hand	2,705			2,705	
Cash at Bank/(Overdraft)	963,022			1,072,148	
Investments	183,916,366			182,504,433	
		184,882,094			183,579,286
Trade & Other Receivables					
Debtors - Rates	7,099,145			15,936,668	
Debtors - Security Charge	134,038			153,056	
Debtors - Pool Inspection Fee	22,814			25,940	
Debtors - Instalment Fee	18			18	
Debtors - UGP	82,445			94,461	
Debtors - Refuse	88,030			208,305	
FESA Levy Debtors	1,262,496			2,782,041	
Pensioner Rebates	1,825,534			2,105,082	
Sundry Debtors	484,514			522,419	
Less : Provision for Doubtful Debts	(43,702)			(43,702)	
		10,955,331			21,784,287
Inventories	185,334	185,334		135,121	135,121
Other Financial Assets					
Accrued Income	1,454,216			1,160,218	
Prepayments	282,070			266,147	
Other	0			0	
GST Claim (Net)	575,529			768,576	
		2,311,815			2,194,941
Total Current Assets		**198,334,574**			**207,693,636**
Current Liabilities					
Trade & Other Payables					
FESA Levy Payable	3,287,596			4,199,460	
Sundry Creditors	14,585,086			15,281,406	
Amount Received in Advance	1,525,166			1,168,594	
		19,397,847			20,649,459
Provisions					
Provision for Long Service Leave	3,764,173			3,748,669	
Provision for Annual Leave	4,313,623			4,195,337	
Accrued Wages	10,056			10,056	
		8,087,852			7,954,062
Total Current Liabilities		**27,485,699**			**28,603,521**
Net Current Assets		**170,848,875**			**179,090,115**
Less: Restricted Assets					
Reserves	146,700,966			146,700,966	
		146,700,966			146,700,966
Timing Difference		(197,700)			(192,169)
Net Working Capital		**24,345,609**			**32,581,317**

CONFIRMED

NET WORKING CAPITAL RECONCILIATION

FOR THE MONTH OF MARCH 2025

	YTD Actual $
Net Result	**29,793,456**
Add:	
Surplus B/Fwd.	377,219
Proceeds on disposal of Assets	364,905
Carry Forward Reserve Transfers	-
Reserve: Funds to be Used	-
Self Supporting Loans - Principal (Net)	(18,716)
Depreciation Written back	27,383,653
Plant Capital Charge	-
(Profit)/Loss on Asset Disposal	42,024
Sub Total	**57,942,541**
Less:	
Acquisition of Fixed assets	18,058,187
Proceeds from Carawatha Equity	-
Expenditure on Infrastructure assets	15,802,799
Reserve: Funds to be Set Aside	-
Non Current Adjustments	(264,055)
Sub Total	**33,596,931**
Net Working Capital	**24,345,609**

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

This report provides commentary on the year-to-date variances identified in attachment 6002B – Statement of Financial Activity, for the period ended 31 March 2025.

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, a local government is required each financial year, to adopt a percentage or value to be used in statements of financial activity for the reporting of material variances. The City's Accounting Policy CP-025, indicates that this will occur each year when adopting the annual budget. When adopting the 2024-2025 Annual Budget, a level of 10% or $100,000 (whichever is the greater) was adopted for the reporting of material variances for the 2024-2025 financial year. Variances less than 10% or $100,000 are not considered material and are not detailed in this report.

Variances are based on 'Actual' income raised and expenditure incurred, compared to the Year-to-Date Revised Budget and are shown in the Year-to-Date Budget Variance column in the tables below. The main reasons for the variances are outlined in this report.

In the tables below, positive variances are shown in black coloured font, and negative variances are shown in both parentheses and in red coloured font, i.e. (XXX.XX). These tables refer to the applicable nature and type variance.

Operating Revenue

General Rates	YTD Budget $	YTD Actual $	YTD Budget Variance $
	108,548,915	**109,187,229**	**638,314**
Commercial Rates shows a positive variance due to various interim rate adjustments, particularly developments at 10 Forbes Road, Applecross, 12 Fiona Wood Road, Murdoch, and 44 Barry Marshall Parade Murdoch. *Residential Rates shows a positive variance due to various interim rate adjustments across the City, particularly a residential development at 3 Kintail Road, Applecross.*			*638,314*

Fees and Charges	YTD Budget $	YTD Actual $	YTD Budget Variance $
	13,141,741	**13,348,840**	**207,099**
Advertising Fees positive timing variance ($143,567).			*143,561*
Parking Fees negative timing variance of $113,100.			***(113,100)***
The remaining positive balance is made up of minor amounts.			*176,638*

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

Operating Revenue (cont.)

Investment Earnings	YTD Budget $	YTD Actual $	YTD Budget Variance $
	6,622,280	**6,473,535**	**(148,745)**
Investment earnings show a negative timing variance following budget adjustments at the Mid Year Budget Review.			***(230,438)***
Net positive balance made up of minor amounts related to interest on deferred rates, rates late payment interest and rates instalment interest.			*81,693*

Other Revenue	YTD Budget $	YTD Actual $	YTD Budget Variance $
	1,403,413	**1,239,508**	**(163,905)**
Other Revenue shows a positive variance of $256,672 made up of various minor expenditure recoup amounts, offset by $420,579 in transactions resulting from the disposal of assets. The transactions related to the disposal of assets are considered to be non-cash items and are excluded from the City's net operating position in the Statement of Financial Activity.			***(163,905)***

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

Operating Expenditure

Employee Costs	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(48,317,553)	**(47,507,199)**	**810,354**
The significant underspend in employment costs is mainly related to leave due to staff vacancies across the organisation and the pending leave adjustments that will take place at the end of the financial year. *At the organisational level, annual and personal leave shows a $1,220,417 positive variance, and workers compensation premiums show a $56,882 positive variance. Labour hire shows a negative variance of $1,780,775, as contract staff are being used to fill several vacant roles, particularly in Natural Areas and Parks, Resource Recovery and Fleet Services and Engineering and offset a significant underspend in ordinary time earnings. Overtime shows a negative variance of $369,095. Staff training and development shows an underspend of $171,920.*			
Governance shows a positive variance related to vacancies in the Senior Governance Officer, Governance Project Officer and Governance Officer roles.			*238,985*
Strategic Property and Leasing shows a positive variance mainly related to a vacancy in the Senior Strategic Property Advisor role.			*224,705*
Information Technology shows a positive variance mainly related to a previous vacancy in the Chief Information Officer role, and a current vacancy in the Process Improvement Auditor role.			*180,200*
Building and Environmental Health Services shows a positive variance related to previous vacancies in the Manager Environmental Health and Compliance, Coordinator Compliance Services and Environment Health Officer and Senior Building Surveyor positions, and a current Business Support Officer vacancy.			*168,616*
Community Safety shows a positive timing mainly due to current and previous vacancies in the Coordinator Community Safety Service and Safer Melville Coordinator roles.			*104,490*
Natural Areas and Parks negative variance due to increased overtime and labour hire costs incurred to cover vacancies in the Team Leader – Parks, Point Walter Grounds Maintainer and Parks Maintainer roles.			***(132,035)***
Resource Recovery and Fleet Services shows a negative variance mainly related to labour hire and overtime costs incurred to cover vacant waste driver and mechanic positions.			***(335,838)***
The remaining net positive variance relates to minor amounts in other service areas.			*361,231*

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

Operating Expenditure (cont.)

Materials and Contracts	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(31,196,395)	**(28,681,210)**	**2,515,185**
Resource Recovery and Fleet Services positive variance made up mainly of underspends in stores and materials ($333,795) and fuel expenditure ($185,311) related to the City's fleet program, partially offset by overspends in domestic waste disposal costs ($149,694).			*661,833*
Engineering positive variance made up mainly of minor amounts in contractors – adhoc, due to contractor supply shortage affecting specialist plant operator availability and professional consultancies expenditure across various maintenance programs.			*575,817*
City Buildings and Projects shows a positive variance made up mainly of Contractors Ad-Hoc underspends of $241,274 across the City's various facilities, in particular, the Civic Centre ($144,081) and Blue Gum Recreation Centre ($29,559).			*264,231*
Cultural Development positive timing variances in contractors ad-hoc related mainly to underspends in Noongar Place Names ($62,289), Community Development Administration ($50,360), and Write Club Caralee & Melville ($27,764).			*226,858*
Natural Areas and Parks positive variance is made up of minor amounts across the City's parks and reserves.			*208,535*
Library Services positive variance made up of minor amounts in contract payments ($69,936) due to delays to deep cleaning to be undertaken at AH Bracks, Bull Creek and Civic Square libraries, and underspends in memberships, subscriptions and online resources ($30,177), due mainly to the implementation of the Patron Point project not going ahead as expected.			*165,971*
The remaining net positive variance relates to minor amounts in other service areas.			*411,940*

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

Operating Expenditure (cont.)

Utilities	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(3,175,814)	**(3,029,207)**	**146,607**
Street lighting shows a positive timing variance of $130,876.			*130,876*
The remaining positive balance is made up of minor amounts in electricity, gas and water expenditure across the City's facilities.			*15,731*

Capital Income

Capital Grants, Subsidies and Contributions	YTD Budget $	YTD Actual $	YTD Budget Variance $
	3,703,125	**3,850,233**	**147,108**
City Buildings and Projects – Capital grant income for the Point Walter Mountain Bike Trail.			*148,844*
Other Minor amounts			***(1,737)***

CONFIRMED

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 31 March 2025

Capital Expenditure

Land and Buildings	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(14,934,162)	**(15,182,022)**	**(247,860)**
New Library Cultural Centre – Design work			***(253,473)***
The remaining net positive variance relates to minor amounts in other service areas.			*5,613*

Purchase of Infrastructure Assets	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(16,840,457)	**(15,802,799)**	**1,037,658**
Drainage			*26,383*
Environmental			*17,965*
Foreshore Facilities			*1,252*
Irrigation			*15,009*
Lighting			*7,039*
Parks Streetscapes Structures			*83,449*
Paths – Positive variance mainly in the Stock Road (between Preston Point Road and Lutey Road) ($98,881), and Emily Main Park Path Renewal ($82,501) projects.			*244,644*
Playgrounds			*19,341*
Roads - Positive Variances mainly related to the Engineering Design ($150,000), Worley Street – Mill and Fill ($133,777) and Collinson Way (Hartfield to Matthew) ($171,211) projects.			*622,575*

CONFIRMED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025		
	2024-2025 31 March 2025 $	***2023-2024 30 June 2024 $***
Current assets		
Cash & cash equivalents	49,290,228	31,231,114
Trade and other receivables	13,024,640	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	185,334	169,590
Contract assets	-	-
Other assets	282,070	1,931,399
Total current assets	**198,658,875**	**181,609,585**
Non current assets		
Trade and other receivables	1,836,967	2,101,022
Other financial assets	15,810,968	15,326,577
Property, plant & equipment	486,565,603	496,497,951
Infrastructure	704,667,155	707,410,134
Investment property	60,846,541	60,846,541
Total non current assets	**1,269,727,234**	**1,282,182,225**
TOTAL ASSETS	**1,468,386,109**	**1,463,791,810**
Current liabilities		
Trade and other payables	16,689,167	22,539,878
Other liabilities		68,974
Contract liabilities	2,748,245	2,451,905
Borrowings	175,680	209,511
Employee related provisions	8,087,852	9,330,106
Total current liabilities	**27,700,943**	**34,600,374**
Non current liabilities		
Trade and other payables	283,892	286,510
Other liabilities		1,160,463
Borrowings	2,260,847	997,621
Employee related provisions	1,211,033	972,066
Other provisions	6,893,140	6,893,140
Total non current liabilities	**10,648,912**	**10,309,800**
TOTAL LIABILITIES	**38,349,856**	**44,910,174**
NET ASSETS	**1,430,036,254**	**1,418,881,636**
Equity		
Retained surplus	380,917,434	369,753,939
Reserve accounts	146,700,966	146,700,966
Revaluation surplus	902,417,853	902,426,731
TOTAL EQUITY	**1,430,036,254**	**1,418,881,636**

CONFIRMED

City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 31 March 2025

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
RATE DEBTORS					
Opening Balance - 1 July	4,269,129	4,269,129	*0%*	3,379,289	*26%*
Rates & Charges Raised	109,562,535	109,395,560	*0%*	103,021,037	*6%*
Payments Received	(106,732,519)	(97,728,020)	*9%*	(99,786,517)	*7%*
Closing Balance	7,099,145	15,936,668	*-55%*	6,613,810	*7%*
REFUSE DEBTORS					
Opening Balance - 1 July	55,013	55,013	*0%*	44,432	*24%*
Rates & Charges Raised	1,773,958	1,768,064	*0%*	1,686,230	*5%*
Payments Received	(1,740,940)	(1,614,772)	*8%*	(1,664,020)	*5%*
Closing Balance	88,030	208,305	*-58%*	66,643	*32%*
FESA DEBTORS					
Opening Balance - 1 July	813,475	813,475	*0%*	650,906	*25%*
Rates & Charges Raised	19,544,389	19,538,086	*0%*	18,424,300	*6%*
Payments Received	(19,095,369)	(17,569,520)	*9%*	(17,849,857)	*7%*
Closing Balance	1,262,496	2,782,041	*-55%*	1,225,348	*3%*
UNDERGROUND POWER DEBTORS					
Opening Balance - 1 July	166,494	166,494	*0%*	304,028	*-45%*
Rates Raised	(21,111)	(21,610)	*-2%*	21,411	*-199%*
Payments Received	(62,938)	(50,423)	*25%*	(141,791)	*-56%*
Closing Balance	82,445	94,461	*-13%*	183,648	*-55%*
POOL DEBTORS					
Opening Balance - 1 July	17,903	17,903	*0%*	16,677	*7%*
Rates & Charges Raised	495,524	495,842	*0%*	492,555	*1%*
Payments Received	(490,614)	(487,805)	*1%*	(487,460)	*1%*
Closing Balance	22,814	25,940	*-12%*	21,773	*5%*
SECURITY DEBTORS (SECL)					
Opening Balance - 1 July	103,829	103,829	*0%*	92,407	*12%*
Rates & Charges Raised	2,793,743	2,790,179	*0%*	2,626,825	*6%*
Payments Received	(2,763,535)	(2,740,952)	*1%*	(2,590,478)	*7%*
Closing Balance	134,038	153,056	*-12%*	128,754	*4%*
INSTALMENT FEE DEBTORS					
Opening Balance - 1 July	22	22	*0%*	77	*-72%*
Rates & Charges Raised	0	0	*0*	4	*-100%*
Payments Received	(4)	(4)	*0%*	(59)	*-93%*
Closing Balance	18	18	*0%*	22	*-19%*
TOTAL DEBTOR MOVEMENT					
Opening Balance - 1 July	5,425,866	5,425,866	*0%*	4,487,816	*21%*
Debtors Raised	134,149,038	133,966,119	*0%*	126,272,363	*6%*
Payments Received	(130,885,919)	(120,191,497)	*9%*	(122,520,182)	*7%*
Closing Balance	8,688,985	19,200,488	*-55%*	8,239,997	*5%*

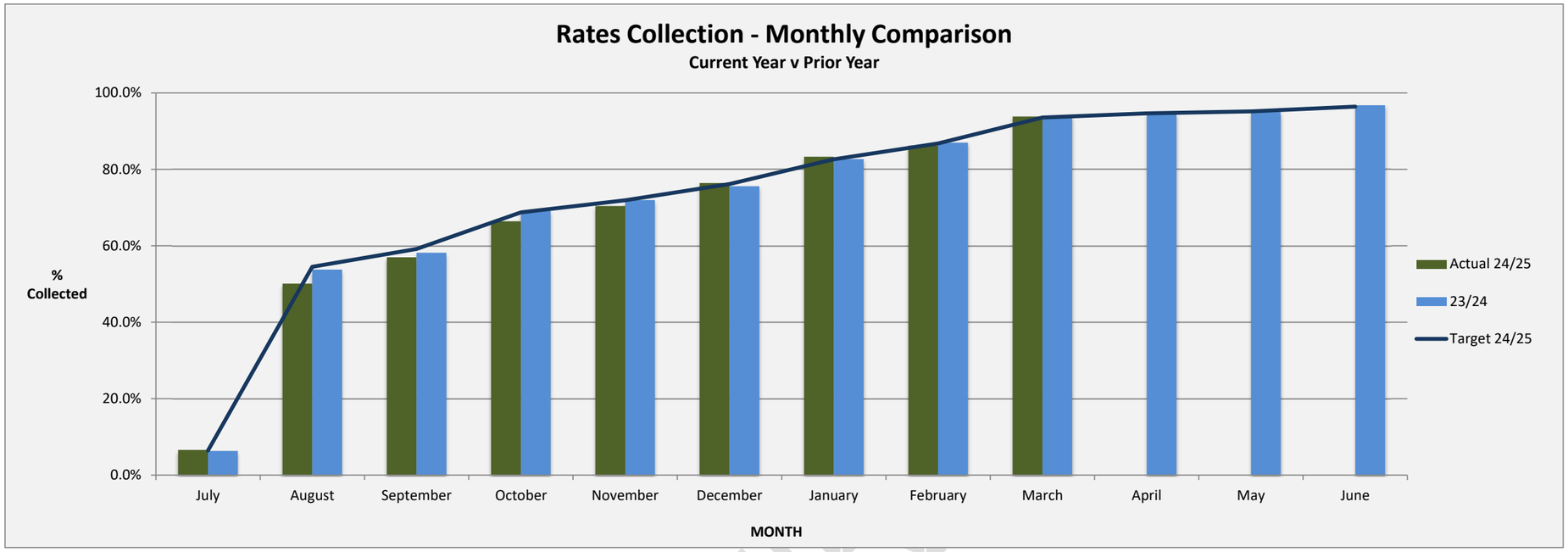
SUMMARY OF RATE DEBTOR MOVEMENT

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,425,866	5,425,866	*0%*	4,487,816	*21%*
Debtors Raised	134,149,038	133,966,119	*0%*	126,272,363	*6%*
Payments Received	(130,885,919)	(120,191,497)	*9%*	(122,520,182)	*7%*
Closing Balance	8,688,985	19,200,488	*-55%*	8,239,997	*5%*

SUMMARY OF SUNDRY DEBTOR MOVEMENT

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	565,184	565,184	*0%*	901,439	*-37%*
Invoices Raised	3,121,148	2,952,339	*6%*	4,397,706	*-29%*
Receipts	(3,185,913)	(2,967,769)	*7%*	(4,734,634)	*-33%*
Prepayments	(14,978)	(26,664)	*-44%*	(2,588)	*479%*
Closing Balance	485,441	523,089	*-7%*	561,924	*-14%*

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Rates Collection - Monthly Comparison
Current Year v Prior Year
100.0%
80.0%
60.0%
40.0%
20.0%
0.0%
% Collected
July
August
September
October
November
December
January
February
March
April
May
June
MONTH
Actual 24/25
23/24
Target 24/25

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SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 31 MARCH 2025

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
Payment arrangements			
832568	Individual	$12,898	Arrangement to Pay - maintaining $200.00 per fortnight.
836916	Individual	$50	Arrangement made with requesting officer to pay in July.
853697	Perth Sup School	$812	Arrangement to Pay - 3rd payment missed, email reminder sent 21 March 2025.
861732	Healthcare WA	$10,162	Two missed payments, email reminder sent sent 21 March 2025.
862151	South Perth Futsal Club	$4,512	Arrangement to Pay - missed January. Email sent 3 February 2025.
862342	Perth AFC Futsal Club	$15,237	Arrangement to Pay - maintaining $1,500 per month.
863209	Individual	$1,844	Arrangement to Pay - maintaining $250.00 per fortnight.
864132	Individual	$4,825	Arrangement to Pay - maintaining $130.00 per fortnight.
869693	Velovelum Pty Ltd T/As Mastro Pizza	$2,082	Arrangement to Pay - maintaining $200.00 per fortnight.
873752	Individual	$500	Arrangement made with requesting officer to pay in July.
873760	Individual	$500	Arrangement made with requesting officer to pay in July.
	Total on Payment Arrangement	**$53,422**	
Ordinary Debtors			
505701	LGISWA Workcare	$6,794	Email reminder sent 1 April 2025.
508325	Department of Local Government, Sport & Cultural	$1,073	Email reminder sent 1 April 2025.
508879	LGISWA	$25,664	Email sent 1 April 2025.
625687	Department of Communities	$787	Email sent 14 March 2025.
855783	Advanced Traffic Management	$920	Grant Thornton have advised that they are unable to estimate timing and quantum of a return.
857938	Individual	$177	Email sent 14 March 2025.
859132	Qtm Pty Ltd	$408	Email sent 14 March 2025.
861815	Evolution Traffic	$204	Email sent 1 April 2025.
862573	Profutsal	$3,348	Matter is closed with CS Legal. Many attempts have been made to contact debtor with no response to letters or emails.
866228	Bust Bodies Massage	$1	
869826	WA State Futsal Club	$33,179	Matter is closed with CS Legal. Debtor cannot be found. Multiple postal and emails addresses tried.
871632	Kelvar Group	$204	Email sent 1 April 2025.
872952	Individual	$2,579	Emailed debtor 18 March 2025. Not economical to pursue debt via Recoveries Legal.
873331	EVDOMOS Pty Ltd	$0.01	Will be paid with next invoice.
873570	Melville Citizens Relief	$5,000	Waiting for response from Responsibe Officer.
	Total Ordinary Debtors	**$80,337**	
Sporting & Community Organisations			
505818	Kardinya Sportin Association	$440	Email sent 14 March 2025.
506014	Brentwood Karoonda Sporting Association	$32,492	Responsible Officer emailed 14 March for update.
508960	Melville Water Polo Club	$4,624	Reconciling payments as requested by debtor.
834549	Melville Cricket Club	$7,251	email sent 25 March 2025
	Total Sporting & Community Organisations	**$44,807**	
Loans			
507491	Tompkins Park & Recreational Association	$71,292	Loan 399.
	Total Loans	**$71,292**	
GRAND TOTAL	**Total 90 Days and over**	**$249,857**	
	Total Sundry Debts Outstanding	**$485,441**	
	90 Days and Over % of Total Debt	**51%**	
	90 Days and over -Total No. of Debtors (excl Loans)	**31**	

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PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF MARCH 2025

				Budget Amendments >$100,000	
Account Number	***Description***	***DR***	***CR***	***Total Amount***	***Comments***
490-80006-1525-000	New Library and Cultural Centre	1,850,000		$ 1,850,000	Funding required in 2024-2025 for the New Library and Cultural Centre project BLD04725 has increased by $1.85 Mn due to the need to expedite the design phase, in order to stay within $15 Mn grant funding deadlines. $1.85 Mn is being brought forward from the future years budget allocation for the same project thereby keeping the total project estimates within the original estimates of $60 Mn. The $1.85 Mn will be funded from the Land and Property reserve.
277-28112-7888-000	Funds used from Land and Property Reserve		1,850,000		
489-85530-1525-000	Blue Gum Community Centre Redevelopment	1,200,000		$ 1,200,000	Funding required in 2024-2025 for the Bluegum Community Centre Refurbishment project BLD05174 has increased by $1.2 Mn due to the completion of the project ahead of schedule. $1.2 Mn is being brought forward from the future years budget allocation for the same project ,thereby keeping the total project estimates within the original estimates of $3.5 Mn. The $1.2 Mn will be funded from the Community Facilities and New and Upgrade Works reserves.
277-28107-7888-000	Funds used from Community Facilities Reserve		1,140,000		
277-28119-7888-000	Funds used from New and Upgrade Works Reserve		60,000		
TBA	Demolition of Commercial Buildiing at Kishorn Road	60,000		$ 60,000	Funding required for the the demolition of the commercial building on Kishorn Road as part of the Moreau Mews POS development. An existing surplus budget of $28.7k in project BLD06605 - 50-52 Kishorn Road Fit Out will be reallocated towards this project. The remaning shortfall of $31.3k will be drawn from the Community Facilites reserve.
490-85530-1525-000	50-52 Kishorn Road Fit Out		28,700		
277-28107-7888-000	Community Facilities Reserve		31,300		
		3,110,000	**3,110,000**	**3,110,000**	

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Presented to	Ordinary Meeting of Council to be held 20 May 2025
Related to Item	C25/271 2025-2026 Rating Strategy
Submitted by	Cr N Robins
Attachments	Nil.

ALTERNATIVE MOTION

That the Council endorse:

1. Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2025-2026 financial year rate setting that equates to an increase of 3.5% compared to 2024-2025:

Rating Category	Proposed Rate in Dollar	Proposed Minimum Rate
Residential Improved/Unimproved	7.581514	$ 1,484.62
Commercial Improved/unimproved	9.340458	$1,203.68

2. Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the Local Government Act 1995, its intention to levy the Differential Rates and Minimum Rates for the 2025-2026 financial year; and

3. the Statement of Objects and Reasons for Differential Rates:

"The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville."

and this be published on the City of Melville website.

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REASONS FOR THE MOTION

The City can fulfil all of its obligations to City of Melville residents and ratepayers by only levying rates at an increase of 3.5% on 24/25 levels.

In the current cost-of-living crisis, many residents will struggle to afford rate increases this year. By reducing the proposed rates increase by 1%, the City of Melville administration will need to find $1 140 000 worth of savings from the bottom line of the budget. This is deemed appropriate given the recent state and federal election commitments that have been made.

Local governments across Western Australia provide varying levels of service, and a varying range of services. There are many opportunities for savings to be made by reconsidering the services provided and programs delivered by the City of Melville.

Presented to	Ordinary Meeting of Council to be held on Tuesday, 20 May 2025
Related to Item	Item C25/271 2025-2026 Rating Strategy – Alternative Motion by Cr N Robins
Submitted by	Director Corporate Services
Attachments	Nil.

On Tuesday,13 May 2025 an alternative motion was received from Cr N Robins. This has been distributed to Elected Members ahead of the Agenda Briefing Forum and is provided in the Final Ordinary Meeting of Council agenda distributed Friday, 16 May 2025.

Engagement Implications
The engagement with ratepayers will follow once the public notice is given regarding the advertising of the differential rates subject to approval at the Ordinary Meeting of Council (OMC) on 20 May 2025.

Financial Implications
Advertising of differential rates does not have a financial implication on the budget.

Should the differential rates as part of budget adoption in June 2025 be set at 3.5% rather than 4.5% it would result in a reduction in rates revenue of $1,140,000 based on recent rates modelling.

Legislative and Policy Implications
The purpose of the C25/271 2025-2026 Rating Strategy report is to seek Council endorsement to advertise for public notice for a period of 21 days the differential rates for 2025/26.

Under the *Local Government Act 1995* and regulations, the Council can adopt a changed differential rates at the time of budget adoption.

Consequences
Once the budget deficiency has been identified in accordance with section 6.34 of the *Local Government Act 1995*, and with regard to the *Strategic Community Plan* and *Corporate Business Plan*, a proposed Rate in the Dollar (RID) can be established to achieve a balanced budget.

Council has the legislative authority to set the RID, including the ability to adopt differential rates that may vary from those advertised during the public notice period. Accordingly, Council may choose to adopt a RID that is either higher or lower than the advertised rate at the time of budget adoption.

While this flexibility exists, it is generally not recommended to adopt a higher RID than what was advertised, as this may be viewed as inconsistent with the principles of transparency and could present reputational risks.

If Council wishes to adopt a higher RID than was advertised, the recommended process is to re-advertise the proposed rates. This process may cause delays in finalising the budget, which could in turn impact the commencement of projects or initiatives that are dependent on the timely adoption of the budget.

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The currently proposed 2025/26 Budget has been prepared on the basis of a balanced financial outcome, with no projected surplus or deficit. If a lower rate increase, such as 3.5% were to be adopted instead of the advertised 4.5%, this would result in an estimated budget shortfall of approximately $1.14 million in the first year. Over the life of the current Long Term Financial Plan (LTFP), this would equate to a cumulative shortfall of more than $11 million.

The proposed budget has been aligned with the priorities of the Strategic Community Plan and is structured to support the delivery of identified services and projects within a financially sustainable framework. A reduction in the RID would require adjustments to the budget, which could include the deferral, reduction, or reprioritisation of services or capital works to maintain financial balance.

Any consideration of changes to service levels would typically require a level of community engagement. Given the deadlines set by Council for budget adoption, such engagement may not be feasible within the current timeframe but could be considered in the context of future budget years.

In conclusion, if Council resolves to amend the RID following the public notice period, it is recommended that the final RID adopted be equal to or less than the rate previously advertised.

CONFIRMED

19 March 2025
Enquiries: Nathan Mazzega 08 9364 0323
Our Reference: DA-2024-634

P Stejskal
1-3/ 107 Cantonment St
FREMANTLE WA 6160

Development Approval

Proposed Development:	Single Storey Single House
Application Number:	DA-2024-634
Property Details:	21 Ferguson Street, ALFRED COVE WA 6154
Owner Details:	Ms L M Moreno
Applicant:	P Stejskal
Date of Decision:	19-Mar-2025

We refer to your Application for Development Approval, received by the City of Melville on 01-Aug-2024.The application for 21 Ferguson Street, ALFRED COVE WA 6154 approval has been **granted** under the provisions of the City of Melville Local Planning Scheme No. 6 and the Metropolitan Region Scheme.

This approval constitutes a **development approval only**.

If you require any further information or clarification regarding this matter, please do not hesitate to contact Nathan Mazzega on 08 9364 0323 or via email to nathan.mazzega@melville.wa.gov.au.

Regards,

Tom Geddes
Senior Statutory Planner
Enc

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General Enquiries **Tel:** 1300 635 845 | 9364 0666 **Email:** melinfo@melville.wa.gov.au **www:** melvillecity.com.au
Street Address: 10 Almondbury Road, Booragoon WA 6154 **Postal Address:** Locked Bag 1, Booragoon WA 6954
National Relay Service **Tel:** 133 677 (TTY) 1300 555 727 (speech relay) **www:** relayservice.com.au
ABN 81 152 433 900

Planning and Development Act 2005
City of Melville
Notice of determination on application for development approval

Location: 21 Ferguson Street, ALFRED COVE WA 6154
(Parcel Lot 1 SP 24365)
Application Date: 01-Aug-2024 Received on: 01-Aug-2024
Description of Proposed Development: Single House

The application for development approval is:

X Approved subject to the following conditions

Conditions:

1. This Development Approval requires the development to be undertaken in accordance with the submitted application, enclosed plans (referenced Site Plan, Ground Floor Plan and Elevations) stamped as approved on 19-Mar-2025. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.

2. All storm water generated from the development hereby approved shall be retained on site in accordance with the City's Stormwater guidelines.

3. The primary street fence shall be truncated or reduced to 0.75m height within 1.5m of vehicle access points and street corners in order to provide adequate sight lines or otherwise comply contained under clause 5 of Local Planning Policy LPP3.1 Residential Development, and thereafter maintained to the satisfaction of the City.

4. Any street walls and fences (including the height of any retaining walls) constructed within the primary street setback area shall meet the requirements contained under clause 3 of Local Planning Policy *LPP3.1 Residential Development* to the satisfaction of the City.

5. Prior to the initial occupation of the development, the boundary wall/s shall be finished to either the same finish as the rest of the dwelling walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.

6. Prior to the initial occupation of the development, the external surface of the retaining wall which are visible from the street and adjoining property shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.

7. Prior to the initial occupation of the development, the on-site tree (as marked in green on the approved plans) shall be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.

8. Prior to commencement of development the development is to be serviced by a vehicle crossover.

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Advice notes:

i. This planning decision is confined to the authority of the *Planning and Development Act 2005* and the City of Melville Community Planning Scheme No. 6. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required approvals are first obtained, applicable State and Federal legislation is complied with, and any restrictions, easements or encumbrances are adhered to.

ii. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its planning approval which may be depicted on the approved plans.

iii. This approval is based on the plans and information provided by the Applicant and issued in reliance on the accuracy of that information. If the information provided by the Applicant is inaccurate, you may be liable to prosecution if the development is undertaken.

iv. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

v. Unless otherwise approved in writing by the City, all trees located on the verge adjacent to the land on which the development is to take place shall be protected throughout the duration of the demolition and construction processes of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with the following criteria:
    - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
    - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.
    - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
    - The following actions shall not be undertaken within any TPZ:
        - Storage of materials, equipment, fuel, oil dumps or chemicals;
        - Servicing or refuelling of equipment or vehicles;

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- Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device);
- Open-cut trenching or excavation works (whether or not for laying of services);
- Changes to the natural ground level of the verge;
- Location of any temporary buildings including portable toilets; or
- The parking of vehicles or machinery.

vi. In relation to condition 8, this development approval is not an approval to remove any street trees. Should street tree removal be required to facilitate the subject development, the applicant is advised to make application to the City's Environment and Infrastructure department in accordance with Council Policy CP-029 – Tree Policy. Should amendments to the subject development be required to facilitate access, the applicant is to apply for an amended development approval.

Date of determination: 19-Mar-2025

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: Dated: 19 March 2025

Tom Geddes

Senior Statutory Planner

For and on behalf of the City of Melville.

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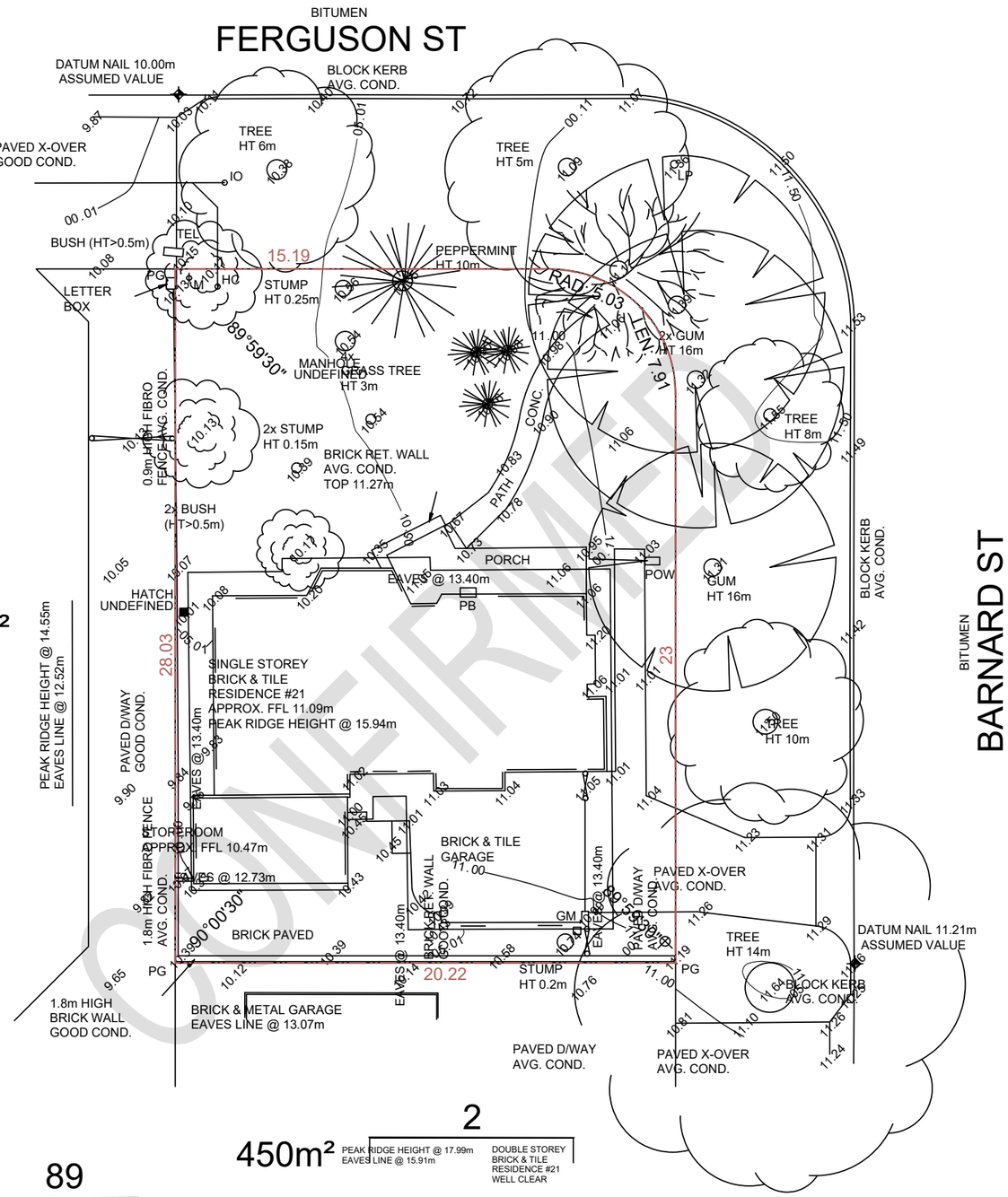
ABN 81 152 433 900

It is the responsibility of the Builder / Applicant to incorporate all conditions of the Planning Approval into revised documentation submitted to support an application for a Building Permit.

APPLICANTS COPY

CITY OF MELVILLE
APPROVED
REF: DA-2024-634
DATE: 19 March 2025

PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT



ONE SIGNED

PHILIP
STEJSKAL
ARCHITECTURE
website: www.architectureps.com.au
email: studio@architectureps.com.au
reg: 2486

SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	SCALE AT A3: 1:200		DRAWING : SITE SURVEY (COURTESY OF LINKS SURVEYING)
	DATE: 23/07/2024	JOB REF: A2317	ISSUE : A
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		A 23/07/24 ISSUED FOR DEVELOPMENT APPLICATION	

It is the responsibility of the Builder / Applicant to incorporate all conditions of the Planning Approval into revised documentation submitted to support an application for a Building Permit.

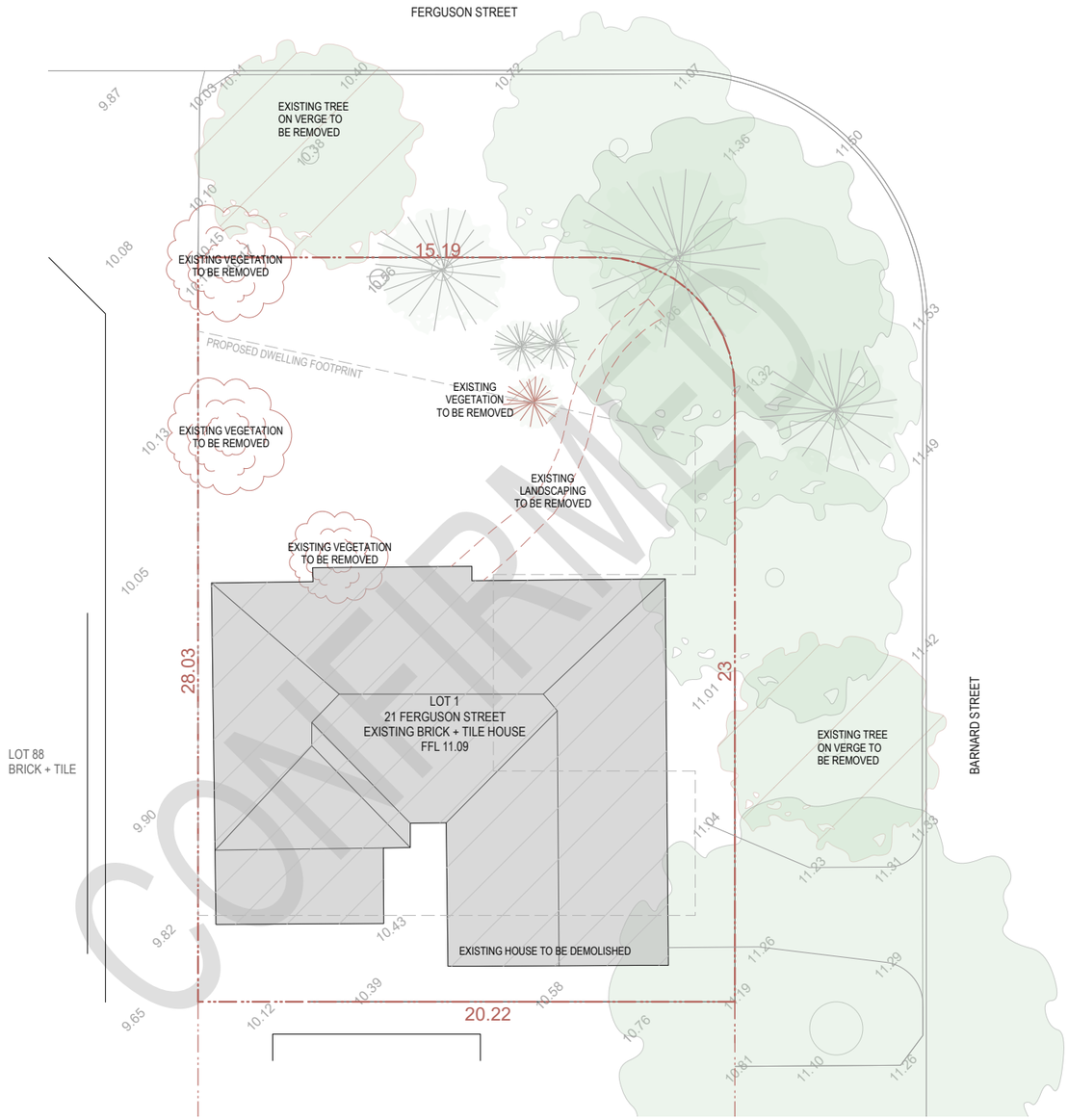
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CITY OF MELVILLE

APPROVED

REF: DA-2024-634
DATE: 19 March 2025

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1 EXISTING SITE PLAN
1:200

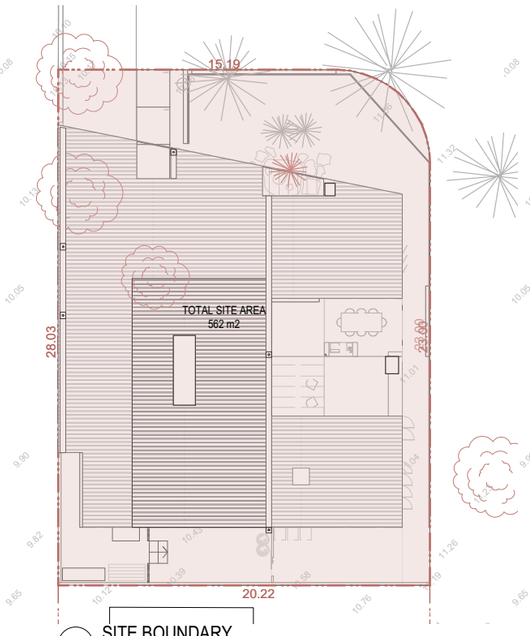
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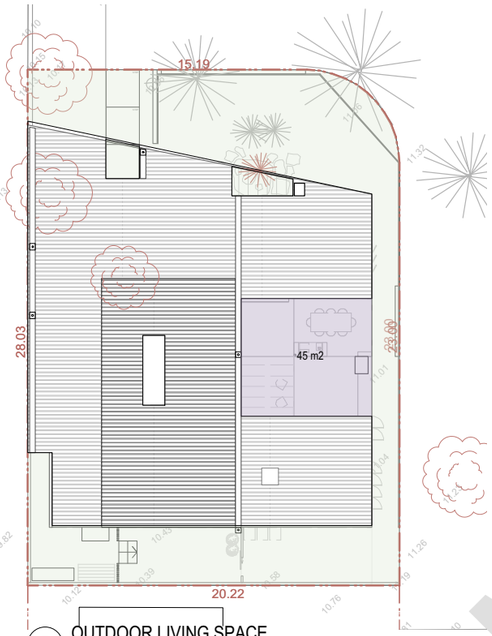
SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	**SCALE AT A3:** 1:200		**DRAWING :** EXISTING SITE PLAN
	DATE: 23/07/2024	**JOB REF:** A2317	**ISSUE :** A **DWG No. :** A-02
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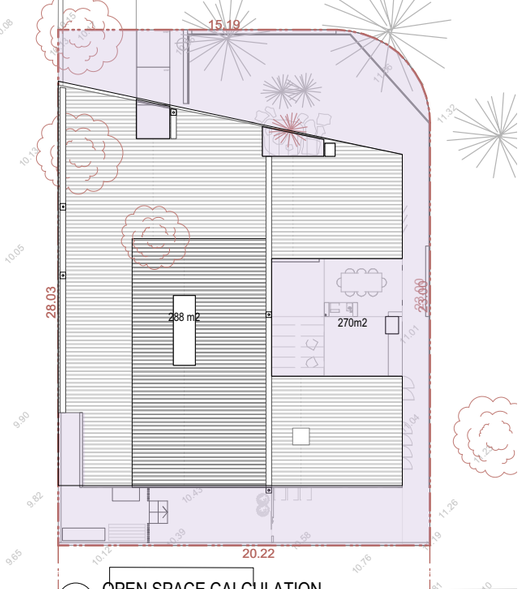
CITY OF MELVILLE
APPROVED
REF: DA-2024-634
DATE: 19 March 2025



1 SITE BOUNDARY
1:300



2 OUTDOOR LIVING SPACE
1:300

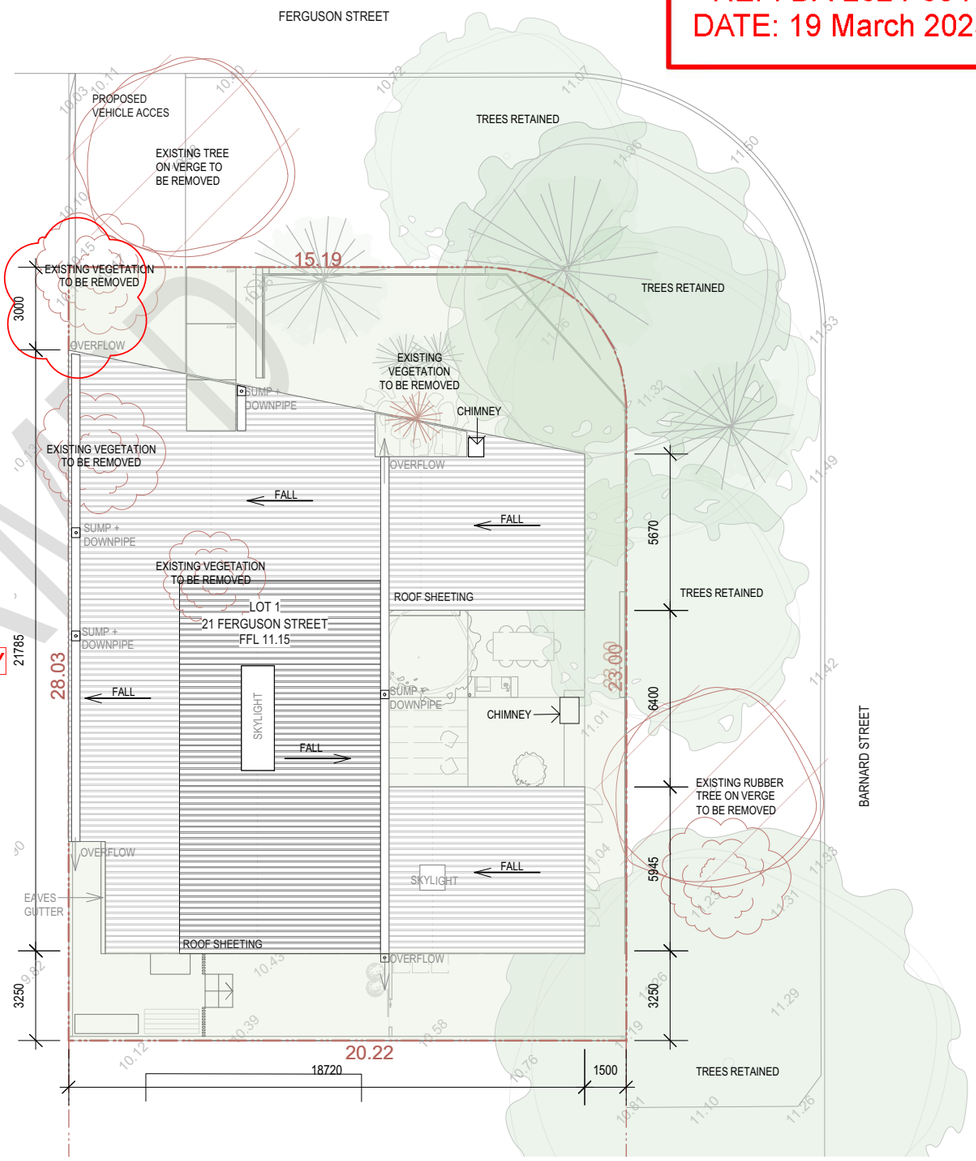


3 OPEN SPACE CALCULATION
1:300

APPLICANTS COPY

ZONING	R20
TOTAL SITE AREA	562 m2
REQUIRED OPEN SPACE	281 m2
PROPOSED OPEN SPACE	270 m2
PROPOSED % OF OPEN SPACE	48.04%
REQUIRED OUTDOOR LIVING AREA	30 m2
PROPOSED OUTDOOR LIVING AREA	45 m2

It is the responsibility of the Builder / Applicant to incorporate all conditions of the Planning Approval into revised documentation submitted to support an application for a Building Permit.



4 PROPOSED SITE PLAN
1:200

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reg: 2486

SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	SCALE AT A3: 1:300		DRAWING : PROPOSED SITE PLAN
	DATE: 30/09/2024	JOB REF: A2317	
		C 30/09/24 DEVELOPMENT APPLICATION AMENDMENT	ISSUE : C
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			DWG No. : A-03

CITY OF MELVILLE

APPROVED
REF: DA-2024-634
DATE: 19 March 2025

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SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	**SCALE AT A3:** 1:200		**DRAWING :** PROPOSED GF PLAN
	DATE: 30/09/2024 **JOB REF:** A2317	D 30/09/24 DEVELOPMENT APPLICATION AMENDMENT C 27/09/24 DEVELOPMENT APPLICATION AMENDMENT	**ISSUE :** D **DWG No. :** A-04
	DRAWN: MP **ARCHITECT REG No:** 2486	B 06/09/24 DEVELOPMENT APPLICATION AMENDMENT A 23/07/24 ISSUED FOR DEVELOPMENT APPLICATION	

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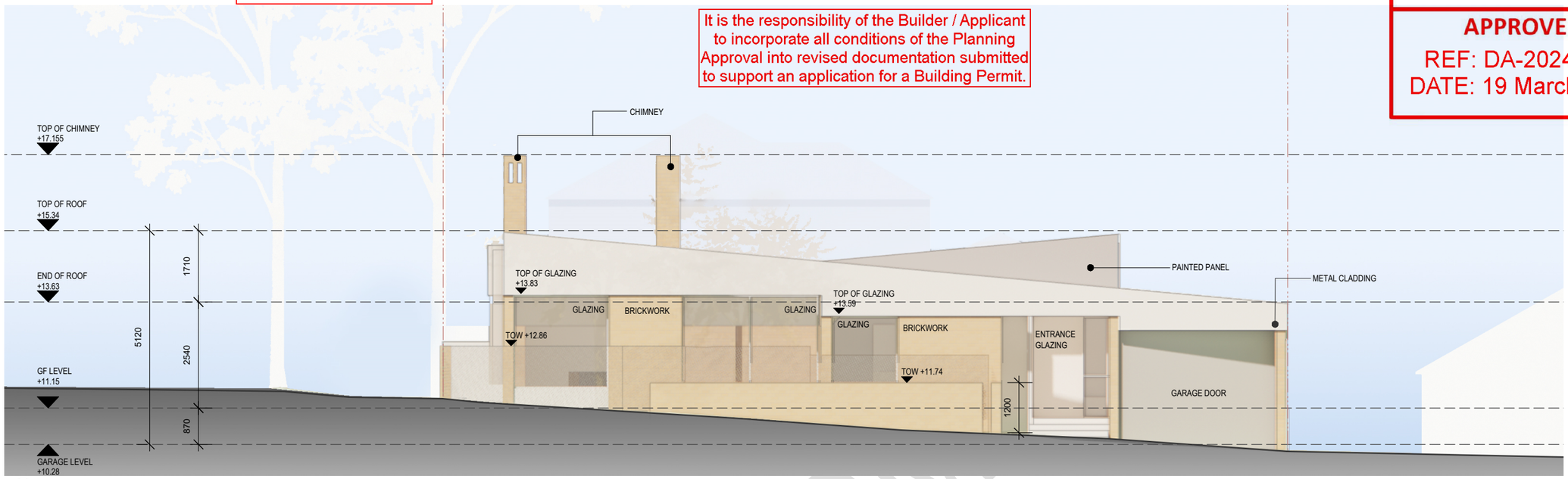
It is the responsibility of the Builder / Applicant to incorporate all conditions of the Planning Approval into revised documentation submitted to support an application for a Building Permit.

CITY OF MELVILLE

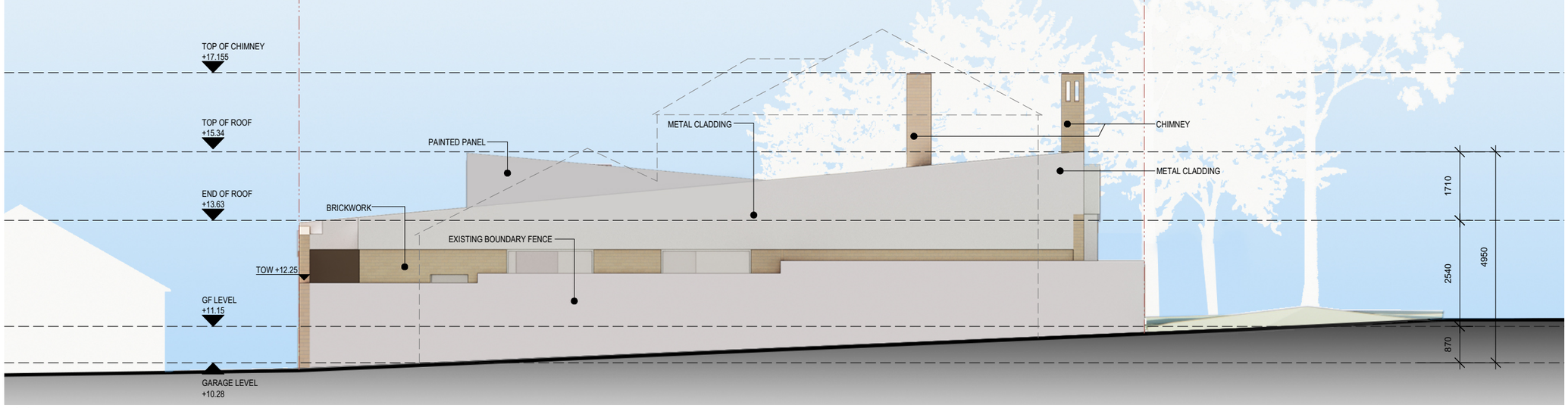
APPROVED

REF: DA-2024-634

DATE: 19 March 2025



1 NORTH ELEVATION
1:100



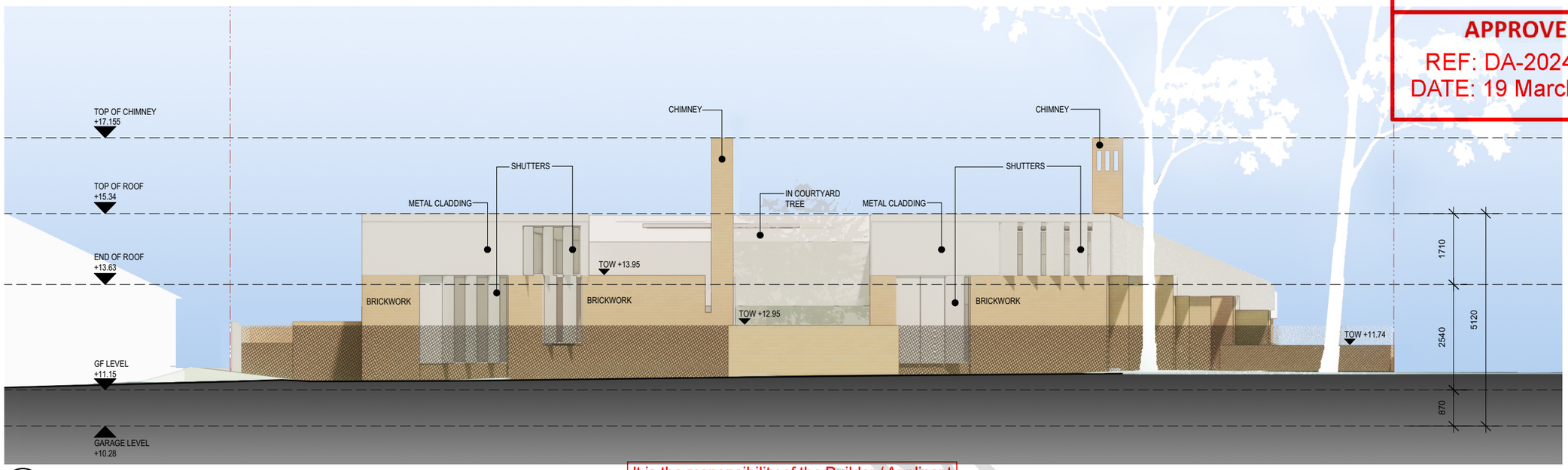
2 SOUTH ELEVATION
1:100

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SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	**SCALE AT A3:** 1:100		**DRAWING :** PROPOSED ELEVATIONS
	DATE: 30/09/2024 **JOB REF:** A2317	C 30/09/24 DEVELOPMENT APPLICATION AMENDMENT	**ISSUE :** C **DWG No. :** A-05
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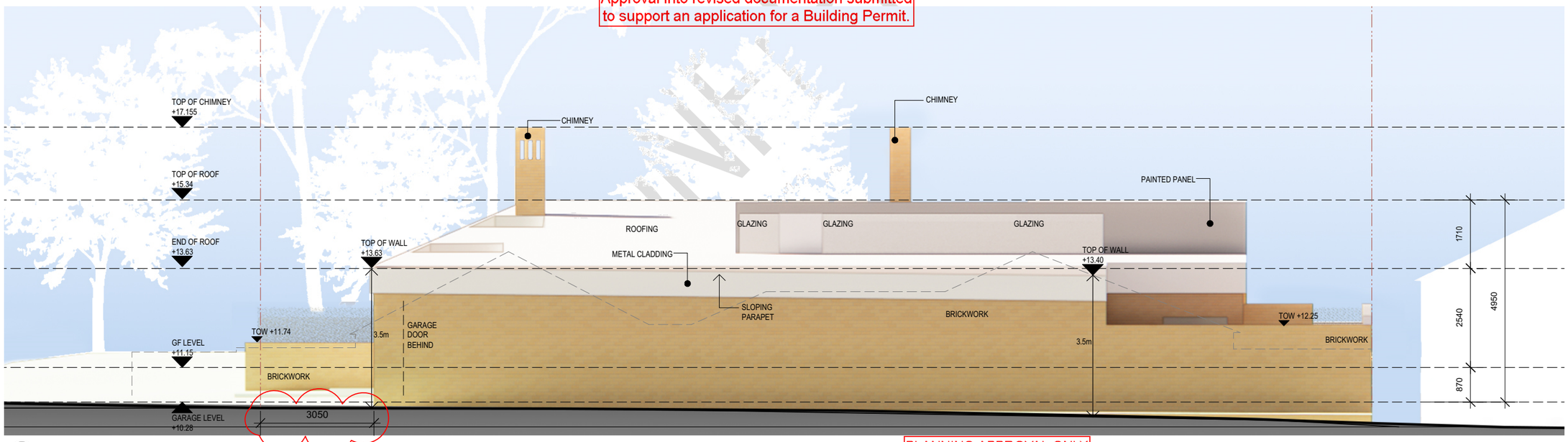
APPLICANT COPY

CITY OF MELVILLE
APPROVED
REF: DA-2024-634
DATE: 19 March 2025



1 EAST ELEVATION
1:100

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2 WEST ELEVATION
1:100

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SITE/CLIENT GABRIEL + LINA MORENO 21 FERGUSON STREET, ALFRED COVE 6154	**SCALE AT A3:** 1:100	**DRAWING :** PROPOSED ELEVATIONS
	DATE: 30/09/2024 **JOB REF:** A2317	
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C	30/09/24	DEVELOPMENT APPLICATION AMENDMENT
B	06/09/24	DEVELOPMENT APPLICATION AMENDMENT
A	23/07/24	ISSUED FOR DEVELOPMENT APPLICATION



CONFIRMED

TREE REMOVAL REQUESTS – COUNCIL OFFICER RECOMMENDATIONS AND RESOLUTIONS (June 2020 to May 2025)

Date	Title of Report	Reason	Officer Recommendation	Council Resolution
20 May 2025 Link to Agenda	E25/67 Request for Removal of Street Tree - **21 Ferguson Street, Alfred Cove**	The applicant would like to install a crossover which would result in the loss of the tree in order for the crossover to meet the City's Crossover Guidelines and Specifications.	That the Council: 1. Decline the Request for Removal of Street Tree at 21 Ferguson Street, Alfred Cove, and support the retention of the *Lophostemon confertus* (Queensland Box) tree at 21 Ferguson Street, Alfred Cove. 2. Requests the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision.	
21 November 2023 Link to Minutes	E23/23 Request To Remove Street Tree at **25 Purdie Avenue Ardross**	The City of Melville has received a request from the resident of 23 Purdie Avenue, Ardross to remove the street tree located on the verge of 25 Purdie Avenue, Ardross as they believe the tree poses a risk to personal safety from branch drop and property damage from leaf debris resulting in blocking gutters and causing roof leaks.	That the Council: 1. Not support the request for the removal and replacement of the *Eucalyptus camaldulensis* (River Red Gum) verge tree at 25 Purdie Avenue, Ardross; and 2. Request the CEO to advise the applicant of the Council decision.	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E23/23) That the Council: 1. Not support the request for the removal and replacement of the *Eucalyptus camaldulensis* (River Red Gum) verge tree at 25 Purdie Avenue, Ardross; and 2. Request the CEO to advise the applicant of the Council decision.

CONFIRMED

Date	Title of Report	Reason	Officer Recommendation	Council Resolution
15 March 2022 Link to Minutes	T22/3958 - REQUEST TO REMOVE STREET TREE AT **73 BEAMISH AVENUE, BRENTWOOD**	This request for tree removal has been a result of the resident's opinion that the tree is: • inappropriate for the site • has choked and killed the lawn • is a slip hazard from debris, mainly in the form of fallen nuts • is a safety hazard to persons and property prevents access to a person with a disability • will be significantly and unavoidably damaged by development	That the Council: 1. For the reasons outlined in Item T22/3958 – Request to Remove Street Tree at 73 Beamish Avenue, Brentwood, does not support the request for the removal and replacement of the *Lophostemon confertus* (Queensland Box) verge tree at 73 Beamish Avenue, Brentwood 2. Directs the CEO to advise the applicant seeking removal of the tree of this decision.	OFFICER RECOMMENDATION (3958) REFUSAL 1. For the reasons outlined in Item T22/3958 – Request to Remove Street Tree at 73 Beamish Avenue, Brentwood, does not support the request for the removal and replacement of the *Lophostemon confertus* (Queensland Box) verge tree at 73 Beamish Avenue, Brentwood 2. Directs the CEO to advise the applicant seeking removal of the tree of this decision. At 9.37pm the Mayor declared the motion LOST (6/7)

CONFIRMED

Date	Title of Report	Reason	Officer Recommendation	Council Resolution
18 May 2021 Link to Minutes	T21/3915 - REQUEST TO REMOVE STREET TREE AT **3A BOLAS COURT, MYAREE**	This tree removal request has been received after the property owners' purchased the land at 3A Bolas Court as their preferred house design would require the removal of the tree to enable the installation of a crossover.	OFFICER RECOMMENDATION That the Council: 1. Support the request to remove and replace the *Agonis flexuosa* (WA Peppermint) verge tree at 3A Bolas Street, Myaree; 2. Review Council Policy CP-029 Tree Policy taking into account wider environmental, social and economic factors, including the environmental performance of adjacent build form; and 3. Directs the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision.	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (3915) APPROVAL That the Council: 1. Support the request to remove and replace the *Agonis flexuosa* (WA Peppermint) verge tree at 3A Bolas Street, Myaree; 2. Review Council Policy CP-029 Tree Policy taking into account wider environmental, social and economic factors, including the environmental performance of adjacent build form; and 3. Directs the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision. CARRIED UNANIMOUSLY (12/0)

CONFIRMED

Date	Title of Report	Reason	Officer Recommendation	Council Resolution
16 March 2021 Link to Minutes	T21/3904 REQUEST TO REMOVE STREET TREE AT **23A ST MICHAEL TERRACE MOUNT PLEASANT**	This request has been a result of the resident's belief that the root system of the tree is damaging the limestone boundary wall and has concerns with tree debris and inhibiting progress to undertake front yard renovations such as a new concrete pool, new retaining wall, paving and lawn.	OFFICER RECOMMENDATION That the Council: 1. does not support the request to remove and replace the *Lophostemon confertus* (Queensland Box) verge street tree at 23A St Michael Terrace, Mount Pleasant. 2. directs the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision.	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (3904) At 8:15pm Robins moved, seconded Cr Wheatland – That the Council: 1. does not support the request to remove and replace the *Lophostemon confertus* (Queensland Box) verge street tree at 23A St Michael Terrace, Mount Pleasant. 2. directs the Chief Executive Officer to advise the applicant seeking removal of the tree of this decision. CARRIED (8/3)

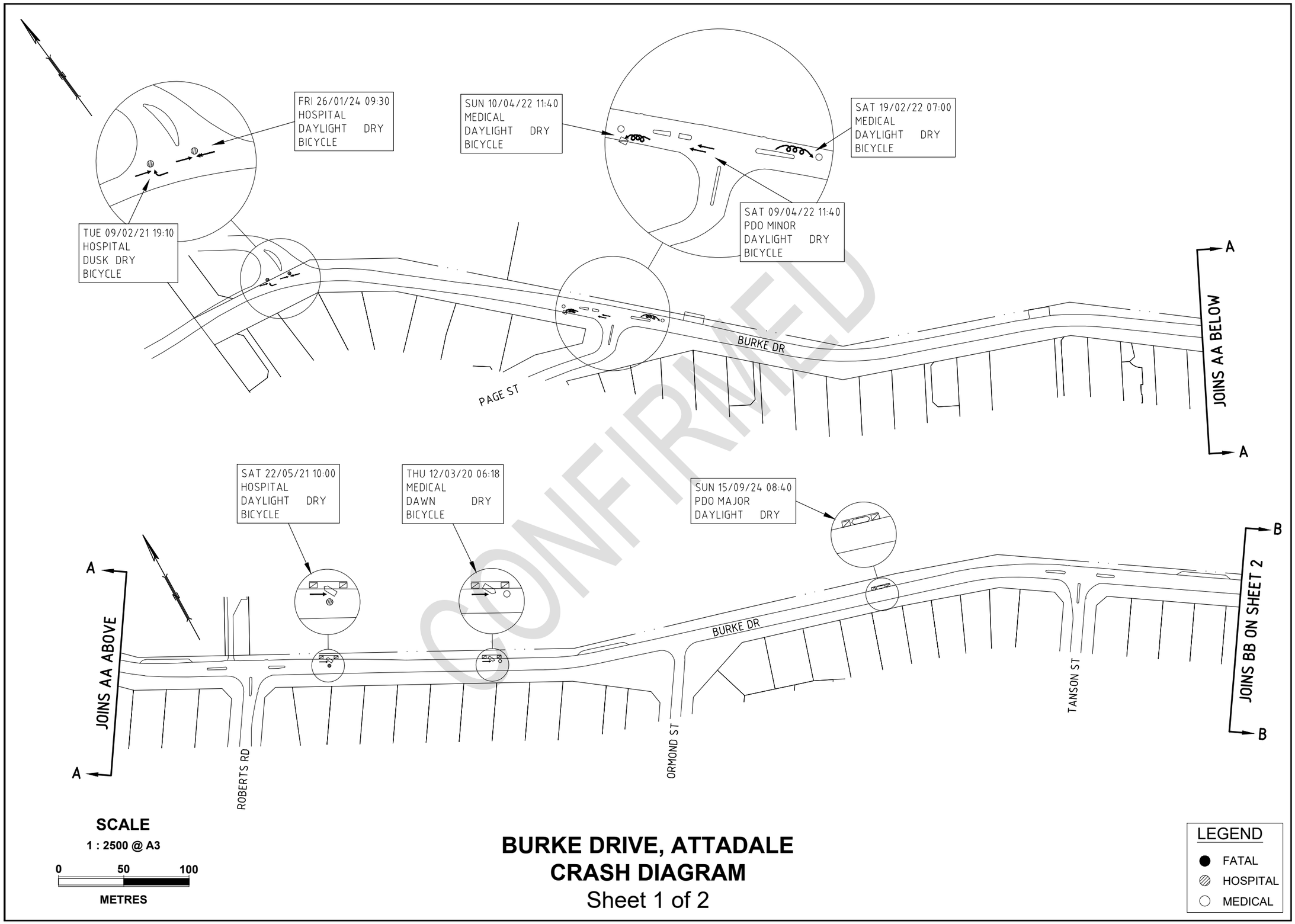
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Date	Title of Report	Reason	Officer Recommendation	Council Resolution
16 June 2020 Link to Minutes	T20/3855 – REQUEST TO REMOVE AND REPLACE STREET TREES AT **44 AND 44A POLGLASS WAY ARDROSS**	The residents of 44 and 44A Polglass Way have requested that the verge trees be removed as they are concerned that the nuts from the trees are creating a slip hazard, are messy and that the size of the trees is potentially creating a danger to property.	OFFICER RECOMMENDATION That the Council: 1. For the reasons outlined in Item T20/3855 – Request to Remove and Replace Street Trees at 44 and 44A Polglass Way, Ardross, rejects the request for the removal of the *Lophostemon confertus* (Queensland Box) verge trees at 44 and 44A Polglass Way, Ardross. 2. Directs the CEO to advise the applicants seeking removal the trees of this decision.	OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (3855) At 7:58pm Cr Macphail moved, seconded Cr Wheatland – That the Council: 1. For the reasons outlined in Item T20/3855 – Request to Remove and Replace Street Trees at 44 and 44A Polglass Way, Ardross, rejects the request for the removal of the *Lophostemon confertus* (Queensland Box) verge trees at 44 and 44A Polglass Way, Ardross. 2. Directs the CEO to advise the applicants seeking removal the trees of this decision. At 8:26pm the Mayor declared the motion CARRIED (9/3)

CONFIRMED

Date	Title of Report	Reason	Officer Recommendation	Council Resolution
16 June 2020 Link to Minutes	T20/3858 – REQUEST TO REMOVE AND REPLACE STREET TREE AT **63 ARDROSS STREET, APPLECROSS**	The residents of 63 Ardross Street, Applecross have requested that the verge tree, *Erythrina skyesii,* be removed due to the size of the tree and potential branch fall creating a danger to person or property. The tree in question is located on the verge of Munro Road.	OFFICER RECOMMENDATION (3858) That the Council: 1. For the reasons outlined in Item T20/3858 – Request to Remove and Replace Street Tree at 63 Ardross Street, Applecross, rejects the request for the removal of the *Erythrina skyesii* (Coral Tree/Flame Tree), Munro Street verge, 63 Ardross Street, Applecross. 2. Directs the CEO to advise the applicants seeking removal the trees of this decision.	OFFICER RECOMMENDATION (3858) That the Council: 1. For the reasons outlined in Item T20/3858 – Request to Remove and Replace Street Tree at 63 Ardross Street, Applecross, rejects the request for the removal of the *Erythrina skyesii* (Coral Tree/Flame Tree), Munro Street verge, 63 Ardross Street, Applecross. 2. Directs the CEO to advise the applicants seeking removal the trees of this decision. At 8:36pm the Mayor declared the motion LOST (5/7)

CONFIRMED



CONFIRMED

BURKE DRIVE, ATTADALE
CRASH DIAGRAM
Sheet 1 of 2

FRI 21/07/23 11:32
HOSPITAL
DAYLIGHT DRY
MOTOR CYCLE

WED 19/02/20 05:40
PDO MAJOR
DAYLIGHT DRY

MON 02/05/22 08:30
PDO MINOR
DAYLIGHT DRY

B

JOINS BB ON SHEET 1

B

PALMER ST

BURKE DR

SEDWICK ST

HAIG RD

C

JOINS CC BELOW

C

TUE 08/10/24 12:05
PDO MAJOR
DAYLIGHT DRY

TUE 19/03/24 09:35
MEDICAL
DAYLIGHT DRY

LENTONA RD

HISLOP RD

THU 19/08/21 17:15
PDO MAJOR
DAYLIGHT DRY

SAT 02/12/23 09:35
PDO MINOR
DAYLIGHT DRY
BICYCLE

FRI 18/02/22 09:17
HOSPITAL
DAYLIGHT DRY
BICYCLE

FRI 11/02/22 16:15
PDO MINOR
DAYLIGHT DRY

MON 14/02/22 17:30
PDO MAJOR
DAYLIGHT DRY

C

JOINS CC ABOVE

C

BURKE DR

WARRAGOON CR

STONEHAM RD

HURST ST

CONFIRMED

SCALE

1 : 2500 @ A3

0 50 100

METRES

BURKE DRIVE, ATTADALE
CRASH DIAGRAM

Sheet 2 of 2

LEGEND

- FATAL
- HOSPITAL
- MEDICAL

Height of Buildings

Policy Type: Local Planning Policy	**Policy No. LPP1.9**
Policy Owner: Director Urban Planning	**Last Review Date: 16 April 2019**

Policy Objectives

To provide guidance regarding the interpretation and application of building height controls throughout the City, in order to ensure that the height of buildings is consistent with the desired character of the locality.

Policy Scope

Planning applications made pursuant to the provisions of LPS6, the R-Codes and Local Planning Policies require the City to consider the potential amenity impacts arising from proposed development relative to building height.

The provisions of LPS6 specify maximum building height controls for non-residential zoned land excluding the 'mixed use' zone. Therefore development in these non-residential zoned areas will be assessed having regard to those specified maximum building heights.

Where a structure plan, activity centre plan or local development plan has been adopted for an area, the building height controls are as stated in the relevant structure plan, activity centre plan or local development plan. Measurement of building height in non-residential zones and on land located within structure plan areas shall be as per the provisions of this policy unless an alternative method is otherwise described within the structure plan, activity centre plan or local development plan document.

LPS6 does not include maximum building height requirements for the 'Residential' and/or 'Mixed Use' zones. As such these are provided by this policy, noting that Clause 7.3 of the R-Codes enables the City to adopt a policy which amends the deemed-to-comply provisions in relation to Building Height.

This policy is designed to provide clarity for the benefit of developers at the design stage and for officers of the City at the planning assessment stage.

This Policy sets out the approach that will be taken by the City of Melville to the measurement of building height on residential zoned land where a structure plan, activity centre plan or local development plan does not apply. The Policy includes guidance in respect of natural ground level and a differentiated approach to eave and wall height dependent on the style and design of the built form being proposed

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Definitions / Abbreviations Used In Policy

1.1 'Natural Ground Level' is defined as per the R-Codes:

Additional Note: For the avoidance of doubt, when determining natural ground level on sites where pre-application development and/or subdivision has not taken place, reliance is placed on the definitions of natural ground level as shown on the Water Corporation BG 2000 Maps Sheet Series.

1.2 'Building Height' is defined as per the R-Codes:

1.3 'Minor Projections' are defined as:

- chimneys,
- TV aerials,
- satellite dishes,
- sensitively designed and sited air conditioning plant and equipment, and,
- sensitively designed and sited lift shafts.

Note: Architectural features can also be included as 'Minor Projections', provided such features add value to the overall design and external appearance of the structure and do not, in the opinion of the City, compromise the purpose and/or intent of this Policy.

1.4 'Eave Height' is defined as:

"Where the lowest part of the projecting eave overhang aligns with the vertical wall element above natural ground level".

1.5 'Wall Height' is defined as:

"The top of the vertical external face of a building, (comprising solid building materials and including enclosures and screening to balconies, roof decks and the like) above natural ground level."

1.6 'Maximum building height' is defined as:

"The top of the highest element of the building such as the ridge line of a pitched roof measured from natural ground level".

1.7 A 'skillion roof' is described as follows: "An angled roof form without a ridge."

1.8 A 'traditional pitched roof' is described as follows:

"An angled roof form with a peak or a ridge where the planes of the roof meet".

1.9 LPS6 - Local Planning Scheme No. 6

1.10 R-Codes – State Planning Policy 3.1 - Residential Design Codes

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Policy Statement

2.1 Permitted building height

2.1.1 General Residential and Mixed Use zone

R-Code Range	Eaves	External Wall (Concealed Roof)	Overall
R12.5 – R40	8.0 metres	9.0 metres	10.5 metres
R50 and above	As per R-Codes Table 3 Column C or Table 4		

2.1.2 Canning Highway Public Transport Corridor

R-Code Range	Eaves	External Wall (Concealed Roof)	Overall
R12.5 – R25	8.0 metres	9.0 metres	10.5 metres
R30 – R50	11.0 metres	12.0 metres	13.5 metres
R60 and above	15.0 metres	16.0 metres	17.5 metres

The Canning Highway Public Transport Corridor is depicted on the maps contained in Appendix 1 of this policy.

2.2 Measurement of Height

The height of a building is taken as the highest point at any part of the development immediately above natural ground level.

2.3 Minor Projections

Minor Projections may be approved at a height greater than that allowed in LPS6 and in Clause 2.1.1 and 2.1.2 of this policy provided the amenity of surrounding properties will not be unduly affected.

2.4 Skillion Roof

Where a skillion roof is proposed, the eave height measurement shall be taken from natural ground level directly under the lowest eave section. The highest eave section shall meet the overall height.

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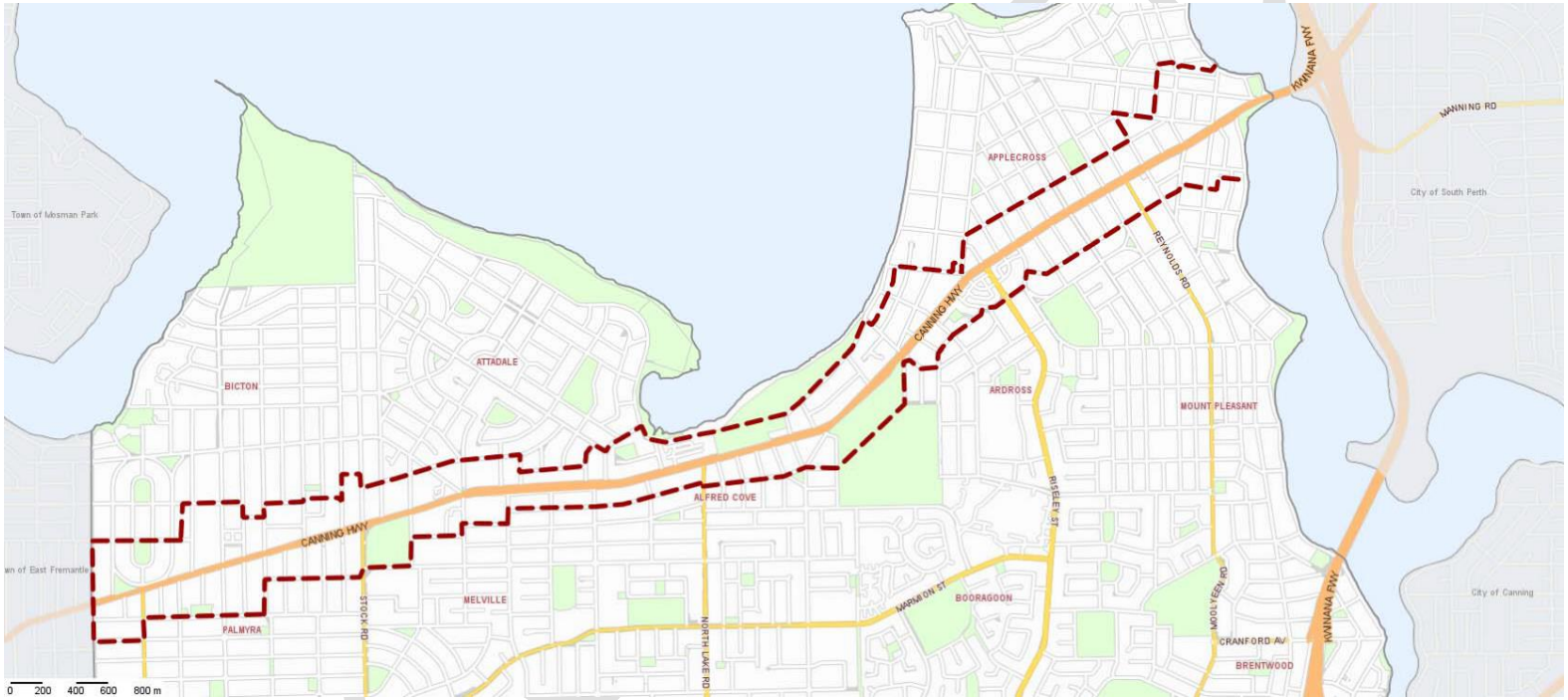
References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations (2015)
Procedures, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 Residential Design Codes of Western Australia LPP1.7 Telecommunications Facilities and Communications Equipment LPP2.1 Non-Residential Development
Delegated Authority No:	DA-020 Planning and Related Matters

ORIGIN/AUTHORITY		**Item No.**
Planning and Developments Services Committee	12/10/99	P99/1020
Reviews		
Special Planning and Development Services Committee	27/06/00	P00/1004
Development and Neighbourhood Amenity Committee	10/12/02	P02/1005
Development and Neighbourhood Amenity Committee	08/03/05	P05/1004
Ordinary Meeting of Council	19/07/11	P11/3225
Ordinary Meeting of Council	15/04/14	P14/3484
Ordinary Meeting of Council	15/02/16	P16/3685
Ordinary Meeting of Council	20/09/16	P16/3718

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Appendix 1 – Canning Highway Transport Corridor



Residential Development

This document outlines supplementary assessment criteria to the Residential Design Codes Volume 1 – Part B for residential development within the City of Melville.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of our website https://www.melvillecity.com.au/ or alternatively you can speak to one of our planning officers either on the phone, 9364 0666 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday.

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP3.1** **Last Review Date: TBD**

CONFIRMED

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Melville Local Planning Scheme No.6. (LP6 No.6). This Local Planning Policy has also been prepared to comply with Part 3.2.3 of the Residential Design Codes Volume 1.

This Local Planning Policy may be cited as Local Planning Policy No. 3.1 – Residential Development.

Policy Objectives

The objectives of this policy are as follows:

- To enhance the character and amenity of existing residential areas;
- To promote a high standard of residential development;
- To ensure new residential development makes a positive contribution towards attractive streetscapes;
- To allow for innovative residential design providing the development is compatible with the streetscape.
- To accommodate increasing residential density without compromising streetscape character.
- To ensure that residential environments are safe and secure for owners, occupiers, and the wider community;
- To safeguard, protect and enhance the levels of residential amenity enjoyed by existing and future owners and occupiers of residential property; and
- To reduce the impact of vehicle access and on site car parking spaces on the streetscape.
- To ensure that the height of buildings is consistent with the desired character of the locality.

Policy Scope

Under Clause 25 of Local Planning Scheme No. 6 (LPS6) the R-Codes are to be read as a part of the Scheme.

Part 3.0 'Local Planning Framework' of Residential Design Codes Volume 1 (the R-Codes Volume 1) allows local planning policies to amend or replace various deemed-to- comply provisions This policy amends the Deemed to Comply provisions in Clauses 5.1.3, 5.1.6, 5.2.2, 5.2.4, 5.2.5 and 5.4.3. If a proposal does not meet the amended deemed to comply provisions in this policy then it will require a performance assessment against the relevant Design Principle/s in the R-Codes and Local Housing Objectives and objectives of this policy.

This local planning policy applies to all residential development which has the R-Codes Volume 1 applicable, within the City of Melville unless another document such as LPS6, a precinct structure plan and any other relevant local planning policy specifies otherwise.

Terms, Definitions and Abbreviations Used In Policy

LPS6	City of Melville Local Planning Scheme No. 6
R-Codes	Residential Design Codes Volume 1 and Volume 2
Deemed-to-comply	A proposal, or a component of a proposal, tat complies with the deemed-to-comply provisions of the R-Codes, or an adopted local planning policy.
Design principles	Specific design objectives for each elements of R-Codes Volume 1 are to be met by all residential development subject to Volume 1 and are to be used in the preparation, submission and assessment for proposals for the purpose of determining their compliance with R-Codes Volume 1. A proposal is required to demonstrate compliance with design principles where it does not satisfy corresponding deemed-to-comply provisions.
Local housing objectives	A local government may augment the design principles of the R-Codes Volume 1 by providing local housing objectives to guide judgements about the merits of proposals for any aspect of residential development covered by this volume that does not meet the requirements, or is not provided for, under the R-Codes Volume 1. Local housing objectives must be consistent with the general objectives of the R-Codes Volume 1.

Unless otherwise stated terms used in this policy have the same definition as in LPS6 or the R-Codes

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Policy Requirements

As permitted by clause 3.2.3a and b of the R-Codes - Volume 1, this policy replaces the following Deemed to Comply provisions of the R-Codes Volume 1:

R-Codes – Volume 1 – Part B – Low Density	
R-Code Clause	**Modified And Additional Deemed-to-Comply Provisions**
Clause 5.1.3 Lot Boundary Setbacks	C3.2 is replaced with the following: C3.2 Boundary walls may be built within the following limits and subject to the overshadowing provisions of Clause 5.4.2 and Figure Series 11 - Overshadowing. i where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; ii in areas coded less than R20, walls not higher than 3m for a length of 9m behind the primary street setback line specified in Table 1 of the R-Codes, to side boundaries only (excludes the rear boundary of the parent lot); iii in areas coded R20 and R25, walls not higher than 3.5m up to a maximum length of the greater of 9m or one-third the length of the balance of each lot boundary behind the front setback. iv in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of each lot boundary behind the front setback. v in areas coded R20 or more, boundary walls are permitted forward of the primary street setback specified in Table 1, subject to meeting the average front setback required by Clause 5.1.2. vi. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development and the boundary walls are interfacing and of equal dimension. Note: Boundary walls, retaining walls and vertical screening structures shall be finished to the satisfaction of the City.
Clause 5.1.6 Height of Buildings	C7 is included as an additional deemed-to-comply provision: C7 Where there is a variation in ground level over a development fooprint greater than one metre, the specific height requirements contained in

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	Table 3 – Maximum building heights of the R-Codes (Part B) are modified to include the following; a) no portion of the external wall of the building exceeding the maximum external wall height requirement of Table 3 – Maximum bulding heights by greater than 1m tall; and b) the development is designed to address the topography of the lot with higher portions of building are located on the lower level of the lot so that the highest point of the building above Australian Height Datum meets the DTC buiding height requirement within Table 3 – Maximum building heights of the R-Codes (Part B). Note: the site survey plan provided is required to use levels in Australian Hight Datum (AHD).
Clause 5.2.2 Garage Width	C2.2 is included as an additional deemed-to-comply provision: C2.2 For front loaded single storey dwellings on street frontages between 10.0m and 12.0m, a double garage and supporting structures (or a garage wall where the garage is aligned parallel to the street) is permitted to a maximum width of 6m as viewed from the street subject to: i The garage being setback a minimum of 1.0m behind a habitable room; and ii There being a minimum 2.0m^2 major opening to the habitable room directly facing the primary street; and iii A minimum of two wall materials (not including two render colours); and iv There being an entry feature consisting of a porch, portico or veranda with the following features; a. Minimum depth of 1.0m; and b. A feature roof form which incorporates an eave/gutter line higher than the garage or a gable end; and c. A pier or post positioned in front of one portion of the supporting garage wall. v No vehicular crossover being wider than 4.5m where it meets the street; and vi A landscape plan

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<table>
<tr><td>Clause 5.2.4 Fences and Street Walls</td><td>C4.3 is included as an additional deemed-to-comply provision:

C4.3 Fencing within the secondary street setback area may be solid to a height of 1.8 meters above the natural ground level as measured from the street side of the front fence only where it abuts the primary outdoor living area. The remaining secondary street fencing is to be visually permeable above 1.2m of natural ground level, measured from the street side of the fence. Fencing may contain solid pillars that are not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing.</td></tr>
<tr><td>Clause 5.2.5 Sightlines</td><td>C5 is replaced with the following:

C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other strictures adjoin:
i. A driveway that intersects a street, right-of-way or communal street;
ii. A right of way or communal street that intersects a public street; and
iii. Two streets that intersect (refer Figure 9a – Sight lines);

However, one fencing pier to a maximum width of 0.35m may be located within 1.5m of the above sightline areas where it directly abuts the driveway and the lot boundary, with any other associated fencing in-fill panels above 0.75m to have surface area which is 80% open and free of obstruction to view.

Note: The above applies to driveways serving a single house or three or less grouped dwellings. The sightline requirement for four or more grouped dwellings is as per LPP 1.6.</td></tr>
<tr><td>Clause 5.4.3

Outbuildings</td><td>C3 is replaced with the following:

C3 Outbuildings associated with a dwelling site address either:
i. the standards for small outbuildings (A. Small outbuilding); or
ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

<table><tr><td>A. Small outbuildings</td><td>(i) no more than one outbuilding per dwelling site
(ii) has no more than two boundary walls;
(iii) does not exceed a wall and ridge height of 2.7m; (iv) not located within the primary or secondary street setback area; and
(vi) does not reduce open space and outdoor living area requirement in Table B – Primary Controls for all single house(s) in</td></tr></table></td></tr>
</table>

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			areas coded R40 and below, grouped dwellings in areas coded R25 and below; and multiple dwellings in areas coded R10 to R25.
		OR	
		B. Large and multiple outbuildings	(i) individually or collectively does not exceed 60m2 in area or 10 per cent in aggregate of the site area, whichever is the lesser; (ii) set back in accordance with Table 2a – Boundary setbacks – walls with no major openings, or comply with the boundary wall provisions of this policy; (iii) does not exceed a wall height of 2.7m; (iv) does not exceed a ridge height of 4.2m; (v) not located within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area requirements in Table B - Primary Controls for all single house(s) in areas coded R40 and below, grouped dwellings in areas coded R25 and below; and multiple dwellings in areas coded R10 to R25 .
	Notes: i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3. ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be setback in accordance with Table 2a - Boundary setbacks – walls with no major openings, for additional outbuildings that are proposed under B. Large and multiple outbuildings. iii. There are separate building code requirements that may also apply.		

As permitted by clause 3.2.3c of the R-Codes - Volume 1, this policy augments the following Design Principles of the R-Codes Volume 1:

R-Codes – Volume 1 – Part B – Low Density	
R-Code Clause	**Additional Local Housing Objectives (Design Principles)**
Clause 5.1.6 Height of Buildings	P6.1 and P6.2 are included as Local Housing Objectives in addition to the design principle (P6):

	P6.1	Development which reflects the established built form context of the locality, with respect to bulk, scale, mass and form.
	P6.2	Development that provides site-responsive design which carefully considers and responds to the natural topography of the site to create no adverse impact on the amenity of adjoining lots.
Clause 5.2.4 Fences and Street Walls	P4.1 is included as a Local Housing Objective in addition to the design principle (P4):	
	P4.1	Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Residential Design Codes LPP1.1 Planning Process and Decision Making LPP1.8 Crime Prevention through Environmental Design of Buildings LPP1.1 Amenity LPP1.5 Energy Efficiency in Building Design CP-029: Tree Policy
Delegated Authority	DA – 020: Planning and Related Matters

ORIGIN/AUTHORITY		**Item No.**
Ordinary Meeting of Council	20/11/2011	P11/3248
REVIEWS		
Ordinary Meeting of Council	19/11/2013	P13/3438
Ordinary Meeting of Council	15/11/2016	P16/3728
Administrative Review	(Council Resolution 18/6/2019)	M19/5691
Ordinary Meeting of Council	17/05/2022	P22/3981
<insert new date once adopted>		

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Residential Development

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP3.1** **Last Review Date:**

Background

Many physical attributes combine to define local residential character and create attractive streetscapes. These include the location and appearance of buildings, the extent to which they are set back from the street, the existence of landscaping, the siting and design of front fencing, and the existence of other structures located within the street setback area.

Residential streetscapes within the City of Melville are generally characterised by a continuity of buildings setback from the street and from each other. Infill development and the pressure for increased housing density associated with such development, brings with it a number of challenges in terms of creating and maintaining attractive and locally distinctive residential streetscapes.

Whilst new development is encouraged to generally conform to the established pattern and be of consistent scale to that existing within existing streetscapes, the challenge is to enable increased density to occur without unreasonable restriction whilst safeguarding the common features of the streetscape that combine to make the residential areas of the City of Melville what they are.

Policy Objectives

The objectives of this policy are:

- To enhance the character and amenity of existing residential areas;
- To promote a high standard of residential development;
- To ensure new residential development makes a positive contribution towards attractive streetscapes;
- To allow for innovative residential design providing the development is compatible with the streetscape.
- To accommodate increasing residential density without compromising streetscape character.
- To ensure that residential environments are safe and secure for owners, occupiers, and the wider community;
- To safeguard, protect and enhance the levels of residential amenity enjoyed by existing and future owners and occupiers of residential property; and
- To reduce the impact of vehicle access and on site car parking spaces on the streetscape.

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Policy Scope

Under Clause 25 of Local Planning Scheme No. 6 (LPS6) the R-Codes are to be read as a part of the Scheme.

Part 7 'Local Planning Framework of State Planning Policy 7.3 Residential Design Codes Volume 1 (the R-Codes Volume 1) allows local planning policies to amend or replace various deemed-to-comply provisions This policy amends the Deemed to Comply provisions in Clauses 5.1.2, 5.1.3 5.2.1, 5.2.2, 5.2.4, 5.2.5 and 5.4.3. If a proposal does not meet the amended deemed to comply provisions in this policy then it will require a performance assessment against the relevant Design Principle in the R-Codes.

This local planning policy applies to all residential development, covered by R-Codes Volume 1, within the City of Melville unless another document such as LPS6, an activity centre plan and any other relevant local or Council policy specifies otherwise.

Definitions / Abbreviations Used In Policy

LPS6	City of Melville Local Planning Scheme No. 6
Gatehouse	A gatehouse is a small arch or patio-like structure used as an entrance feature to a property.
R-Codes	State Planning Policy 7.3 - Residential Design Codes Volume 1 and Volume 2

Unless otherwise stated terms used in this policy have the same definition as in LPS6 or the R-Codes

Policy Statement

1 Street Setback

The Deemed-to-Comply provisions of Clause 5.1.2of the R-Codes are replaced with the following:

C2.1 Buildings, excluding carports, unenclosed porches, balconies, verandahs, or equivalent, set back from the primary street boundary:

i in accordance with Table 1; or

ii corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; or

iii reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);

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iv in the case of grouped dwellings, where on-site car parking for the street facing dwelling is provided at the rear of the lot, the average front setback requirement in Table 1 and Clause 5.1.2 may be reduced by up to 1.0m;

v in the case of areas coded R15 or higher, the street setback may be reduced to 3m, or 2m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where:
- a grouped dwelling has its main frontage to a secondary street, or
- a single house results from subdivision of an original corner lot; or
- a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way;

vi to provide for registered easements for essential services.

vii minor projections such as eaves and other architectural features shall not project forward of the minimum street setback.

C2.2 Development on corner lots is to be designed and setback in accordance with the following:

i New dwellings are to be designed to address both street frontages through the location of major openings and the articulation of the façade on all levels.

ii Buildings on properties with a density coding of less than R30, setback a minimum of 1.5m and an average of 3m from the secondary street and the corner truncation boundary;

iii Buildings on properties with a density coding of R30 and greater, setback a minimum of 1.0m and an average of 1.5m from the secondary street and the corner truncation boundary;

C2.3 An unenclosed porch, balcony, verandah or the equivalent may (subject to the Building Code of Australia) project into the primary or secondary street setback area by up to 50 per cent of the required setback without applying the compensating area of clause 5.2.1 C2.1 iii (Refer Figure 2e).

2 Setback of Garages and Carports

The Deemed-to-Comply provisions in Clause 5.2.1 of the R-Codes are replaced with the following:

C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced:

i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or.
ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings.

C.1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1i, except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table 1 where:

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i. the width of the carport does not exceed 60 per cent of the frontage;
ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and
iii. the carport roof pitch, colours and materials are compatible with the dwelling. (Refer to Figure 8a)

C1.3 Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.

C1.4 Garages set back 3.0m from a secondary street.

C1.5 Carports set back 1.5m from a secondary street and designed to the standards contained in Clause C.1.2 above.

C1.6 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a)

3 Fences and Street Walls

The Deemed-to-Comply provisions in Clause 5.2.4 of the R-Codes are replaced with the following:

C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).

C4.2 Fencing within the secondary street setback area may be solid only where it abuts the primary outdoor living area. The remaining fencing is to be visually permeable above 1.2m of natural ground level, measured from the street side of the fence.

C4.3 Maximum fence height is 2.0m to the top of piers and 1.8m to the top of panels.

C4.4 A solid portion of wall 1.8 m in height and 1.0m wide is permitted to accommodate a metre box and other similar services subject to this being located outside of the sightlines truncation area.

C4.5 Where a retaining wall is visible above the road reserve level, the visible height of the retaining wall is to be taken into account in the assessment of fence height.

C4.6 A gatehouse located within the primary or secondary street setback area is to satisfy all of the following:

i The gate or entry way is to be visually permeable;

ii The maximum width and length of the gatehouse is to be 2.0m or 20% of the lot frontage, whichever is the lesser;

iii 2.4m wall height, 3m overall height;

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iv Constructed of materials which are compatible with the dwelling or front fence; and

v Encouraged to have individual style and interest.

5 Sight lines

The Deemed-to-Comply provisions in Clause 5.2.5 of the R-Codes Volume 1 of the R-Codes are replaced with the following:

C5.1/C3.1 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where they adjoin vehicle access points where a driveway meets a public street and where two streets intersect; or

C5.2/C3.2 One pier to a maximum width of 0.35m located within the truncation area. In order to minimise the obstruction caused by development in the truncation area, the wall height in the truncation area shall be a maximum of 0.75m measured from the verge height and fencing above shall be 80% visually permeable.

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6 Boundary Walls

The Deemed-to-Comply provisions in Clauses 5.1.3 (C3.2) of the R-Codes are replaced with the following, and an additional deemed-to-comply provision C.3.5 is introduced. All other deemed-to-comply provisions in clauses in 5.1.3 remain as per the R-Codes. :

C3.2 Boundary walls may be built within the following limits and subject to the overshadowing provisions of Clause 5.4.2 and Figure Series 11.

i where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;

ii in areas coded less than R20, walls not higher than 3m for a length of 9m behind the primary street setback line specified in Table 1 of the R-Codes, to side boundaries only (excludes the rear boundary of the parent lot);

iii in areas coded R20 and R25, walls not higher than 3.5m up to a maximum length of the greater of 9m or one-third the length of the balance of each lot boundary behind the front setback.

iv in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of the lot boundary behind the front setback.

v in areas coded R20 or more, boundary walls are permitted forward of the primary street setback specified in Table 1, subject to meeting the average front setback required by Clause 5.1.2.

vi. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development and the boundary walls are interfacing and of equal dimension.

C3.5 Vertical screening structures constructed within 0.6m of the boundary which project more than 1.8m above the natural ground level are assessed as boundary walls pursuant to Clause 5.1.3 (C3.2 and C3.3) above.

Note: Boundary walls, retaining walls and vertical screening structures shall be finished to the satisfaction of the City.

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7 Outbuildings

The Deemed-to-Comply provisions in Clauses 5.4.3 of the R-Codes are replaced with the following,

C3 Outbuildings associated with a dwelling site address either:

i. the standards for small outbuildings (A. Small outbuilding); or
ii. the standards for large and multiple outbuildings (B. Large and multiple outbuildings).

A. Small outbuilding	(i) no more than one outbuilding per dwelling site; (ii) has no more than two boundary walls; (iii) does not exceed 10m2 in area; (iv) does not exceed a wall and ridge height of 2.7m; (v) not located within the primary or secondary street setback area; and (vi) does not reduce open space and outdoor living area requirements in Table 1.

OR

B. Large and multiple outbuildings	(i) individually or collectively does not exceed 60m2 in area or 10 per cent in aggregate of the site area, whichever is the lesser; (ii) set back in accordance with Table 2a or comply with the boundary wall provisions of this policy; (iii) does not exceed a wall height of 2.7m; (iv) does not exceed a ridge height of 4.2m; (v) not located within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area requirements in Table 1.

Notes:

i. An outbuilding wall that meets (ii) for small outbuildings does not contribute to the number or dimension of boundary walls under clause 5.1.3.
ii. An existing outbuilding that meets the development standards for small outbuildings does not need to be setback in accordance with Table 2a for additional outbuildings that are proposed under B. Large and multiple outbuildings.
iii. There are separate building code requirements that may also apply

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References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	State Planning Policy 7.3: Residential Design Codes Volume 1 State Planning Policy 7.3: Residential Design Codes Volume 2 - ApartmentsCP-029: Tree Policy LPP1.1 Planning Process and Decision Making LPP1.8 Crime Prevention through Environmental Design of Buildings LPP1.1 Amenity LPP1.2 Design Review Panel LPP1.5 Energy Efficiency in Building Design
Delegated Authority	DA – 020: Planning and Related Matters

ORIGIN/AUTHORITY		**Item No.**
Ordinary Meeting of Council	20/11/2011	P11/3248
REVIEWS		
Ordinary Meeting of Council	19/11/2013	P13/3438
Ordinary Meeting of Council	15/11/2016	P16/3728
Administrative Review	(Council Resolution 18/6/2019)	M19/5691

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[2024] WASC 502

JURISDICTION	**:**	SUPREME COURT OF WESTERN AUSTRALIA IN CIVIL
CITATION	**:**	MCCOMISH -v- SHIRE OF PEPPERMINT GROVE [2024] WASC 502
CORAM	**:**	COBBY J
HEARD	**:**	10 JUNE 2024, FURTHER SUBMISSIONS 14 & 19 JUNE 2024
DELIVERED	**:**	23 DECEMBER 2024
FILE NO/S	**:**	GDA 2 of 2024
BETWEEN	**:**	SOPHIE CLAIRE LEEUWIN MCCOMISH Appellant AND SHIRE OF PEPPERMINT GROVE Respondent

ON APPEAL FROM:

Jurisdiction	**:**	STATE ADMINISTRATIVE TRIBUNAL
Coram	**:**	SENIOR MEMBER WILLEY
Citation	**:**	McCOMISH AND SHIRE OF PEPPERMINT GROVE [2023] WASAT 121
File Number	**:**	DR 116/2023

Catchwords:

Appeal - Statutory interpretation - Local planning scheme - Deemed and model provisions - Inconsistency

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Legislation:

Planning and Development Act 2005 (WA)
Planning and Development Amendment Act 2020 (WA)
Planning and Development (Local Planning Schemes) Regulations 2015 (WA)
Residential Design Codes 2021
Shire of Peppermint Grove Local Planning Scheme No 4
State Administrative Act 2005 (WA)

Result:

Leave to appeal granted
Appeal allowed

Category: B

Representation:

Counsel:

Appellant	:	G R Donaldson SC & B A Moharich
Respondent	:	K J Mony De Kerloy & C A Slarke

Solicitors:

Appellant	:	Lemonis & Tantiprasut Lawyers
Respondent	:	McLeods

Case(s) referred to in decision(s):

Coffs Harbour Environment Centre Inc v Minister for Planning & Coffs Harbour City Council (1994) 84 LGERA 324
Foster v Aloni [1951] VLR 481
Mastaglia and City of Cockburn [2021] WASAT 154
McComish and Shire of Peppermint Grove [2023] WASAT 121
Prichard v M 6 8 Legal Pty Ltd [2024] WASCA 4
Re Bland Bros and the Council of the Borough of Inglewood (No 2) [1920] VLR 522
Taylor v The Owners - Strata Plan 11564 [2014] HCA 9; (2014) 253 CLR 531
Wyloo Metals Pty Ltd v Quarry Park Pty Ltd [2024] WASCA 38

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COBBY J:

1 This is an appeal from a decision on a preliminary issue by the State Administrative Tribunal[1] to the effect that cl 60(b) of the deemed provisions contained in sch 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (WA) (**Regulations**) and forming part of the *Shire of Peppermint Grove Local Planning Scheme No 4* (**Scheme**) by operation of s 257B of the *Planning and Development Act 2005* (**Act**) was to be read down so as to give effect to cl 32 of the Scheme.

2 For the reasons which follow, the Tribunal erred in law in failing to give s 257B(3) of the Act its full force and effect in determining the proper construction of the Scheme. Contrary to the approach taken by the Tribunal, s 257B(3) requires a model provision incorporated in a local planning scheme, such as cl 32, be held to be of no effect to the extent that it is inconsistent with a deemed provision.

Background

3 The appellant is the owner of land located in Peppermint Grove. Development of the land is accordingly subject to the Scheme.

4 The land is zoned residential, with a residential density coding of R 12.5.

5 The Scheme became operative on 3 March 2017. Clause 25 of the Scheme provides that the R-Codes,[2] modified as set out in cl 26, are to be read as part of the Scheme. The modifications in cl 26 relate to building heights, street setbacks and battleaxe subdivisions, none of which are presently relevant.

6 Clause 32 of the Scheme provides requirements which are 'additional to those set out in the R-Codes' and includes Table 5 as follows:

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[1] ***McComish and Shire of Peppermint Grove*** [2023] WASAT 121.
[2] The Residential Design Codes, prepared as a State planning policy under s 26(1) of the Act. The R-Codes were deemed to be planning codes from the date of commencement of the *Planning and Development Amendment Act 2020* (WA): s 291(1)and (2), Act.

Table 5 - Additional Site and Development Requirements

No	Description of land	Requirement
1	Residential	(a) For R10, R 12.5, R15 and R20 Coded areas the maximum plot ratio shall be 0.5 unless otherwise determined by the local government[.]

7 Clause 32(2) provides:

> To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

8 Clause 34 confers power for the Shire to approve development which does not comply with the additional site and development approvals contained in, relevantly, cl 32. Clause 32 therefore imposes an obligation to obtain development approval where the maximum plot ratio of the proposed development will exceed 0.5.

9 However, cl 60(b) of the deemed provisions provides that a person must not carry out any works on or use land in the Scheme Area unless development approval is not required for the development under cl 61.

10 Clause 61(1) of the deemed provisions provides:

> Development approval is not required for works if -
>
> (a) the works are of a class specified in Column 1 of an item in the Table; and
>
> (b) if conditions are set out in Column 2 of the Table opposite that item - all of those conditions are satisfied in relation to the works.

11 At the material times, the Table provided (so far as is relevant):

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	Column 1 Works	Column 2 Conditions
1.	The demolition or removal of any of the following - (a) a single house; (b) an ancillary dwelling; (c) an outbuilding; (d) an external fixture; (e) a boundary wall or fence; (f) a patio; (g) a pergola; (h) a verandah; (i) a deck; (j) a garage; (k) a carport; (l) a swimming pool; (m) shade sails.	The works are not located in a heritage-protected place.
	…	
6.	The erection of, or alterations or additions to, a single house on a lot.	(a) The R-Codes apply to the works. (b) The works comply with the deemed-to-comply provisions of the R-Codes. (c) The works are not located in a heritage-protected place.

Notes for this subclause:

…

4. Clause 1B sets out circumstances in which development is taken to comply with a deemed-to-comply provision of the R-Codes.

12 It was common ground that the R-Codes applied to the appellant's proposed development before the Tribunal and in the appeal.

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13 The expression 'deemed-to-comply provision' was defined by cl 1 of the deemed provisions to mean 'a provision of the R-Codes described in the R-Codes as a deemed-to-comply provision or a deemed-to-comply requirement'.

14 It was common ground before the Tribunal and on the appeal that the single house proposed to be constructed by the appellant on the land complied with the applicable deemed-to-comply requirements contained in the R-Codes as modified by cl 26 of the Scheme. It was also common ground that the proposed development did not satisfy cl 32, as it had a plot ratio exceeding 0.5.

15 Accordingly, the effect of cl 60(b) and cl 61 of the deemed provisions, read together, was that development approval was not required in relation to the appellant's proposed development, whereas the effect of cl 32 was that approval was required to be obtained under cl 34.

16 Clause 32(1) of the Scheme and cl 60(b) of the deemed provisions are inconsistent, because cl 60(b), read with cl 61 of the deemed provisions, provides that development approval is not required. The ordinary meaning of 'inconsistent' includes 'lacking in harmony between different parts or elements' or 'self-contradictory';[3] 'discrepancy' or 'incongruity'.[4] There is a 'want of consistency or congruity', 'lack of accordance or harmony' or 'incompatibility, contrariety, or opposition'[5] between cl 60(b) and cl 32.

The legislative regime

17 Part 5 of the Act provides for the preparation of local planning schemes by local governments. Section 69(1) of the Act provides that a local planning scheme may be made under that Act:

> (a) with the general objects of making suitable provision for the improvement, development and use of land in the local planning scheme area; and
>
> (b) making provision for all or any of the purposes, provisions, powers or works referred to in Schedule 7 [to the Act].

[3] *Macquarie Dictionary*.
[4] *Shorter Oxford English Dictionary*.
[5] ***Coffs Harbour Environment Centre Inc v Minister for Planning & Coffs Harbour City Council*** (1994) 84 LGERA 324, 331.

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18 The matters which may be addressed in a planning scheme include standards for the development of any class or kind of building, including open space,[6] and the approval (including subject to conditions) or refusal of 'any use or class or kind of development'.[7]

19 Section 69(3) provides that s 69 applies 'subject to s 256 and the regulations made under it and sections 257A and 257B'. Those sections and regulations therefore prevail to the extent that there is any inconsistency between any of them and s 69.[8]

20 Item 8 of sch 7 to the Act provides that provision may be made for development standards, being standards for the development of any class or kind of building, structure, work or advertisement.

21 Section 256(1) provides for regulations to be made that deal with the carrying out of the general objects of local planning schemes as set out in s 69(1)(a) and any matter set out in sch 7 to the Act.

22 Section 256(4) provides that, unless the regulations provide otherwise, regulations made under s 256(1) apply to all local planning schemes, while s 256(5) requires regulations made pursuant to s 256(1) to be designated as either:

(a) a model provision,[9] in which case s 257A applies; or

(b) a deemed provision,[10] in which case s 257B applies.

23 Section 257A provides that a local planning scheme prepared or adopted by a local government must include any applicable model provisions that are prescribed by regulations in force at the time the local planning scheme is approved by the Minister under s 87[11] unless the Minister approves the exclusion or variation of a model provision in that scheme.[12]

24 Section 257B relevantly provides that:

> (2) Deemed provisions, as amended from time to time, have effect and may be enforced as part of each local planning scheme to

[6] Item 8, sch 7.
[7] Item 9, sch 7.
[8] ***Re Bland Bros and the Council of the Borough of Inglewood (No 2)*** [1920] VLR 522, 533.
[9] s 256(5)(a), Act.
[10] s 256(5)(b), Act.
[11] s 257A(2), Act.
[12] s 257A(3), Act.

> which they apply, whether they are prescribed before or after the scheme comes into force.
>
> (3) If a deemed provision that has effect as part of a local planning scheme is inconsistent with another provision of the scheme, the deemed provision prevails and the other provision is to the extent of the inconsistency of no effect.
>
> …
>
> (5) Each local government, in preparing a local planning scheme or a consolidation of a local planning scheme, must ensure that the scheme is consistent with any deemed provision that applies to the scheme.

25 Sections 256, 257A and 257B were all inserted in the Act by the *Approvals and Related Reforms (No 4) Planning Act 2010* (WA).

26 It is obvious that the legislative intention underlying the introduction of those provisions was the standardisation of the provisions of local government schemes within Western Australia. All such schemes are to include the deemed provisions, with the balance of a particular local government scheme being based upon the model provisions.

27 That is supported by the second reading speech in relation to the 2010 amendments. In ***Mastaglia and City of Cockburn***,[13] the learned Senior Member stated:

> [T]o the extent that legislative purpose informs constructional choices, the underlying 'purpose' of the deemed provisions was to streamline and standardise development approval processes for all local planning schemes. To this end, I note that s 256 of the [Act] Act, in its current form, was inserted by s 64 of the Approvals and Related Reforms (No 4) (Planning) Act 2010 (WA).
>
> In the Second Reading of the Approvals and Related Reforms (No 4) (Planning) Bill 2009, the then Planning Minister explained that one of the 'key elements' of the reforms were to 'streamline and clarify existing provisions and processes to improve the efficiency of the approvals process'. (citations omitted)

28 No regulations were made pursuant to s 256(1) when those amendments took effect.

[13] ***Mastaglia and City of Cockburn*** [2021] WASAT 154 [219] - [220].

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29 The Regulations were not gazetted until 27 August 2015. Regulation 10(2) provides that the provisions in sch 1 are model provisions, to which s 257A applies, while reg 10(4) provides:

> The provisions in Schedule 2 are deemed provisions, being provisions to which section 257B of the Act applies, and are applicable to all local planning schemes, whether or not they are incorporated into the local planning scheme text.

30 A feature of the deemed provisions, consistent with the second reading speech referred to above, is that cl 61 specifies that obtaining development approval is unnecessary in a range of circumstances.

31 A number of the model provisions contained in sch 1 to the Regulations, such as cl 19, cl 20, cl 21 and cl 32, contemplate that the local government will specify the additional conditions or restrictions the subject of the particular clause. In particular, cl 32 of the model provisions clearly contemplates that a local government may impose a requirement that is additional to those contained in the R-Codes.

32 Section 87(1) requires a local government to submit a local planning scheme or amendment thereto prepared or adopted by that local government to the Minister for approval.

33 Section 87(2) provides that the Minister may approve the submitted scheme or amendment, require the local government to modify it as specified by the Minister and resubmit the modified scheme or amendment for approval, or refuse to approve it.

34 The Western Australian Planning Commission is required to cause the local planning scheme or amendment to be published in the *Government Gazette* once approved by the Minister.[14] A local planning scheme or amendment has 'full force and effect as if it were enacted by [the Act]' once approved by the Minister and gazetted.[15]

The Tribunal's decision

35 In the Tribunal, the learned Senior Member identified the issue for determination as whether the 'deemed provision can, and should, be read down in the context of a model provision in circumstances where, perforce of s 257B(3) of the [Act], a deemed provision that is "inconsistent with another provision of the [Scheme]", is to prevail

[14] s 87(3), Act.
[15] s 87(4), Act.

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"and the other provision is to the extent of the inconsistency of no effect".'[16]

36 The learned Senior Member found that cl 61 of the deemed provisions was to be read down. In coming to that conclusion, the learned Senior Member said:[17]

> I simply cannot accept that the purpose of the LPS Regulations, and the model and deemed provisions, was to obliterate any dint of local variation between the planning needs and requirements of the 139 local governments across Western Australia. Providing a more streamlined approach, which was no doubt one of the key purposes of the deemed provisions, is not the same as completely removing any room for local planning requirements to be accommodated.
>
> To construe these provisions in a way that requires any model provision, which has been prepared and approved by the Planning Minister pursuant to s 87(4) of the [Act], to be read down on account of the fact it touches on a matter which is dealt with by the deemed provisions, cannot have been the purpose and intent of enacting the model provisions, in particular cl 32 which provides for the making of additional development controls and standards beyond those found in, relevantly, the R-Codes.

37 In approaching the task of construction in that way, the Tribunal erred in law. The Court of Appeal recently emphasised that '[l]egislative purpose is to be ascertained from what the legislation says, rather than any assumption about the desired or desirable reach or operation of the relevant provisions',[18] referring to what Gageler and Keane JJ had said in ***Taylor v The Owners - Strata Plan 11564***:[19]

> The constructional task remains throughout to expound the meaning of the statutory text, not to divine unexpressed legislative intention or to remedy perceived legislative inattention. Construction is not speculation, and it is not repair.

38 The appellant submits that the Tribunal erred in coming to that conclusion. She submits that, once it was identified that cl 32 of the Scheme was inconsistent with cl 61 of the deemed provisions, s 257B(3) required that cl 32 of the Scheme be declared invalid to the extent it was inconsistent with cl 61(1).

---

[16] ***McComish and Shire of Peppermint Grove*** [90].
[17] ***McComish and Shire of Peppermint Grove*** [106] - [107].
[18] ***Prichard v M 6:8 Legal Pty Ltd*** [2024] WASCA 4 [44].
[19] ***Taylor v The Owners - Strata Plan 11564*** [2014] HCA 9; (2014) 253 CLR 531 [65].

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Determination

39 The principles of statutory construction were recently summarised by the Court of Appeal in ***Wyloo Metals Pty Ltd v Quarry Park Pty Ltd***,[20] which I adopt without repeating here. As emphasised there by the Court of Appeal, the focus of statutory construction is upon the text of the legislation to be construed, having regard to its context and purpose, because the statutory text is the surest guide to the legislature's intention.

40 Section 257B(3) provides that, where there is an inconsistency between a deemed provision that has effect as part of a local planning scheme and another provision of that scheme, the deemed provision prevails and the other provision is of no effect to the extent of the inconsistency.

41 The approach taken by the learned Senior Member in the Tribunal therefore did not accord with the text of s 257B(3).

42 In this regard, the learned Senior Member stated that:[21]

> [I]t is important to note that s 257B(3) of the [Act] is not, of itself, a principle of construction. Rather, it forms part of the [Act] which informs, but does not dictate in an absolute sense, the construction of [the Scheme local plannings schemes]. That is to say, notwithstanding s 257B(3), the orthodox process of statutory construction remains.
>
> Section 257B(3) simply ensured that the deemed provisions became operative, and took effect, following the commencement of the [Regulations] on 19 October 2015. The effect of s 257B(3) is that a deemed provision was to prevail over other 'inconsistent' provisions that were contained within [local planning schemes].

43 In my view, the learned Senior Member erred in holding that s 257B(3) does not specify a principle of construction to be applied when construing a local planning scheme, that approach being contrary to authority. In ***Coffs Harbour Environment Centre Inc v Minister for Planning & Coffs Harbour City Council***, Kirby P (as his Honour then was) stated:[22]

> Part 3 of the Act concerns 'environmental planning instruments'. Section 4 of the Act relevantly defines 'environmental planning instrument' as meaning, in part, 'a State environmental planning policy,

[20] ***Wyloo Metals Pty Ltd v Quarry Park Pty Ltd*** [2024] WASCA 38 [200] - [207].
[21] ***McComish and Shire of Peppermint Grove*** [9] - [10].
[22] ***Coffs Harbour Environment Centre Inc v Minister for Planning & Coffs Harbour City Council*** (334).

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a regional environmental plan, or a local environmental plan'. Similarly, s 4 of the Act defines 'regional environmental plan' and 'local environmental plan' in terms of plans made by the respondent Minister under s 51 and s 70 of the Act, respectively. In general terms, Pt 3 of the Act provides for the making, content, operation and procedures relevant to environmental planning instruments. Of particular relevance to this case are the provisions affecting the manner in which one environmental planning instrument operates as against another, that is, the inconsistency provisions.

Section 36 of the Act deals expressly with inconsistency between environmental planning instruments. The section provides:

> '36. In the event of an inconsistency between environmental planning instruments, then, to the extent of the inconsistency and unless otherwise provided:
>
> (a) there is no general presumption that:
>
> (i) a State environmental planning policy prevails over a regional environmental plan or a local environmental plan; or
>
> (ii) a regional environmental plan prevails over a local environmental plan; and
>
> (b) the provisions of a later instrument prevail over the provisions of an earlier instrument, unless the contrary intention appears.'

As a result of s 36 of the Act, where an inconsistency appears to exist between environmental planning instruments *three principles of construction* may be taken into account:

1. There is no presumption of construction that, to the extent of any inconsistency, the provisions of an environmental planning instrument are to be accorded priority over another such instrument in accordance with the level of instrument, that is, State environmental planning policy over regional environmental plan over local environmental plan: see 36(a)(i) of the Act. To an extent, this principle of no priority is reinforced by s 74 of the Act. Section 74(1) of the Act provides that 'an environmental planning instrument may be amended in whole or in part by a subsequent environmental planning instrument whether of the same or a different type' (emphasis added). For the purposes of s 74(1) of the Act 'amended' includes 'altered, varied or repealed': see s 74(3) of the Act.

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> 2. It is a presumption of construction that, to the extent of any inconsistency, the provisions of an instrument made later in time will prevail over one made earlier: see s 36(b) of the Act.
>
> 3. Both *the principles of construction just noted* may be displaced by a provision within the instrument indicating to the contrary. This is made clear by the words 'unless otherwise provided' in the first sentence of s 36 of the Act and again in s 36(b) of the Act where it is said 'unless a contrary intention appears'. For reasons which appear in the discussion of cl 4 of the regional environmental plan, below, the relevant provision otherwise or 'contrary intention' must be that of the latter, as opposed to former, instrument. *These are the three applicable rules of construction which emerge from s 36 of the Act* and are to be applied in this case. (emphasis added)

44 Although s 257B is substantially less complex than the legislation considered in ***Coffs Harbour***, the decision is authority for the principle that the legislature may specify the manner in which subsidiary legislation is to be construed.

45 In addition, the effect attributed to s 257B(3) in [10] of the Tribunal's reasons was, with respect, misstated. Section 257B(3) did not operate to ensure that the deemed provisions became operative upon the Regulations coming into effect, as there stated. That was achieved by s 257B(2), which provides that deemed provisions have effect and may be enforced as part of a local planning scheme regardless of when the deemed provisions are prescribed. Section 257B(3) is concerned with the inconsistencies which may arise between the deemed provisions and either the model provisions or the provisions of any existing scheme which predates the standardised model of local planning schemes introduced by the 2010 amendments to the Act.

46 The context in which s 257B(3) is to be construed supports the text of the subsection being given its literal meaning, and is against the proposition that s 257B(3) does not contain a specific principle of statutory construction. The legislative regime established by the Act envisages that a local planning scheme will contain both the deemed provisions and the model provisions, subject only to one or more of the model provisions being excluded or varied by the Minister under s 257A(3).

47 However, while the model provisions contemplate that a local government will determine what conditions and restrictions will be

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specified in certain of the model provisions, of which cl 32 is one, the scope of the ability to do so is circumscribed by s 257B(5). A local government is essentially prevented from proposing that a local planning scheme contain provisions inconsistent with the deemed provisions by s 257B(5), which imposes a positive obligation on a local government to ensure that a proposed scheme or consolidation of a proposed scheme is consistent with any deemed provision that applies to the scheme.

48 I am unable to find any reference in the Tribunal's reasons to s 257B(5), save for where s 257B is set out in full at [18] of the Tribunal's reasons.

49 It is to be noted that s 257B(5) does not prevent a local government implementing additional planning requirements. What it and s 257B(3) prevent is a local government seeking to implement planning requirements inconsistent with the deemed provisions.

50 In addition, the deemed and model provisions comprising any particular local planning scheme will initially take effect simultaneously, upon the gazettal of the scheme. However, s 257B(2) provides that the deemed provisions may be amended, and have effect whether they are prescribed before or after a local planning scheme comes into force. There was accordingly an obvious need for the legislature to promote certainty by making express provision for how any inconsistency between a deemed provision and a model provision is to be resolved.

51 Finally in this regard, giving s 257B(3) its literal meaning resolves any uncertainty which might otherwise arise from the operation of s 87(4), which provides that a local planning scheme takes effect as if enacted by the Act, in construing a local planning scheme.[23]

52 Although the learned Senior Member and the appellant placed some importance upon the Minister being responsible for approving local planning schemes under s 87(4), the importance of that approval is diminished, in my view, by the restriction placed on a local government's power to propose a scheme containing a term which is inconsistent with a deemed provision.

53 For the same reason, I consider that the Minister's power to require amendments to a proposed scheme under s 87(2) does not extend to

[23] As to which see ***Foster v Aloni*** [1951] VLR 481.

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authorising a scheme which contains a model provision inconsistent with a deemed provision.

54 Accordingly, I consider that s 257B(3) is to be given effect according to its terms, such that a provision of a local planning scheme which is inconsistent with a deemed provision is of no effect to the extent of the inconsistency. I would therefore allow the appeal.[24]

55 The correct answer to the preliminary question before the Tribunal was therefore that the proposed development does not require approval under the Scheme.

56 I will hear counsel as to the form of the orders to give effect to these reasons and costs.

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[24] I granted leave to appeal in the course of the hearing, the questions of the proper construction of the Act and the Scheme being questions of law.

I certify that the preceding paragraph(s) comprise the reasons for decision of the Supreme Court of Western Australia.

VR
Associate to the Hon Justice Cobby

23 DECEMBER 2024

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Provision of Public Art in Development Proposals

This document outlines the requirement for public art provision for certain developments, what is public art and installation requirements.

The City acknowledges the many benefits of including public art within the public realm on both public and private land. Public art contributes to the identity of a place in various ways: by interpreting and highlighting local culture and customs, contributing positively to the overall design and visual appearance of a place, and adding to the vibrancy, familiarity, and legibility of a place through the creation of memorable experiences and landmarks. Public art also creates work opportunities for artists, businesses, and manufacturers.

Policy Type: Council Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP 1.4** **Last Review Date: 17 September 2018**

Citation

This is a Local Planning Policy prepared under Schedule 2 of *the Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS No.6). This Local Planning Policy may be cited as Local Planning Policy No. 1.4 – Provision of Public Art in Development Proposals (LPP 1.4).

Application – supersedes structure plans

Policy Objectives

The objectives of this policy are as follows:

- To contribute to a sense of place through the provision of public art which provides an interpretation and expression of the local area's natural, physical, cultural, and social values.
- To increase the amenity of a place for existing or future occupants where there is a new substantive development through the provision of public artwork on the development site or within nearby public realm.
- To add to the appearance, vibrancy, character and amenity of developments and their surrounding environment.
- To create local landmarks to aid in the legibility of places.
- To create new professional and economic opportunities for established and emerging Western Australian artists.
- To provide consistency in the provision of public art in new developments through clear definitions, application and process and implement the City's Public Art Strategy and Cultural Plan.
- To establish best practice in the provision and delivery of public art in the development process.

Policy Scope

This policy applies to all applications for development approval for multiple dwellings, mixed use or non-residential developments (or additions or extensions to these developments) where the development cost nominated on the Application for Development Approval form exceeds $2 million. The policy provides assessment criteria to guide the assessment of development applications that include public art.

Definitions

Public Art

Public art is the artistic expression of an artist integrated into the public realm such as a street, park, urban plaza or public building (it does not include internal spaces of buildings which are accessible to the public).

Public artwork can be integrated into the building or be freestanding on the development site. This can occur as a stand-alone art work, or integration into the fabric of buildings, road infrastructure elements or landscaped outdoor spaces. Public art can be permanent, temporary, or ephemeral, however temporary and ephemeral art can only be provided in public spaces.
Public art can include (but is not limited to):

(a) The artistic treatment of functional equipment/building element such as screening, balustrades, bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique and produced by a professional artist.
(b) Landscape art enhancements such as walkways, bridges or art features which are unique and produced by a professional artist.
(c) Murals and mosaics covering walls, floors and walkways.
(d) Sculptures, free-standing, wall supported or incorporated as an integral element of a buildings' design.

Public art does not include:

(a) Business logos. Artworks that include a business logo
(b) Advertising signage. Commercial promotions in any form
(c) Directional elements such as super graphics, signage or colour coding
(d) Art objects which are mass produced or off-the-shelf reproductions.
(e) Landscaping or hardscaping which would normally be associated with the development.
(f) Services or utilities necessary to operate or maintain art works.

Artist

A professional visual artist can be defined as a person who fits the following criteria:

- a person who has specialised training in the artistic field (not necessarily in academic institutions)
- is recognised as a professional by his or her peers (artists working in the same artistic tradition)
- dedicates time to make and developing a body of work.
- has a history of showing their work in exhibitions, performances or publications.

In some cases this definition may be relaxed where it may be specified for a particular project. For example, a project involving emerging artists, Indigenous artists, students or street/urban artists.

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Artists may work individually or in collaborative teams to develop and implement public art projects. Collaborative teams may include, but are not limited to, writers, choreographers, stage designers, and performers as well as visual and new media artists and craftspeople.

No artist under consideration for a public art in developments project may have a familial relationship to the Developer or have financial interest in the development.

Public Art Co-ordinator/Art Consultant:
A person who has relevant qualification and experience in public art procurement and project delivery who is contracted to manage the procurement of the public art project on behalf of the developer/landowner.

Construction Cost:
Has the same meaning as the cost of development provided as part of the development application.

Or

All costs associated with the preparation, construction and full completion of a development, including all materials, labour, servicing and ancillary costs. To ensure accurate calculation of public art contribution values, the will City require calculation based on the building permit construction cost (which is required to be prepared based on quantity surveyor input or use of a reputable cost guide estimate).

Ephemeral art
Art that is transitory in nature, usually designed as an experience or event and lasting for only a short period, such as land art, light projections, performance art, music, dance, or exhibitions. It is generally created with impermanent materials.

City of Melville Capital Arts Trust
A special fund held in the City's accounts for the purposes of accumulating cash-in-lieu contributions made under this policy. The funds are to be used by the City, or persons engaged by the City, for the provision of public art within or within proximity of the contributing site. A public art strategy and/or Cultural Plan will guide the use of the funds accumulated.

Public Art Plan
A plan prepared and submitted for the City's approval to ensure public art is included in the development and provided to the City's requirements. (See Information Requirements of this policy for further details)

Temporary Art
In the context of this policy, temporary art is artwork that has a predetermined lifespan, is designed to be installed for a short time frame (e.g. 1 week to 1 year), and includes site specific installations and sculpture.

POLICY STATEMENT

Application

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1 Each application for the construction of a multiple dwelling, mixed use or non-residential development (or alterations, additions or extensions to these developments) are to provide public art in accordance with the below table:

Table 1

Construction Cost	Required Contribution
Up to $2 million	Contributions are optional and negotiable.
$2 million to $15 million	Minimum 1% contribution either provided as public art on the development site or paid into the public art fund to be expended within proximity of the development site.
$15 million to $50 million	$150,000 plus 1% for every construction cost dollar over $15 million, either provided as public art on the development site or paid into the public art fund to be expended within proximity of the development site.
Over $50 million	$500,000, either provided as public art on the development site or paid into the public art fund to be expended within proximity of the development site; and An additional contribution of 0.5% for every construction cost dollar over $50 million paid into the public art fund to be expended within proximity of the development site.

2 Details of the proposed public art will be required to be provided in a Public Art Plan for approval by a City panel prior to the approval of any development application, or at a later date as specified by a condition of development approval. Alternatively, where the developer elects, and the City agrees, the public art contribution may be satisfied by cash-in-lieu based on the % rate described Table 1 above. Cash-in-lieu payments will be received into and held by the City of Melville Capital Arts Trust.

3 Public art provision on site is required to be provided prior to initial occupation of the development. If cash in lieu contribution is proposed instead, this is to be paid prior to construction commencing. The development approval will be conditioned.

4 Where the developer elects to provide public art on site, a public art plan is to be provided as part of the application for development approval or in lieu of this – minimum detail provided to advise of the indicative public art opportunity locations and themes of public art provided. In the absence of this information, the City will be of the understanding the applicant is electing to proceed with cash in lieu and the development approval will be conditioned accordingly.

5 For developments with a value of less than $15 million, if the developer elects to provide a cash in lieu payment over provision on site, the contribution will attract a discount of 15%.

6 Temporary and ephemeral public art can only be provided in public spaces and therefore needs to be procured and managed by the City. This means that provision can only be funded through cash in lieu and must still meet the definition of ‘public art’ and be delivered by an ‘artist’ as outlined within this policy.

Installation

7 Public art is to be located within the lot boundaries of the development site unless otherwise agreed by the City.

8 No additional development approval will be required for the installation of the public art located within the lot boundaries, unless it will result in any variations to the applicable development requirements for the Precinct.

9 Prior to the installation of the approved public art the installer shall ensure compliance with all relevant standards and legislation. Some public art may require a building permit.

10 Only artists or persons supervised by a professional artist will be eligible to carry out public art commissions.

11 Once approved, the public art should be installed prior to the initial occupation of the development (or a later time as agreed by the City in writing) and thereafter maintained in perpetuity by the property owner/s. This will be conditioned on the development approval accordingly and does not form part of the public provision budget.

12 Where cash-in-lieu is provided, such funds will be expended by the City in accordance with the Cultural Plan on public art located within the applicable neighbourhood. All funds to be spent within 5 years of their receipt.

13 A plaque or similar identifier is to be installed on, or in close proximity to the public art which details the artist's name, name of the installation and date of the installation.

Information Requirements

14 The following details of the proposed public art are to be provided to the City in a Public Art Plan for approval prior to its installation:

(a) Design documentation including:
   i. contract,
   ii. artist details and qualifications,
   iii. design brief (artist brief) research,
   iv. concept development, and
   v. a detailed statement addressing compliance with the Performance Standards outlined below section.

(b) Detailed plans of the artwork which are to scale and include dimensions, details of the materials, location, colours, lighting plan (if applicable) and installation methods.

(c) Cost calculations of the proposed public art which are itemised per art work. These can take into account the artist's fees, consultants fees, labour, materials, installation, operating costs and costs of any required permits or approvals. Where the public art is to replace a functional and/or required part of the development, such as a balcony balustrade, the cost calculation shall reflect the difference in cost between the provision of the standard component and the cost of the artist prepared component. The public

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art consultant and/or public art project management fees shall make up no more than 15 percent of total budget. The total artist fee should be in proportion to the art budget.

(d) For artwork proposed to be located over public land, a copy of the relevant engineering certification and public liability insurance is to be submitted prior to approval being issued. Please note that relevant landowner authority may prevent provision within certain locations.

(e) A maintenance report prepared by the artist, including consent from the artist for any ongoing care or maintenance of the artwork by the building owner or public authority.

(f) A letter written by the commissioner of the artwork acknowledging the implications of the *Copyright Amendment (Moral Rights) Act 2000* including how the artist will be acknowledged (naming plaque), accepting maintenance obligations, and consent for the City to publish images of the artwork.

15 Once installation is complete the following information is required to be provided to the City;

(a) contact details for the suppliers/manufacturers/ installers;
(b) certified drawings where applicable; and
(c) photographs to a professional standard in both high and low resolution. Details of the photographer should also be provided to allow them to be credited in the instance the City use the photos for promotional purposes.

Performance Standards

16 Public art should satisfy all of the following criteria:

(a) Be located where it can be clearly seen from the public realm.
(b) Be an original artwork, specifically designed for the building on site on which it is to be located.
(c) Be of high aesthetic quality.
(d) Be durable, sustainable and easy to maintain.
(e) Be created with consideration for the City's Public Art Strategy and Masterplan.
(f) Contribute to an attractive and stimulating environment.
(g) Not detract from the amenity or safety of the surrounding area.
(h) Where considered appropriate be lit at night by the use of energy efficient lighting but such that there is no adverse amenity impact on the surrounding locality through unacceptable light spill.
(i) Be responsive to the site context and reflect the local area's natural, physical, cultural or social values history.
(j) Take into account the existing public art in vicinity so to avoid repetition and to ensure the artwork is unique.
(k) That the public art be functional where appropriate.
(l) Be resistant as possible to vandalism.

Exemption from requiring Development Approval

17 If Public Art is proposed outside of a new development or substantive addition, it may not require development approval under the exemptions within Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015.

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18 All artworks which are delivered to satisfy a condition of development approval on private property are covered under the substantive development approval. Modification to the artworks once installed however may attract a new development application.

19 Public artworks delivered by the City are public works and generally exempt from requiring development approval.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Local Planning Scheme No. 6
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Public Art Strategy and Masterplan Melville City Centre Public Art Strategy City of Melville Cultural Plan Relevant area specific Structure Plans
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY		**Item No.**
Ordinary Meeting of Council	16/04/13	P13/3378
Reviews		
Ordinary Meeting of Council	19/08/14	P14/3527
Ordinary Meeting of Council	05/2016	P16/3726
Ordinary Meeting of Council	17/09/2018	xx

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Ammendments to Local Planning Policy 1.4 - Public Art in Development

Tabled Submission Report Feburary 2025

City of Melville

Summary

Local Planning Policy 1.4 (LPP1.4) currently provides the requirements and design standards for the provision of public art within developments in the City. The review of LPP1.4 identified the need for updates which aim to align public art requirements with industry standards, reflect the evolving needs of new developments, and promote high-quality and impactful art in our neighbourhoods.

As part of the legislative requirement to review the policy every 4 years, the proposed amendments aim to provide clarity, ensuring the art is meaningful, high-quality and cost-effective, while also aligning with industry best practices and the City's Public Art Strategy. At the Ordinary Meeting of Council held on 10 December 2024, Council endorsed the proposed amendments to LPP1.4 for public advertising.

During the period 29 January to 19 February 2025, the community were invited to review the proposed amendments and provide formal comments. This was promoted through traditional and digital communications. The City received a total of 5 responses, with 2 indicating overall support for the amendments.

How we communicated	How we engaged	Participation and reach

• Direct email random sample, Melville Sounding Board and peak body industry
• eNews publications (Melville Talks, corporate)
• Fremantle Herald newspaper ad
• Perth Now Melville newspaper ad
• Social media
	• Online submission form
	• Hard copy submission form
	• In person at CIVIC Building
	• Over the phone
		• 5 Submissions received
		• 299 Melville Talks page visits
		• 2,134 direct emails issued
		  ○ 1,985 random sample
		  ○ 124 Melville Sounding Board
		  ○ 9 Peak body
		  ○ 16 stakeholders/artists
		• 20K+ eNews subscribers
		• 124 to Melville Sounding Board
		• 167 Social media reach

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Engagement Findings

Five submissions were received, with the following level of support:

- 20% support
- 20% support with concerns
- 40% object
- 20% neither support or object

Participant Demographics

To ensure the engagement/public comment process reflects the City's diverse community, participants/submitters were asked to share demographic information.

- 2 identified as residing within the City of Melville
- 2 identified as a ratepayer

Tabled Comments

Submission number	Level of support	Comments	CoM Officer Comments	CoM Officer Recommendation
1	Support	I love the concept. Anything that improves the look of the area and is perhaps a talking point or a reason to feel better is great. We have beautiful green spaces so why not improve other spaces as well. I walk most days and see so many people out in the Rec centre park with dogs or just walking plus also on the street. Making an area more visually pleasing is a great idea.s	Noted.	No change required

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2	Object	Overall the changes will make the policy further open to interpretation away from the intention of the document, including reducing artwork quality, inappropriate use of funds and lacks support structures for artists.	Clearer definitions and more distinction have been included within this review with the aim to improve artwork outcomes and the associated process. The policy does not touch on support structures for artists, other than creating opportunities for new commissions. The City cannot govern contract relationships between developers (the commissioner) and the artist (contractor). The performance guidelines require a contract be in place and the assessment panel provide feedback to improve artistic outcomes prior to a proposal being approved.	No change required
3	Object	• the art levy activation at the $2 million price point and above will more likely involve many building works in the City's more affluent locations. Perhaps, the collection of an art levy is preferable to facilitate money allocation for projects across all suburbs. • the requirement for art selection by an individual developer could lead to a display of art with no cogent connection to other artwork in the area and thereby adversely affecting the visual aesthetics and road safety of an area. For	There are more developments in the fast growing areas. The philosophy of the Percent for Art scheme is to build and renew public amenity in line with new construction to ensure rich and vibrant urban spaces. For this reason, the	No change required

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		example, the road artwork at the intersection of Riseley Street and Canning Highway presents a distraction to road users, rather than an opportunity to appreciate the painted images. • the levy on building projects is excessively high to dedicate to only 'art', when the city has many other competing needs that are as important and valued perhaps more by some City's residents. For example, street safety (maintaining pavements and providing additional street lighting); creating a greater tree canopy to align with the City's focus on greening of the City; sun safety (greater shade structures in river locations for family use, walking and play). • the allowable 'art' appears to exclude creative landscaping. The creation of garden / water features / garden sculpture works and seats would be most welcome by many, offering a softening of the 'concrete jungle' especially inherent to the high-density agenda. • the administrative requirements will have a greater impact on the budget. • there will be a need for a 'maintenance' budget as these artworks age. As a rate payer, I would prefer to see the levy been utilised for the betterment of many facets of daily living in our City. I am unaware of the rationale for art as the sole benefactor from this levy, but I believe it is timely that this is reviewed and the levy distributed across other focal areas to improve the City of Melville for all ratepayers.	artwork should be placed within the suburbs where the building takes place. The City also has a Capital public art program that allows for long term planning of public art across the whole City. The artwork is always created by an artist. Whilst it needs to be approved by the developer as the commissioner, it is assessed by a panel of industry experts, as well as needing to meet a set of performance standards outlined in the policy and accompanying guidelines. The levy is only 1% and can contribute in significant ways to liveability, shade, privacy. Other conditions are also imposed on new developments, including parking bay allocation and height restrictions. Artwork does exclude landscaping. It is artwork designed by an artist. However, it can take many forms, including water	

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			features, seating and other furniture, in-ground artwork and shade canopies. Maintenance of the artwork becomes the responsibility of the building owner. We are lucky to live in a City where many important focus areas, such as safety, art & culture, and sustainability can all be improved at the same time.	
4	Neither support or object	**Policy Scope** – I would also add grouped dwellings to the scope. In the current construction environment we are seeing many three and four level grouped dwelling (townhouse) projects on large sites which exceed $2M in value in place of multiple dwellings which are not stacking up at the moment **Definitions** – I would personally remove screening as a public art option. I believe this type of art consistently generates the worst and most un-original outcomes. To be honest I think architects are more or at least as well equipped as artists to get good outcomes within this area and screening should just be part of the architectural / development scope allowing artists to focus on the more creative public art options **Definitions** – I would also add something like 'themes closely related to the operation or offering of a business on the site' as something that is <u>not</u> considered public art as I'm seeing many projects that are blurring the line between art and advertising in this way	Grouped dwellings are generally excluded across all state and local government Percent for Art schemes. Screening is a prime opportunity for integrated public artwork that serves a function whilst also adding character to the building. Architects are still free to design this element if artwork is better suited to different locations within the development. The policy already excludes signage and advertising from the scope of the public art.	Change temporary art definition to 1-5 years. Amend formatting to make

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		Construction Cost - The requirement to obtain a Quantity Surveyor's estimate is a significant additional cost which many projects (especially the smaller ones) wouldn't otherwise be obtaining. Can't the budget just be reconciled at the Building Permit Submission stage when applicants could use a signed construction contract as evidence of the construction budget? **Public Art Plan** – Recommend using the term Public Art Plan / Strategy as I commonly see them titled Public Art Strategy **Ephemeral Art / Temporary Art** – You have a definition for both. As they are essentially the same thing I suggest merging the two definitions **Application Section (2)** – This section notes the requirement for the Public Art Plan to be reviewed by the City and Public Art Panel. I would add that each individual public artwork also needs to be reviewed by the City and Public Art Panel because on large projects / sites a Public Art Plan is typically prepared / submitted first as a high level guiding document and the individual public art works on the site developed and submitted later – similar to the Murdoch Health Precinct **Application Section (6)** – This sections notes ephemeral art can only be provided in public spaces and therefore needs to be managed by the City. I'm not sure this is correct especially on larger precinct type sites where they could occur on private property and be managed by the owner. I'm currently managing a very large PfA project where we are intending to do this **Information Requirements** – You've noted public art management fees can't exceed 15% of the budget. I would also add something about artist fees being an appropriate percentage of the budget	The assessment panel are best placed to assess this criteria. In this instance we are referring to the detailed public art proposal, rather than an overarching strategy document. Ephemeral and Temporary are not intended to read as the same thing. Application Section (2) the Public Art Plan is the detailed proposal of each artwork as outlined in 'Information Requirements' and meets this request. (See Section 4) Whilst it can successfully happen. The aim of the Policy is to establish that only the City will commission ephemeral works with Percent for Art funds. This is a good point and an administrative change will be made to include.	construction cost definition clearer. The Definitions will be tweaked for further clarity. Amend policy to include "If artist fees are not included

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		(potentially referencing NAVA artist fee guidelines) as we often see extremely low artist fee percentages and it's hard to generate high quality outcomes when artists are paid very small fees in proportion to the overall budget **Information Requirements** – It's becoming increasingly common for many public art projects to also require a Building Permit from many local councils. I would add a note suggesting this may be a requirement.	A useful suggestion that can be included.	within fabrication costs, the total artist fee should be in proportion to the total art budget." Amend policy to include mention of Building Permit.
5	Support with concern	Page 3 is blank. The concerns that I have are related to cost of the art and how this is valued, an example of this is the "dog art structures" placed on the Burke Drive foreshore, I personally like this art as many do, but upon investigation this art installation cost ratepayers $110000. My question relates to should there be a "fair value" clause and should there be a clause that states art above a value of X dollars is put forward to council for approval to ensure fair value so that developers and others do not overvalue the art being proposed?. I also have concerns that the CoM has excluded art from the following metal artist who resides in Perth: https://martinjaine.com.au/ This persons art is robust, interesting, engaging, generally vandal proof, has longevity against elements, provides good value compared to existing art, but seemingly is overlooked by local government.	A panel of industry experts is assembled to assess each proposal. One of the assessment criteria is value for money. Panelists are familiar with material costs as well as fabrication and installation techniques and costs. Local governments have a detailed call-out and commissioning process for selecting artists for public art projects. Not all artists choose to apply for these opportunities. Developers can choose their own procurement process to work	No change required

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			with a professional public artist.	

CONFIRMED

UP24/39 Local Planning Policy 1.6 - Parking and Access

File Number:	
Responsible Officer:	Manager Strategic Urban Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil.
Application Number:	N/A
Applicant:	N/A
Owner:	N/A
Proposal:	N/A
Attachments:	1. Local Planning Policy 1.6 - Parking and Access (with track changes)

COUNCIL'S ROLE

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

SUMMARY

- The City continuously reviews and updates the local planning policy framework to ensure that best practice is enacted in relation to planning decision making.
- Local Planning Policy 1.6 Car Parking and Access (LPS 1.6) currently provides the key parking and design standards for non-residential development in the City.
- It has been identified that the review of LPP 1.6 represents an opportunity to:
  - clearly articulate the City's expectations to applicants, the community and decision makers in relation to pedestrian sight lines and vehicle ramp gradients;
  - respond to changes to the state and local planning framework; and
  - improve the readability of the document and ensure it is consistent with the City's corporate strategic planning framework and its transformational goals.
- Under the provisions of the R-Codes, the proposed changes to LPP 1.6 in relation to vehicle ramp gradients require the approval of the Western Australian Planning Commission.
- It is recommended that the draft amended LPP 1.6 is advertised for a period not less than 21 days, and a further report be presented to Council to consider the outcomes of advertising.

CONFIRMED

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP24/39)

At 9:46pm Cr T Fitzgerald moved, seconded Cr D Lim

That the Council:

1. **Endorse Local Planning Policy 1.6 Parking and Access as modified;**
2. **Pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* to adopt the amended Local Planning Policy 1.6 Parking and Access for the purposes of public consultation for a period of not less than 21 calendar days; and**
3. **Where no submissions in objection are received in response to the consultation undertaken, that the final adoption of amended Local Planning Policy 1.6 Parking and Access shall be authorised by the Chief Executive Officer.**
4. **Permit the CEO to update Local Planning Policy 1.6 Parking and Access upon the release of the new version of AS2890.1 Parking Facilities to reflect the correct paragraph numbers without the need to come back to Council for reindorsement.**

At 9:46pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

PURPOSE

The purpose of this report is for the Council to consider modifications to the existing LPP 1.6 to respond to change to the planning framework, to articulate the City's position in terms of sightlines and vehicle access ramps and to make it easier to read.

STRATEGIC ALIGNMENT

Priority	**3**	**Empower the voices of our diverse community by strengthening engagement**
	P3/1	Increase co-design approaches that engage stakeholders in upfront designs and support issue resolution activities.
	P3/2	Improve the mechanisms to make information flow easier to access and share, including optimising digital communications.
	P3/4	Enhance opportunities for civic engagement and building community capacity.
Outcome Indicator	5	Sense of Community
	Goal 2	Participation and Inclusion
	Goal 4	Sense of Identity through Collective Memory
	Goal 5	Social Connectedness and Belonging

BACKGROUND

In September 2021, Weir Legal and Consulting, prepared a report called City of Melville Review of Complaints Building and Planning (the report). The report made several recommendations to assist the City to improve its processes and decision making. Most of these recommendations have been completed by the City and/or are in progress. Part of the City's program of process improvements has been a review of LPP1.6.

- LPP1.6 was first adopted by the City of Melville (the City) in October 1999 and has been reviewed regularly since that time.
- LPS 1.6 currently provides the key parking and design standards for non-residential development in the City. LPS 1.6 does not apply to residential development except for clause 7 which allows for multiple dwellings to provide cash in lieu of parking in certain circumstances.
- Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking Facilities (AS2890.1) provides detailed guidance in relation to Off Street Parking and includes provisions regarding the sight distance requirements and gradients of access driveways. AS2890.1 is currently under review and anticipated to be finalised in the coming 6-12 months.
- Since the last review of LPP 1.6, there have been several changes to the planning framework at the state government level relating to parking. These include modifications to the *Planning and Development (Local Planning Schemes) Regulations 2015* (the regulations), publication of Payment in Lieu of Parking Guidelines and change to State Planning Policy 7.3 Residential Design Codes (Volumes 1 and 2) (the R-Codes). Changes to the R-Codes to accommodate Part C 'Medium Density Codes' have also been published.
- The State Government has published Interim guidance for non-residential car parking requirements. The parking standards in this document are generally consistent with those in LPP1.6 and therefore no changes to parking ratios are proposed at this stage.
- At the local level, there are several structure plans which provide specific guidance for parking. These need to be acknowledged in LPP1.6. The City has also embarked on projects, such as Customer First and Business Friendly which need to be considered in any policy review.
- The findings of the policy review and recommended changes to LPP 1.6 were presented to an Elected Members Engagement Session on 28 May 2024.

CONSIDERATION

1. *Customer first and business friendly.*

   An introductory paragraph has been included at the beginning of the policy. This informs customers of the purpose of the policy and directs customers to the website or to contact City staff if they want more general information. This saves customers from reading through the whole policy only to find it does not contain the information they were looking for. This responds to customer feedback and is consistent with the City's customer first and business friendly approach.

   The policy objectives and the overall wording of the policy have been reviewed with a customer in mind. The aim is to make the policy as simple as possible, while noting the document is technical in nature and therefore may require some prior knowledge of the planning framework and planning process to fully understand the content.

   Additionally, the policy has been updated to allow for reductions in parking provision in all centres across the City, rather than limiting this to Secondary and District centres, subject to a satisfactory parking management plan being prepared for the development. This provides additional flexibility for decision makers and incentivises development in centres as promoted by the Local Planning Strategy and state government planning reforms.

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2. *Addition of a policy citation.*

   An additional clause has been included to confirm that this policy is made under the relevant provisions of the Regulations and City of Melville Local Planning Scheme No. 6 (LPS No. 6).

3. *Updated policy scope.*

   The policy scope has been updated to note the relationship between LPS No.6 and the various structure plans across the City. This confirms that where a structure plan contains a specific parking requirement, that requirement prevails over LPP1.6.

   The updated scope also confirms that the policy modifies several provisions of the R-Codes. The updated scope is based on advice from both the Department of Planning, Lands and Heritage (DLPH) and the legal advice from Thompson Greer. It includes a table which identifies the provisions of the R-Codes which are being modified and how.

4. New clauses relating to ramp gradients and vehicle sight lines.

   The policy has been updated to provide guidance for ramp gradients and vehicle sightlines for residential and non-residential development. These clauses reference AS2890.1. Under the provisions of the R-Codes the proposed changes to LPP 1.6 in relation to ramp gradients require the approval of the Western Australian Planning Commission. Further detail is provided below.

Under the provisions of the R-Codes, a 1.5x1.5 metre truncation, or sightline, is required to be provided for all development, where a driveway meets the street boundary, to provide for pedestrian visibility. This contrasts with the provisions of AS2890.1 which indicate a truncation of 2x2.5 metres should be provided where a driveway serves 4 or more dwellings. The review of LPP1.6 has been identified as an opportunity to align with AS2890.1 and provisions have been added accordingly. Where a proposal does not meet the sightline provisions of AS2890.1 the applicant may seek a performance-based assessment and the proposed clauses outline the matters to be considered as a part of the assessment process.

The deemed to comply and acceptable development standards, contained in the R-Codes Volumes 1 and 2, do not provide assessment criteria in relation to driveway ramp gradients. As with pedestrian sightlines, this review represents a chance to align with AS2890.1 and to provide stakeholders with an understanding of the City's expectations. New provisions have been added to LPP1.6 accordingly. Where a proposal does not meet the vehicle ramp gradient provisions of AS2890.1 the applicant may seek a performance-based assessment and the proposed clauses outline the matters to be considered as a part of the assessment process.

To ensure consistency between residential and non-residential development, sightline and vehicle ramp provisions have also been added to the non-residential section of LPP1.6.

The City is aware that modifications to AS2890.1 have been advertised for public comment. It is understood that the changes to AS2890.1 are not related to pedestrian sightlines and ramp gradients. A modified version of AS2890.1 is likely to be released this year however the exact date is not yet known. It is recommended that LPP1.6 is updated when AS2890.1 is modified to ensure that the relevant clause numbers remain relevant. It is recommended that that Council delegate the power to modify the LPP1.6 to the CEO to remove the need for this minor change to come back to Council.

ENGAGEMENT

If Council resolve to endorse the amended LPP 1.6 for public consultation, it will be advertised for a minimum of 21 days in accordance with the Regulations. A notice will be placed in a local newspaper and information provided on the City's website. It is anticipated that as a part of the public consultation period, notice of proposed policy changes will be given to peak professional bodies. In addition, it is anticipated the policy changes will be publicised on the City's social media channels and electronic newsletters. In this way, the City can maximise awareness of the proposed changes and encourage submissions.

Following the conclusion of the public consultation period, a report will be presented to Council at the next available Council meeting to consider the outcomes of consultation and finalising draft amended LPP 1.6. In the event no submissions are received in response to consultation, it is recommended that the amendments to LPP 1.6 be adopted without further referral to Council.

As part of the preparation of LPP1.6, the City has liaised with officers of the Department of Planning, Lands and Heritage (DPLH). The purpose of this communication was to determine if the proposed changes will require the approval of the Western Australian Planning Commission (WAPC). Notwithstanding the officer advice that WAPC approval is not required, a copy of the draft policy will be sent to the DPLH during the consultation period to enable it to provide further comment if required.

It is noted that the City engaged Thomson Geer lawyers to undertake a peer review of LPP1.6, the recommendations of this peer review have been incorporated into the proposed policy changes.

SUSTAINABILITY IMPLICATIONS

The objectives of LPP1.6 include promoting environmentally sustainable development, facilitating an appropriate amount of vehicle parking and promoting active modes of transport. The policy changes do not diminish from these objectives. It is noted that increases to minimum car parking requirements have potential to erode promotion of more sustainable forms of transport. Changes to minimum parking requirements are not proposed.

The proposed changes to LPP1.6 will articulate the City's expectations in relation to ramp gradients and sightlines while also providing the potential for the requirements to be modified where this will have positive environmental results.

LEGISLATIVE AND POLICY ALIGNMENT

Under the provisions of the Regulations, a local government may prepare local planning policies on a range of matters. A local planning policy must be based on sound town planning principles and may address operational matters such as parking and access. Where a local planning policy is based on sound town planning principles and is properly adopted under the provisions of the Regulations, it is to be given regard in the decision making process.

The R-Codes Volumes 1 and 2, detail which clauses can be modified by a local government without the approval of the WAPC. The R-Codes also provide detail of the clauses which can only be modified by a local government with the approval of the WAPC. In this respect the R-codes indicate that any local planning policy which modifies Clause 7.3.1(b) of Volume 1 of the R-Codes and 1.2.4 of Volume 2 of the R-Codes requires the approval of the WAPC.

As part of the preparation of this policy, the City has communicated with officers of the DPLH to determine if approval of the WAPC is required. The DPLH has advised that the proposed gradient provisions in LPP1.6 can be included without the need for formal WAPC approval rather an approval can be granted under delegation available to officers. The reason given is that the proposed gradient provisions are augmenting Volume 1 and 2 of the R-Codes by introducing an additional deemed-to-comply (DTC) or acceptable outcome (AO) provisions rather than amending or replacing existing DTC or AO provision. As noted above a copy of LPP will be provided to the DPLH as a part of the consultation process.

FINANCIAL IMPLICATIONS

For the City the statutory consultation process requires a notice will be placed in a local newspaper which can be accommodated within the exiting budget.

As noted previously in this report, Thomson Geer has undertaken a peer review of LPP1.6 on behalf of the City. The cost of the peer review was $3000.00.

For applicants once the policy has been adopted, there may be a cost to engage a suitably qualified traffic consultants to provide guidance in relation to the requirements of the AS/NZ standards for ramp gradients and sightlines at the design stage of development. Most substantial development applications are prepared with input from a traffic consultant and therefore the additional cost to applicants is likely to be minimal.

Where a proposal does not meet the ramp gradients and sight lines requirements and a traffic consultant is required to provide a risk assessment and mitigation measures, the cost to applicants may be more substantial, however for the benefit of the greater safety of the community.

CONSEQUENCE

The following options are available to Council:

1. Resolve to prepare draft amended LPP 1.1 as recommended.
2. Resolve to prepare draft amended LPP 1.1 as modified by Council.
3. Resolve not to prepare draft amended LPP 1.1. This would mean that the provisions of the current LPP 1.1 will continue to have effect and apply.

CONFIRMED

15 MOTIONS WITH PREVIOUS NOTICE

15.1 Notice of Motion - CCTV Rebate Program

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Nicole Robins
Attachments	Nil

REASONS FOR THE MOTION

1. Crime is a real concern for some City of Melville residents, and there may be an opportunity for the City to provide support to residents who wish to increase the security of their property
2. Through this initiative, the City can play a role of increasing the safety of our suburbs by supporting residents with the costs of installing CCTV on their properties, but not taking on the burden on installing additional CCTV of its own
3. The City may benefit from safer streets as CCTV footage can be provided to police and may assist to reduce the likelihood of crime taking place

MOTION

At 9:47pm Cr N Robins moved, seconded Cr D Lim

That the Council directs the CEO to prepare a report for the November Ordinary Meeting of Council outlining the feasibility of rolling out a CCTV rebate program for residents, similar to that being delivered by other local governments. This program would allow residents to obtain a rebate, or partial rebate, for the cost of installing CCTV equipment on their property. The report should include options for how such a program could be delivered, including the costings and administrative burden of each option. One option considered should be a rebate program only made available to holders of a WA Seniors Card, and perhaps made available only to those who have obtained the WA Government's Safety and Security Rebate.

At 9:51pm, Cr J Edinger left the meeting.

At 9:51pm, the mover and seconder consented to amend the motion by removing *"One option"* and replacing it with the words *"Two options"* to read:

> ***"That the Council directs the CEO to prepare a report for the November Ordinary Meeting of Council outlining the feasibility of rolling out a CCTV rebate program for residents, similar to that being delivered by other local governments. This program would allow residents to obtain a rebate, or partial rebate, for the cost of installing CCTV equipment on their property. The report should include options for how such a program could be delivered, including the costings and administrative burden of each option. Two options considered should be a rebate program only made available to holders of a WA Seniors Card, and perhaps made available only to those who have obtained the WA Government's Safety and Security Rebate."***

At 9:52pm, Cr J Edinger returned to the meeting.

At 9:58pm, Mr I Aiyathurai left the meeting.

At 10:01pm, Mr I Aiyathurai returned to the meeting.

Amendment

COUNCIL RESOLUTION

At 9:52pm Cr M Woodall moved, seconded Cr K Wheatland

That the motion be amended by removing the sentence *"Two options considered should be a rebate program only made available to holders of a WA Seniors Card, and perhaps made available only to those who have obtained the WA Government's Safety and Security Rebate"*

At 10:01pm the Presiding Member declared the motion.

CARRIED (10/3)

Yes (10): Mayor Katy Mair, Crs Glynis Barber, Jane Edinger, Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Soo Hong, Scott Green and Terry Lee

No (3): Crs Tomas Fitzgerald, Clive Ross and Daniel Lim

At 9:47pm, Ms K Bainbridge electronically disconnected from the meeting and did not return.

At 9:49pm, Mr G Ponton electronically disconnected from the meeting and did not return.

Substantive Motion as Amended

COUNCIL RESOLUTION (15.1)

At 9:47pm Cr N Robins moved, seconded Cr D Lim

That the Council directs the CEO to prepare a report for the November Ordinary Meeting of Council outlining the feasibility of rolling out a CCTV rebate program for residents, similar to that being delivered by other local governments. This program would allow residents to obtain a rebate, or partial rebate, for the cost of installing CCTV equipment on their property. The report should include options for how such a program could be delivered, including the costings and administrative burden of each option.

At 10:14pm the Presiding Member declared the motion.

CARRIED (8/5)

Yes (8): Mayor Katy Mair, Crs Nicole Robins, Karen Wheatland, Matthew Woodall, Daniel Lim, Soo Hong, Scott Green and Terry Lee

No (5): Crs Tomas Fitzgerald, Glynis Barber, Jane Edinger, Clive Ross and Jennifer Spanbroek

15.2 Notice of Motion - Hall of Fame Policy

File Number:	
Related to Item:	Nil
Elected Member:	Cr Terry Lee
Attachments	Nil

OBJECTIVE, BENEFIT AND POTENTIAL RISKS TO BE CONSIDERED

Objectives: Set in place a policy for recognition for selecting high achievers in all fields like art, music, science, philanthropic, sports, environmental, economic, academic and social achievements in our Melville City which is open and inclusive of all people.

Benefits: Not only a tourist attraction with a potential walk of fame but it also creates pride in our City recognising special achievements by residents.

Potential Risks: Beed to ensure judging is independent and includes community members following criteria set in the Council policy.

REASONS FOR THE MOTION

Opportunity for the first time to have an official recognition process for awarding our residents who have achieved great feats in a broad range of areas.

MOTION

At 10:14pm Cr T Lee moved, seconded Cr J Edinger

That the Council requests the CEO to prepare a report on developing a policy for a hall of fame recognition of Melville residents who have achieved great feats in a wide range of fields.

Amendment

COUNCIL RESOLUTION

At 10:18pm Cr K Wheatland moved, seconded Cr T Fitzgerald

That the motion be amended to include the words *"Investigation to include the identification of existing events that celebrate achievements and to identify opportunities for the city of Melville to cross promote these achievements as they happen."*

At 10:19pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (13/0)

CONFIRMED

At 10:21pm, the mover and seconder consented to the inclusion of “by February 2025” to read:

> ***“That the Council requests the CEO to prepare a report by February 2025 on developing a policy for a hall of fame recognition of Melville residents who have achieved great feats in a wide range of fields”.***

Substantive Motion as Amended

COUNCIL RESOLUTION

At 10:14pm Cr T Lee moved, seconded Cr G Barber

That the Council requests the CEO to prepare a report by February 2025 on developing a policy for a hall of fame recognition of Melville residents who have achieved great feats in a wide range of fields. Investigation to include the identification of existing events that celebrate achievements and to identify opportunities for the city of Melville to cross promote these achievements as they happen.

At 10:31pm the Presiding Member declared the motion.

CARRIED (8/5)

Yes (8): Mayor Katy Mair, Crs Tomas Fitzgerald, Glynis Barber, Jane Edinger, Clive Ross, Karen Wheatland, Daniel Lim and Terry Lee

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

CONFIRM

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

Nil.

18 DECISION MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

Nil.

19 CLOSURE

There being no further business to discuss, the Presiding Member confirmed declared the meeting closed at 10:31pm.

CONFIRMED



~~Car~~ Parking and Access

This document outlines the assessment criteria for parking and access for development in the City of Melville. This policy is applicable to residential, commercial and mixed use developments within the City of Melville.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of the our website https://www.melvillecity.com.au/ or alternatively you can speak to one of our planning officers either on the phone, 9364 066 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday.

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP1.6** **Last Review Date: To be completed following Council endorsement**

Citation

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This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS No.6). This Local Planning Policy may be cited as Local Planning Policy No. 1.6 –Parking and Access (LPP1.6).

Policy Objectives

The objectives of this policy are as follows:

- To facilitate the development of adequate, safe and convenient parking facilities that meets the needs of users.
- Promote environmentally sustainable development.
- Facilitate active, vibrant and successful places.
- Support local businesses and economically viable development.
- Enable healthy lifestyles and travel choices.
- To ensure that development proposals incorporate an appropriate level of parking.
- To ensure safe, convenient, and efficient access for pedestrians, cyclists and motorists.
- To promote alternative transport modes by incorporating flexibility to reduce parking requirements where alternative transport options exist.
- ~~To enable the payment of a financial contribution in lieu of actual parking provision for non-residential developments and to provide guidelines to ensure that the calculation of cash-in-lieu is applied in a consistent and transparent manner.~~
- To promote 'shared' or publicly available parking in preference to exclusive, single user parking for non-residential developments.

Policy Scope

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This policy provides standards for parking, design and access for residential and non-residential development in all areas, except where varied by an approved Precinct Structure Plan, Structure Plan or Local Development Plan.

This policy prevails to the extent of any inconsistency with LPP 3.1 – Residential Development.

~~This policy applies in respect of car parking requirements for both residential and non-residential development proposals.~~

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Policy Application

This policy applies to all development on land where Local Planning Scheme No. 6 applies.

Part 1 of the 'Policy Requirements' applies to all development to which the R-Codes applies. This Policy should be read in conjunction with the R-Codes, including the relevant definitions unless modified by This Policy.

Part 2 of the 'Policy Requirements applies to all non-residential development on land where Local Planning Scheme No. 6 applies, including in respect of the non-residential components of a mixed use development.~~Residential parking, design, access are addressed by the R-Codes. The R-Codes provide both Deemed-to-Comply and Design Principles for the assessment of residential parking, design and access. The R-Codes car parking standards take into account the location of a development site in relation to high frequency public transport.~~

~~For non-residential car parking, the provisions of this policy apply~~

Definitions / Abbreviations Used In Policy

Terms used in this policy have the same meaning as in the Planning and Development (Local Planning Schemes) Regulations, the R-Codes or other State Planning Policy unless otherwise noted below.

AS2890.1:2004

The Australian and New Zealand Standards (AS/NZS) 2890.1.2004 Parking Facilities: Off street Parking.

Activity Centres

Centres defined by the WAPC State Planning Policy 4.2: Activity Centres and City of Melville Local Planning Strategy.

~~*Cash-in-lieu*~~

~~Cash-in-lieu of car parking refers to a payment made "in lieu" of providing the minimum number of physical on-site car parking spaces required by the policy.~~

Health Consultant

Any professionally qualified and trained health professional who provides health services to patients independently of another health professional (eg. does not include nurses assisting a doctor or dentist).

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Net Lettable Area (NLA)

Means the area of all floors within the internal finished surfaces of permanent walls but excluding:

(a) all stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
(b) lobbies between lifts facing other lifts serving the same floor;
(c) areas set aside as public spaces or thoroughfares and not for the exclusive use of occupiers of the floor or building;
(d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building.

Parking

Where the term parking is used, it may refer to the inclusion of bicycle, car, service vehicle, specialist vehicle, motorcycle, or scooter parking.

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Parking Management Plans (PMP)

PMPs are documents which provide guidance in relation to the management and control of all public and privately owned parking and access to an Activity Centre for a 10 year period.

Public Floor Area (PFA)

The publicly accessible areas in bars, restaurants, fast food premises, places of worship and other places used for dining, entertainment or congregation purposes but excluding the following areas:

(a) Alfresco areas located off-site;
(b) Alfresco areas located on-site which are not covered by solid roofing materials.
(c) Areas occupied by lifts, stairways, ramps, passages, hallways, lobbies and the like; and
(d) Areas set aside for staff only.

Reciprocal parking

Parking facilities serving separate uses, but not shared concurrently between the users and not necessarily on one site.

R-Codes

~~State Planning Policy 7.3~~ Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments, as amended

Shared parking

Shared parking facilities available to the public at all times.

Travel Plan

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A travel plan is a document which sets out how on-site parking and access will be managed once a development is completed to encourage safe, healthy and sustainable travel options.

WAPC

Western Australian Planning Commission

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Policy Requirements~~Statement~~

Part 1: Residential Development

R-Codes Volume 1

As permitted by clause 3.2.3a and b of the R-Codes- Volume 1, this policy replaces the following Deemed to Comply provisions of the R-Codes Volume 1:

R-Codes – Volume 1 – Part B – Low Density		
Clause	**Deemed to Comply Provision**	**Replacement Deemed-to-Comply Provision**
Clause 5.2.5 Sightlines	C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure 9a).	C5A For driveways serving a single house or three or less grouped dwellings, development meets the deemed-to-comply provisions within Clause 5 'Sight Lines' of Local Planning Policy 3.1 Residential Development. C5B For driveways serving developments containing four or more grouped dwellings, sight lines and visual truncation requirements shall be designed in accordance with clause 3.2.4 and Figure 3.3 of AS2890.1:2004 (or as amended). C5C Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where two streets, right of way, communal street, public street, or driveway intersect (Refer Figure 9A of the R-Codes)
Clause 5.3.5 Vehicular Access	C5.3 Driveways shall be: • no closer than 0.5m from a side lot boundary or street pole; • no closer than 6m to a street corner as required	*(note subject to Western Australian Planning Commission Approval prior to enforcement)* C5.3A Driveways shall be: • no closer than 0.5m from a side lot boundary or street

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	under AS2890.1; • aligned at right angles to the street alignment; • located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and • adequately paved and drained.	pole; • no closer than 6m to a street corner as required under AS2890.1; • aligned at right angles to the street alignment; • located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and • adequately paved and drained • where serving 3 or less residential dwellings, have gradients that meet section 2.6.2 of AS 2890.1:2004 (as amended) • where serving 4 or more residential dwellings, have gradients that meet section 3.3 a) of AS 2890.1:2004 (as amended)

R-Codes – Volume 1 – Part C – Medium Density		
Clause	**Deemed to Comply Provision**	**Replacement Deemed-to-Comply Provision**
Clause 3.7 – Access	C3.7.3 Driveways must be: i. a minimum 3 m wide; ii. a maximum 6m wide at the street boundary iii. set back 0.3m from a side lot	*(note subject to Western Australian Planning Commission Approval prior to enforcement)* C3.7.3A Driveways must be: i. a minimum 3 m wide;

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	boundary or street pole; iv. setback 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; and vi. adequately trafficable and drained.	ii. a maximum 6m wide at the street boundary iii. set back 0.3m from a side lot boundary or street pole; iv. setback 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; vi. adequately trafficable and drained. vii. located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; viii. where serving 3 or less residential dwellings, have gradients that meet section 2.6.2 of AS 2890.1:2004 (as amended). ix. where serving 4 or more residential dwellings, have gradients that meet section 3.3 a) of AS 2890.1:2004 (as amended).
Clause 3.7 - Access	C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; and	C5A For driveways serving a single house or 3 or less grouped dwellings, development meets the deemed-to-comply provisions within Clause 5 'Sight Lines' of Local Planning Policy 3.1 Residential Development. C5B For driveways serving developments containing 4 or more grouped dwellings, sight lines and visual truncation requirements shall be designed in

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	iii. two streets that intersect. (refer Figure 3.7e).	accordance with clause 3.2.4 and Figure 3.3 of AS2890.1. C5C Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5 m where two streets, including right of way, communal street or public streets (Refer Figure 9A of the R-Codes).

If a proposal does not meet the deemed to comply standards as amended by this policy, then assessment against the relevant design principles will be required. As permitted by clause 3.2.3c of the R-Codes- Volume 1, this policy augments the designs principles of the following elements of the R-Codes Volume 1:

R-Codes – Volume 1 – Part B – Low Density	
Clause	**Additional Design Principles**
5.2.5 Sightlines	P5A Where pedestrian sightlines are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Examples of mitigation measures may include, among other things: a) using changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths in shared areas; b) locating vehicle entries to minimise ramp lengths and excavation; c) where required, incorporating aesthetically pleasing traffic calming devices that are integrated into the design such as changes in paving material or textures; d) reducing parts of the driveway to allow for the incorporation of deep soil areas; e) minimising the visual impact of unavoidable long driveways through changing alignments and screen planting; f) use of convex mirrors within the property boundary, signage, intelligent pedestrian and/or vehicle warning system at car park exit; g) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above examples, each circumstance needs to be

	considered on its merits and the City may not necessarily support a performance-based solution provided as an example above.
Clause 5.3.5 Vehicular Access	P5.3 Where ramp gradients are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Examples of mitigation measures may include, among other things: a) the design provides for safe access and legible access for pedestrians and vehicles; b) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; c) the design incorporates high quality landscaping features; d) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; e) driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; f) excavation is be minimised through efficient car park layouts and ramp design or g) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated. h) the uses of convex mirrors within the property boundary, signage or intelligent pedestrian warning system at car park exit; i) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles or where drivers and pedestrians are warned about the potential hazard. Notwithstanding the above examples, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided as an example above.

R-Codes – Volume 1 – Part C – Medium Density	
Clause	**Additional Design Principles**
Clause 3.7 - Access	P3.7.7 Where pedestrian sightlines or ramp gradients are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer

	demonstrating that the proposal vary the provisions of AS2890 in relation to pedestrian sightlines and vehicle ramp gradients will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Examples of mitigation measures may include, among other things: a) using changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths and calm traffic in shared areas; b) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; c) the design incorporates high quality landscaping features d) locating vehicle entries and designing car parking to minimise ramp lengths and excavation; e) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; f) locate driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; g) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated. h) use of convex mirrors within the property boundary, signage, intelligent pedestrian and/or vehicle warning system at car park exit; g) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above examples, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided as an example above.

R-Codes Volume 2

As permitted by clause 1.2.2 and 1.2.3 of the R-Codes- Volume 2, this policy replaces the following Acceptable Outcomes of the R-Codes Volume 2:

R-Codes – Volume 2		
Element	**Acceptable Outcome Provision**	**Replacement Acceptable Outcome Provision**



Element 3.8 – Vehicular Access	A3.8.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).	A3.8.7 Sight lines and visual truncation requirements designed in accordance with clause 3.2.4 and Figure 3.3 of AS2890.1: 2004 (as amended).
Element 3.9 – Car and vehicular Access	A 3.9.4 Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	a) Car parking and vehicle circulation areas are to be designed in accordance with AS2890.1: b) The gradient of access driveways, for developments containing 3 or less residential dwellings shall be designed in accordance with section 2.6.2 of AS/NZS 2890.1: and c) The gradient of access driveways for developments containing 4 or more residential dwellings shall be designed in accordance with section 3.3 a) of AS/NZS 2890.1.

If a proposal does not meet the Acceptable Outcomes as amended by this policy, then assessment against the relevant Element Objectives and Planning Guidance will be required. As permitted by clause 1.2 of the R-Codes- Volume 2, this policy augments the Design Guidance of the following design elements of the R-Codes Volume 2:

R-Codes – Volume 2	
Clause	**Additional Design Guidance**
Element 3.8 – Vehicular Access	Where pedestrian sightlines are not provided in accordance with AS2980.1, a risk assessment report with proposed mitigation measures should be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to

	the satisfaction of the City. Examples of mitigation measures may include, among other things: a) changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths in shared areas; b) locating vehicle entries to minimise ramp lengths and excavation; c) where required, incorporating aesthetically pleasing traffic calming devices that are integrated into the design such as changes in paving material or textures; d) reducing parts of the driveway to allow for the incorporation of deep soil areas; e) minimising the visual impact of unavoidable long driveways through changing alignments and screen planting; f) use of convex mirrors; g) any other measure which improves pedestrian and vehicle safety ensuring that vehicles exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above examples, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided as an example above.
Element 3.9 – Car and vehicular Access	Where vehicle ramp gradients are not provided in accordance with AS2890.1, a risk assessment report with proposed mitigation measures shall be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Examples of mitigation measures may include, among other things: j) the design provides for safe access and legible access for pedestrians and vehicles; k) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; l) the design incorporates high quality landscaping features; m) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; n) driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; o) excavation is be minimised through efficient car park layouts and ramp design or p) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated.

	g) the uses of convex mirrors within the property boundary, signage or intelligent pedestrian warning system at car park exit; r) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles or where drivers and pedestrians are warned about the potential hazard. Notwithstanding the above examples, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided as an example above.

~~1 Parking, Design and Access~~

~~1.1 Where residential development is proposed, it is to be assessed having regard to the relevant clauses relating to parking, design and access of the R-Codes.~~

~~1.2 Clauses 2 – 9 of this policy do not apply to the assessment of residential development with the exception of the following:~~

~~Clause 7: Cash-In-Lieu of this policy can be applied for the visitor parking requirements of the R-Codes in relation to multiple dwelling developments located within Secondary or District activity centres as designated by State Planning Policy 4.2.~~

Part 2: Non-Residential Development

1 Access

1.1 Vehicular access points to parking facilities are to be located and designed in accordance with AS 2890.1.

1.2 Access Driveways, shall be designed with a ramp gradient in accordance with section 3.3 (a) of AS 2890.1.

1.3 Access should be provided via secondary streets or rights of way where available.

1.4 Access to developments on corner lots should be located the maximum distance away from the corner on the minor road or right of way.

1.5 One access point per street is encouraged and the number of access points should be kept to a minimum.

1.6 All vehicles utilising on-site parking bays should be able to enter and exit a site in a forward gear.

1.7 Where possible, new parking facilities and access points are to be linked to existing parking facilities both within the site and to those on adjacent sites. The City may require as a condition of any approval that parking facilities and access points which have the opportunity to provide for shared access across sites are subject to an easement in gross to the benefit of the City for the purpose of public access.

1.8 Access points shall be designed to minimise:

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(a) traffic or pedestrian hazards,

(b) conflict with pedestrian/cyclist pathways,

(c) the impact on nearby residential uses,

(d) traffic congestion, and

(e) interference with public transport facilities.

2 Parking Design

2.1 The design of parking facilities should comply fully with the relevant Australian Standards.

2.2 Entry and exit points and vehicle circulation patterns are to be clearly indicated.

2.3 Car stacking systems or other such systems may be supported subject to the submission of a parking management plan detailing the operation of the system.

2.4 The design of entrances and exits and the position of parking control equipment (in the case of public car parks) shall prevent on-street queuing of vehicles seeking entry to a parking facility and minimise disruption to pedestrians and traffic flows.

2.5 Design of a parking facility including internal circulation roadways and ramps within a public or private car park shall be designed in accordance with AS 2890.1.

3 Sight lines

3.1 Sight lines and visual truncation requirements for exiting vehicles shall be designed in accordance with Clause 3.2.4 and Figure 3.3 of AS 2890.1:2004.1 (as amended).

4 Variations to policy requirements 1 - 3 above

4.1 Where the policy measures at **1 - 3** above are not able to be achieved, a performance based solution may be considered. A performance-based solution, if sought, must be supported by report which includes a risk assessment and proposed mitigation measures. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users and that the proposal does not present an unacceptable risk to the efficiency of the local road network.

4.2 If the risk assessment and proposed mitigation measures are acceptable to the City, and the proposal ultimately approved, the development shall be subject to a condition which requires that the mitigation measures contemplated by the report shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City.

~~1~~5 On Site Car Parking

5.1. Car parking bays are to be provided in accordance with the ratios set out in Table 1 below for:

(a) all new developments; or

(b) modifications to existing developments which result in an increase to the NLA or PFA; or

(c) a change of use to a use which requires more car parking than existing.

5.2. Where a modification to an existing development or a change of use is proposed which results in additional NLA or PFA and/or creates an additional demand for car parking, additional bays are to be provided in accordance with Table 1 below.

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Table 1: Car parking ratios

Uses	Car Parking Requirements
Community Uses	
Child ~~Minding Centres~~Care ~~Premises~~	One bay per 10 children, plus 0.5 bays per staff member~~, and drop-off and pick-up area to the satisfaction of the Council.~~
Educational Establishment	In addition to the ratios below, where it is proposed to add one or more additional classrooms to any existing Educational Establishment, a Travel Plan is required to be submitted for approval.
Pre-primary & Primary	6 bays available for use as a pick up and drop off area plus 0.5 bays per staff member.
Secondary	0.5 bays per staff member
Tertiary/Technical	1 bay per 5 students, plus 0.5 bays per staff member.
~~Family Day Care~~	~~1 bay in addition to the R-Codes parking requirement for the dwelling.~~
P~~l~~ace of~~ublic~~ Worship	1 bay per 10m² PFA, plus 0.5 bay per staff member.

Food and Entertainment	
Bed and Breakfast Accommodation	1 bay per guest bedroom, in addition to the R-Codes parking requirement for the dwelling.
Cinema / Theatre / Public Amusement	1 bay per 5 patrons at capacity, plus 0.5 bay per staff member.
Hotel / Tavern	1 bay per 10m² PFA, plus 0.5 bay per staff member, plus 1 bay per bedroom.
Restaurant / Café / Small Bar / Lunch Bar / ~~Take Away~~Fast Food Outlet	1 bay per 10m² PFA, plus 0.5 bay per staff member.

Health Uses	
Recreation ~~– Private / Health Studio~~	1 bay per 20m² NLA for individual recreation activities or 1 bay per 4 patrons at capacity for grouped based recreational activities.
Hospital /~~ Aged and Dependant Persons Housing / Residential Aged Care~~	1 bay per 3 beds, plus 0.5 bays per staff member (including health consultants). Ambulance and hospital bus parking bays as required by the City.
Medical Centre / Consulting Rooms / Veterinary Clinic	3 bays per health consultant, plus 0.5 bay per staff member (including health consultants).

Office	
Office	1 bay per 50m² NLA.

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Retail	
Shop / ~~Corner~~ Home Store / Convenience Store / Restricted Premises	1 bay per 20m² NLA

Large Scale Retail or Wholesale	
Auction Premises	1 bay per 40m² of land or building area used for auction purposes, plus 0.5 bay per staff member.
Car Sales Premises / Open Air Display	1 bay per 100m² of display or sale area, plus 0.5 bays per staff member.
Garden Centre / Plant Nursery	1 bay per 50m² of land or buildings used for display or sale.
Service Station	0.5 bay per staff member.
Showroom	1 bay per 40m² NLA.

Industry	
Light Industry / Service Industry	1 bay per 50m² NLA, with a minimum of 4 bays for each unit.
Industry General	1 bay per 200m² NLA.
Motor Vehicle Hire/Repair/Sales	3 bays per service bay plus 0.5 bay per staff member.
Motor Vehicle Wrecking	6 customer bays plus 0.5 bay per staff member.
Storage / Warehouse	1 bay per 100m² NLA.

Other	
Other uses not listed above	At the discretion of the Council, having regard to similar uses, the precinct, the site, surrounding uses, off-site parking availability and having regard to recognised car parking standards for similar uses.

5.3. Where the car parking ratio specified in Table 1 results in a requirement for a part bay, the car parking requirement shall be rounded to the nearest whole number.

5.4. Car parking for staff members referenced in Table 1 above are to be calculated based upon the maximum number of staff in attendance at any one time.

~~All parking facilities, access and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890.1: Parking facilities – Off-street parking (as amended).~~

~~5.6.~~5.5. Universal parking bays

(a) Car parking bays marked exclusively for use by drivers with disabilities at the rate specified in the Building Code of Australia and relevant Australian Standard (AS28990.1) are to be provided.

(b) These bays are included within the car parking requirements set out in Table 1.

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5.6. Tandem parking bays will generally only be accepted where the two bays are provided for the use of a single tenancy and where the use would allow for this practice.

5.7. The City supports the use of sensitively located car stacking systems.

5.8. On-site parking should be located behind the building line or within the building where possible. Parking within the front setback area of a development is discouraged.

5.9. The City encourages the early consideration of electric vehicle charging infrastructure for both employees and visitor bays. As part of the development application, applicants are encouraged to demonstrate that, the development has been designed with for future capacity to supply electric vehicle charging points taking into account the WAPC Position Statement – Electric Vehicle Charging Infrastructure March 2024.

6. Specialist Vehicles and Service and/or loading bays

6.1. For developments with a NLA of greater than 500m² at least one service or loading bay shall be set aside and marked for the exclusive use of service, delivery and courier vehicles between 7am – 7pm each day.

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6.1.6.2. For developments/land uses where larger passenger vehicles are often parked or service the activity, specialist bays may be required to accommodate these vehicles.

6.2.6.3. The service or loading bay or specialist vehicle bay is in addition to the car parking requirements set out in Table 1.

6.3.6.4. The bay(s) are to be of a suitable size and location for the nature of the land uses proposed.

7. Motorcycle / scooter parking bays

7.1. Where 15 or more car parking bays are provided on a development site, motorcycle / scooter parking bays are required to be provided in accordance with Table 2 below.

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7.3.7.2. Where motorcycle / scooter parking bays are required, the number of parking bays required by Table 1 above, can be reduced at a ratio of one car parking bay reduction for every two motorcycle / scooter parking bays provided.

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Table 2: Motorcycle and scooter parking requirements

Car Bays Required by Table 1	*Number of Motorcycle / Scooter parking bays required*
0-14	0
15 - 29	2
30 - 44	4
45 - 59	6
60 - 74	8
75 - 89	10
90+	At the discretion of the City.

8. Bicycle parking facilities
~~7.~~

8.1. A minimum of two bicycle parking facilities are to be provided on a subject site unless a greater number is specified in Table 3 below.

~~7.5.~~8.2. The ratios specified in Table 3 below are to be applied based upon the car parking bays that the development requires in Table 1 less any variations that are permitted by Part 6 of this policy.

Table 3 Bicycle parking requirements

Uses	**Bike parking requirements**
Community Uses	
Child Care~~Minding~~ Centre~~s~~	2 per 10 car parking bays
Educational Establishment	6 per 10 car parking bays
Family Day Care	None applicable.
Places of~~ublic~~ Worship	2 per 10 car parking bays.
Health Uses	
Recreation ~~/ Health Centre~~ Private / Hospital / Medical Centre / Consulting Rooms / Veterinary Clinic	2 per 10 car parking bays.
Food and Entertainment	
Bed and Breakfast Accommodation	None applicable.
Cinema / Theatre / Public Amusement	1 bay per 10 patrons at capacity.
Hotel / Tavern / Restaurant /	2 per 10 car parking bays.

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Café / Small Bar / Lunch Bar / ~~Take Away~~Fast Food Outlet	

Office	
Office	3 per 10 car parking bays.

Retail	
Shop / ~~Corner Home~~ Store / Convenience Store / Restricted Premises	2 per 10 car parking bays.

Large Scale Retail or Wholesale	
Auction Premises / Car Sales Premises / Open Air Display / Garden Centre / Plant Nursery / Showroom	1 per 10 car parking bays.
Service Station	Not applicable

Industry	
Light Industry / Service Industry / Motor Vehicle Hire/Repair/Sales / Motor Vehicle Wrecking / General Industry / Storage / Warehouse	1 per 10 car parking bays.

Other	
Other uses not listed above	At the discretion of the Council, having regard to similar uses, the precinct, the site and off-site bicycle parking availability.

~~7.6.~~8.3. Bicycle spaces are to comply with Australian Standard AS 2890.3: Parking facilities – Bicycle parking facilities (as amended) and are to be conveniently and safely located.

~~7.7.~~8.4. End of trip facilities are required where more than 6 bicycle spaces are required by Table 3 above, as follows:

(a) A minimum of one locker for each bicycle space;

(b) A minimum of one unisex shower and change room. Additional shower facilities are to be provided at a rate of one female shower and one male shower for every additional

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10 bicycle parking bays, to a maximum of five female and five male showers per development.

(c) The end of trip facilities are to be located as close as possible to the bicycle parking facilities.

~~8.~~9. Variations to ~~Car~~ Parking Standards

~~8.1.~~9.1. The following clauses outline the criteria for reductions to the parking standards specified in sections 5-8 above. In considering any reduction to standards, the City may request the preparation and approval of a Travel Plan in accordance with Part 10 of this policy below.

~~The following clauses (Clauses 6.2-6.5) outline the criteria for reductions to the parking standards specified in Table 1. In considering any variation to standards, Council may as part of its assessment of a development application, request the preparation and approval of a Travel Plan in accordance with Part 10 of this policy below.~~

9.2. Activity Centre Parking

(a) A reduction in the car parking requirements of Table 1 is acceptable within certain Activity Centres due to their proximity to public transport and other public parking infrastructure. Accordingly, the car parking requirements of Table 1 may be reduced by up to 25% where the City is satisfied that:

(i) The development site is within an Activity Centre which is within the following Secondary or District activity centres as designated by State Planning Policy 4.2: Activity Centres.

~~*Secondary Centre*~~

~~Booragoon (Melville City Centre)~~

~~*District Centre*~~

~~Canning Bridge~~

~~Riseley~~

~~Melville~~

~~Petra Street~~

~~(viii)~~(ii) The development proposal is consistent with an approved Parking Management Plan for the centre.

9.3 Reciprocal Parking

(a) The City can consider reciprocal parking arrangements as follows:

i. Up to 100 per cent of the parking requirement specified in Table 1 where there is no overlap in operating times, or

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ii. Up to 50 per cent of the parking requirement specified in Table 1 where there is partial overlap in operating times.

(b) Reciprocal parking arrangements may be considered acceptable where the City is satisfied that an appropriate level of parking is provided for the uses on the subject site and any other site applicable to the reciprocal arrangement.

~~(b)~~(c) The parking facilities serving the uses will be located on the one lot, or if located on a separate lot, the parking arrangements are permanent (e.g., through an easement, amalgamation, legal agreement, condition of approval, or any other formal arrangement acceptable to the City).

~~(c)~~(d) The parking facilities are conveniently located to both developments.

(e) Supported by parking studies for a similar development(s) within a similar land use.

~~(d)~~(f) Reciprocal parking arrangements can be considered within individual mixed use development sites and/or between different development sites.

9.4 Shared Parking

Shared parking is encouraged within certain Activity Centres to allow parking facilities to be used more efficiently.

(a) Where car parking bays required by Table 1 are designated as part of the development application as shared parking, the car parking requirements of Table 1 may be reduced by 25% (for the proportion of bays which are designated as shared parking only) where the City is satisfied that:

i. An appropriate level of ~~car~~ parking is provided for the proposed uses;

ii. The development site is within an Activity Centre which is designated as a Secondary or District activity centre by State Planning Policy 4.2 – Activity Centres; and

~~ii.~~iii. There will be no structural or visual impediment to the use of the shared parking bays by the public.

9.5 Additional Bicycle Parking

(a) The car parking requirements of Table 1 may be reduced by up to two car parking bays where additional bicycle parking above that required by Part 8 of this policy is provided, where the City is satisfied the following criteria are met:

i. The proposed development is within an Activity Centre which is designated as a Secondary or District activity centre by State Planning Policy 4.2 as outlined in 6.4.2(b) above.

ii. Bicycle parking is provided at the rate of six bicycle spaces per car bay reduction; and

iii. The City considers there to be a need for additional bike parking in the area; and

iv. The bicycle parking is to be located so to be readily visible and accessible by the public.

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(b) Additional bicycle parking in lieu of on-site car parking may be considered by the City where the car parking requirement for the development (as prescribed by Table 1) is more than 50 bays, subject to the criteria set out within 9.5.1 (a) – (d) above.

~~**Cash-in-lieu**~~

~~7.1 Where an application proposes a shortfall in on-site car parking which is not fully addressed by the provisions in Part 6 above, the City may require the provision of cash-in-lieu for some, or all of the on-site car parking shortfall.~~

~~14.0 The City will not accept cash-in-lieu of car parking contributions where it considers that the required car parking could instead be provided on-site.~~

~~7.3 Cash-in-lieu contributions are calculated as follows:~~

~~**$50,000** (which is the full cost of providing a new car bay in a multi-deck car park)~~	~~X~~	~~**Shortfall in the number of car bays** (based on the assessment of the application)~~	~~X~~	~~**20%**~~	~~=~~	~~**Total cash in lieu of car parking payment**~~

~~7.4 Revenue raised through cash-in-lieu will:~~

~~(cc) be placed in holding accounts linked to the geographical source of the contributions.~~

~~(ee) be used to construct and maintain additional shared public parking for the particular area or to fund TravelSmart initiatives, new footpaths, cycling infrastructure, improved public transport or other appropriate community benefits in said area.~~

~~7.5 Cash-in-lieu payments can be satisfied via:~~

~~(ii) An upfront payment (prior to commencement of the development) or~~

~~(kk) via instalments (including all legal and documentation fees) at the full expense of the landowner subject to:~~

~~(xxxix) Maximum instalment period not exceeding five years;~~
~~(xl) Payment in equal instalments, inclusive of an agreed interest rate, with the first instalment payable prior to the commencement of the development with subsequent instalments payable annually thereafter;~~
~~(xli) Such arrangements being governed by an appropriate legal agreement, prepared to the satisfaction of the City, to include a suitable Memorial or Caveat on the relevant Certificate of Title.~~

~~7.6 Notwithstanding the above clauses in Part 7 of this policy, the City can waive the requirement for cash-in-lieu payment where it is satisfied that an appropriate level of~~

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Submission Summary	City's Response
Concerns about omissions from the policy in relation to kerb design.	The design of kerbing is covered by engineering design when constructing and upgrading roads. This policy relates to car parking and access in relation to private development.
Suggested edits to include verge users rather than just footpath users in reference to sightlines.	Agreed – edits have been made throughout policy to include reference to verge users.
Mitigation measures for ramps and driveways accessing the street could include provision of gate or door that can be seen by pedestrians indicating open (car using the driveway) and closed (car not using the driveway).	Potential mitigation measures (design guidance for related design principle) are not requirements. Each location is to be considered on its merits by a qualified traffic engineer via risk assessment report and reviewed by City Engineers.
Clause 5.5 states "exclusively for use by drivers with disabilities" should read "exclusively for use by people with disabilities." as the person with disabilities maybe a passenger.	This is noted and will be considered in the review of LPP 1.6 from Clause 5 onwards, however is not the subject of this part of the policy review.
Not enough disabled parking bays within the City. Need more parking bays and bigger car bays.	Universal access bays are required based on rates prescribed within the Building Code of Australia and the class of building. New development is required to meet these ratios and be provided in accordance with Australian Standard (AS28990.1). Parking bay provision rates or sizes are not the subject of this policy review.
Policy changes should reduce unnecessary interference from vocal minority groups that don't understand urban planning.	The City values community engagement and resident participation in planning policy reviews and outcomes and will continue to engage with the community in this manner.
Does not support tandem car parking or car stackers due to inconvenience resulting in more on-street parking.	These provisions are already in place and not proposed to be altered as part of this review.
Reduction in car parking where motorcycle/scooter/bicycle parking bays are provided is not a good outcome and will cause parking spill into surrounding streets.	
Activity Centre parking reductions not supported.	
Need to have policy which caters to all types of mobility and forms of travel .	Agreed – we believe that making sightlines and gradients more aligned with AS2890.1 will improve the public realm safety at egress points for pedestrians, cyclists and other modes of transport.
Insert a clause to the effect that: "sight lines must be within the property boundary and	Subject site and neighboring property sightline areas are taken into consideration within planning assessments already by City

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maintained for the life of the project."	officers. Figure 9a of the R-Codes Volume 1 shows that this is already a requirement. There is no requirement for sightlines areas to be wholly within the property.
In the event of a proposed variation from the Council's LPP 1.6 an appropriate Risk Assessment, constructed by City Officers, should be presented to Council for consideration. (The Council has set the Policy and also has the ultimate liability.)	Technical assessment of Risk Assessment Reports, which are required for discretionary approvals for sight lines and gradients under the changes within this policy will be carried out by the City's Road Safety team which includes qualified Engineers.
A performance review and appraisal of hazards and consequences for any variations from the R Codes and Australian Standard is required by a qualified engineer. Variations from the R Codes or the Australian Standard must be an exception rather than the rule.	
The examples of risk mitigation measures, included in the proposed amendments, must be deleted.	The examples within design guidance for risk mitigation measures have been proposed to assist with any possible Risk Assessment Report. These examples are design guidance only and not a requirement to be addressed.
Insert a clause to the effect that: "development application conditions and development application plans must be consistent with LPP 1.6".	Conditioning of development approvals to comply with LPP 1.6 in instances will happen where appropriate to do so. The City would generally request that plans are amended prior to any possible approval to ensure that LPP 1.6 requirements are met up front.
Concern around policy providing ability to vary AS2890.1	AS2890.1:2004 is not legislation and able to be varied now. Our policy seeks to make it clearer and consistent as to what information we require from applicants to consider a variation – we need to be satisfied that the alternative is just as safe and balances good design.
Concern around varying on-site car parking required to be provided.	The car parking provision on site is not part of this review. Whilst we note on-street car parking concerns from under supply on site, car parking controls are only one part of the management of this issue and we need to balance incentivising other forms of travel.
Concern around existing non-compliant developments which have driveways and sightlines which do not meet AS2890.1	We are/have taken compliance action to remedy the non-compliant development identified residents. This policy will apply to new development and prevent these non-compliances from occurring again in the future.

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GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

Statutory Planning Committee
Minutes

Wednesday, 26 February, 2025

Members:
Commissioner Cole - Chairperson
Commissioner Haeren - Deputy Chairperson
Commissioner Adair
Commissioner Brookes
Member Franklin
Member Harman
Member Knight
Commissioner Lakey
Member Moore

Others present:
Sam Boucher - Manager Commission Business
Mario Carbone - A/Planning Manager, Metro North East
Anika Chhabra - Senior Planner, Schemes and Strategies
Parker Cohen-Radosevich - Senior Commission Support Officer
Christine Collins - A/Planning Manager, Schemes and Strategies
Andrew Cook - A/Planning Director, Metro North
Michael Daymond - WAPC Strategic Advisor, Reform, Design and State Assessment
Cate Gustavsson - Executive Planning Director, Land Use Planning
Michael Huggins - Planning Officer, Metro Central North
Michelle King - Senior Commission Support Officer
Rohan Miller - Planning Director, Schemes and Strategies
Delia Neglie - Planning Manager, Metro Central South
Carly Pidco - Senior Planner, Metro Central North
Amy Pires - Governance Officer, Western Australian Planning Commission
Tim Reed - Planning Manager, Regional Central
Phillida Rodic - Director Commission Services, Reform, Design and State Assessment
Dale Sanderson - Planning Director, Metro Central
Reece Woo - Senior Planner, Metro Central South

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1. Meeting Opening and Commencement

The Chairperson declared the meeting open at 9:32am.

1.1 Acknowledgement of Country

The Chairperson acknowledged the Whadjuk people of the Noongar Nation as the traditional owners and custodians of the land on which the meeting is taking place and welcomed members.

1.2 Apologies and leave of absence

Nil.

1.3 Disclosure of interests

Nil.

1.4 Disclosures of representation

Nil.

1.5 Declaration of due consideration

All members indicated that they had received and considered the agenda items prior to the Statutory Planning Committee meeting.

1.5.1 Questions from Members and responses from DPLH Staff

1.6 Confirmation of Previous minutes - Wednesday, 12 February 2025

That the minutes of the Statutory Planning Committee meeting held on Wednesday, 12 February 2025, be confirmed as a true and correct record of the proceedings.

Moved by Commissioner Haeren
Seconded by Commissioner Lakey

The motion was put and carried

Commissioner Adair joined the meeting at 9:34am

2. Deputations and presentations

2.1 Reconsideration of Subdivision Conditions - Lot 9503 Lake Valley Terrace, Parkerville - Item 3.1

Presenters: Alex Watson - CLE Town Planning + Design and Sam Gill – Eastcourt

Alex Watson and Sam Gill made a deputation to the Statutory Planning Committee regarding Item 3.1 - Reconsideration of Subdivision Conditions - Lot 9503 Lake Valley Terrace, Parkerville.

2.2 Development Application - Student Accommodation, Lot 8235 (22) Gordon Street, Nedlands - Determination - Item 3.2

Presenters: Trevor Humphreys - The University of Western Australia, Tegan Vermeer - The University of Western Australia and Sean Morrison - The APP Group; Will Schofield - Plus, and Tex Braithwaite - The APP Group

Trevor Humphreys, Tegan Vermeer and Sean Morrison with Will Schofield and Tex Braithwaite as observers, made a deputation to the Statutory Planning Committee regarding Item 3.2 - Development Application - Student Accommodation, Lot 8235 (22) Gordon Street, Nedlands – Determination.

2.3 Town of Claremont – Local Planning Scheme No. 3, Amendment No. 138 (Complex) – Recommendation to Minister - Item 4.2

Presenters: Michael Hancock - Town of Claremont and Nicola Clark - Town of Claremont

Michael Hancock and Nicola Clark made a deputation to the Statutory Planning Committee regarding Item 4.2 - Town of Claremont – Local Planning Scheme No. 3, Amendment No. 138 (Complex) – Recommendation to Minister.

3. Non-confidential items for discussion, decision or noting

3.1 Reconsideration of Subdivision Conditions - Lot 9503 Lake Valley Terrace, Parkerville (164350)

Members were advised by the Department of Planning, Lands and Heritage (the Department) that extensive consultation had occurred between the Department, the applicant and the Shire of Mundaring (the Shire) with the Shire's involvement being fundamental as they are the clearance agency for the conditions in question.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the report.

Moved by Commissioner Haeren
Seconded by Commissioner Lakey

That the Statutory Planning Committee, in response to the request for reconsideration of Conditions and Advice Notes of the subdivision approval of Lot 9503 Lake Valley Terrace, Parkerville (WAPC Reference 164350), resolves under section 151(2) of the Planning and Development Act 2005, to:

Modify the following Conditions:

1. *Delete Condition 1(b).*

2. *Modify Condition 1(c) as follows (modifications underlined):*

   'The public open space reserve in the location surrounding the dam is to be widened in accordance with the attached plan date stamped 7th November 2024, or as otherwise agreed to by the Shire of Mundaring. (Local Government)'

3. *Delete Condition 5.*

4. *Delete Condition 14.*

5. *Delete Condition 16.*

6. *Replace Condition 26 with the following:*

   'Satisfactory arrangements being made with the local government for the upgrades to external roads. (Local Government)'

7. *Add a new condition as follows:*

   'Fringeleaf Drive to be constructed with a minimum 3m wide trafficable firebreak and 5 passing bays within existing degraded/cleared areas. (Local Government)'

Modify the following Advice Notes:

8. *Modify Advice Note 1 as follows (modifications underlined):*

   'In regard to Conditions 8 and 12, the landowner/applicant is advised that the Urban Water Management Plan and Foreshore Management Plans are to provide the appropriate technical assessment to define the width of the foreshore/public open space reserve for the watercourse and give due regard to the objectives of the approved Bushfire Management Plan, which seeks to keep bushfire risk to a minimum.'

9. *Delete Advice Note 3.*

10. *Delete Advice Note 4.*

11. *Add a new Advice Note as follows:*

    'The road pursuant to Condition 1(a) shall be constructed to the specifications of the local government'.

12. *Add a new Advice Note as follows:*

    'In regard to Condition 12, the Foreshore Management Plan shall include revegetation requirements within the central watercourse.'

13. *Add a new Advice Note as follows:*

    'In regard to Conditions 12 and 24, details of the waterway crossing shall be provided where appropriate.'

14. *Replace Advice Note 9 with the following:*

    'In regard to Condition 26, the Shire of Mundaring advises that a contribution of $264, 717 (indexed for CPI) for external road upgrades is required.'

15. *Modify Advice Note 6 as follows (modifications underlined):*

    'In regard to Condition 18, the required strategic water tank for firefighting purposes and its associated infrastructure should be installed/constructed to the standards as outlined in the Guidelines for Planning in Bushfire Prone Areas.'

The motion was put and carried

3.2 Development Application - Student Accommodation, Lot 8235 (22) Gordon Street, Nedlands - Determination (08-50065-3)

In response to the deputation received on the Development Application, members were advised by the Department of Planning, Lands and Heritage on matters discussed, including:

The request to modify Condition 14 relating to the number of students that can be accommodated and were advised that the number of students can be increased from 847 to 891 but that this will require an increase to the number of bike bays by 9 bays as well as a refined Traffic Impact Assessment which is already addressed through the proposed conditions.

The request to modify Advice Note 4 regarding the trees identified for relocation no longer being viable and were advised that this Advice Note should remain as the plans mark trees as being under investigation for retention or relocation and the Advice Note provides a clear response to the plans.

Members discussed the potential commercial tenancies of the site, noting the proponent's preference for flexibility around the types of commercial use and the implications on access and car parking. Members were advised that proposed Condition 16 does not provide absolute clarity on the types of commercial uses which can be

developed and is flexible in this regard however, proposed Condition 22 requires both a Travel Behaviour Plan and a Parking Management Plan be prepared and submitted for approval prior to the submission of an occupancy permit application which would be expected to provide further detail relating to the allocation of parking bays.

Members discussed an amended recommendation provided by the Department prior to the meeting and sought clarification that it had merely reconfigured the numbering of the proposed conditions which was confirmed.

Members agreed to move the amended recommendation of the Department of Planning, Lands and Heritage.

AMENDED RECOMMENDATION

Moved by Commissioner Haeren
Seconded by Member Franklin

That the Statutory Planning Committee resolves under clause 30(1) of the Metropolitan Region Scheme to APPROVE the development application for student accommodation, commercial tenancies and car parking at Lot 8235 (No. 22) Gordon Street, Nedlands, subject to the following conditions and advice:

CONDITIONS:

1. *The development is to be carried out generally in accordance with the approved plans and documents date-stamped 17 January 2025 attached to this approval, subject to any modifications as required by the conditions of approval.*

2. *This decision constitutes development approval only and is valid for a period of three years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.*

3. *The number of residents accommodated in the building is not to exceed 847 at any time.*

4. *The accommodation units are approved for student accommodation purposes and units may be used for non-student accommodation outside of standard teaching periods only.*

5. *The commercial tenancies are to be used for café/restaurant, where identified as such on the approved development plans only; shop with a maximum net lettable area of 300m^2; or office only, and provided such uses are incidental to the predominant University use.*

6. *The approved Waste Management Plan prepared by Encyle Consulting dated November 2024 being implemented by the owners and/or building manager or operator on an ongoing basis to the satisfaction of the Western Australian Planning Commission on advice from the City of Perth.*

7. *The car bays, bicycle storage and universal access bays provided within the building, and in any external bicycle storage facility satisfying Condition 19, shall be made available for the sole use of occupiers of the building.*

8. *Prior to submission of a building permit application, a sample board and final details of high quality and durable external materials, colours and finishes are to be approved by the Western Australian Planning Commission, on advice from the City of Perth.*

9. *Prior to submission of a building permit application, details of any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, transformer and fire infrastructure being approved by the Western Australian Planning Commission, on advice from the City of Perth. Such elements are to be integrated into the design of the building or screened so that they cannot be viewed from any location external to the development.*

10. *Prior to submission of a building permit application, a Lighting Strategy detailing external illumination of the development is to be approved by the Western Australian Planning Commission, on advice from the City of Perth. The approved Lighting Strategy is to be implemented to the satisfaction of the Western Australian Planning Commission.*

11. *Prior to submission of a building permit application, a Signage Strategy is to be approved by the Western Australian Planning Commission in consultation with the City of Perth. The approved Signage Strategy is to be implemented and adhered to at all times by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.*

12. *Prior to the submission of a Building Permit application, a Sustainability Report detailing initiatives to achieve a minimum Five Star Green Star certification or equivalent, is to be approved by the Western Australian Planning Commission on advice from the City of Perth.*

13. *Prior to submission of a building permit application, a final detailed landscaping and reticulation plan being approved by the Western Australian Planning Commission on advice from the City of Perth. The final landscaping and reticulation plan shall address the external carpark, outdoor areas and rooftop communal areas including the level 1 "Potential Future Courtyard Expansion". The*

approved landscaping and reticulation plan shall be implemented prior to occupancy of the development and maintained thereafter.

14. *Prior to submission of a building permit application, a Tree Protection Plan addressing both street trees and trees to be retained within the site is to be prepared in accordance with AS4970:2009 is to be approved by the Western Australian Planning Commission, on advice from the City of Perth. The approved Tree Protection Plan is to be implemented and adhered to at all times during construction, to the satisfaction of the Western Australian Planning Commission.*

15. *Prior to the submission of a building permit application, a Solar Reflectivity Study is to be approved by Western Australian Planning Commission, on advice from the City of Perth, to demonstrate that the proposed development will not result in unreasonable glare. Any recommendations of the approved Solar Reflectivity Study are to be implemented prior to occupancy of the development.*

16. *Prior to the submission of a building permit application, a revised Noise Impact and Management Report, consistent with State Planning Policy 5.4 – Road and Rail Noise and the City of Perth's Noise Impact and Management Report Guidance Note is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Noise Impact and Management Report is to be implemented and maintained in the completed development.*

17. *Prior to submission of a building permit application, a Construction Management Plan is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Construction Management Plan is to be implemented and adhered to at all times during construction.*

18. *Prior to the submission of a building permit application, an amended Transport Impact Statement is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The amended Transport Impact Statement is to address the following matters:*

    - *the impact of removing general university car parking from the site;*
    - *the impact of allocating on-site car parking bays to specific tenancies and/or building users; and*
    - *The recommendations of the approved Transport Impact Statement shall be implemented to the satisfaction of the Western Australian Planning Commission.*

19. *Prior to the submission of a building permit application, amended plans are to be approved by the Western Australian Planning Commission on advice of the City of Perth, demonstrating provision of:*

    - *appropriate loading and delivery bays located so as to readily service all building occupants;*
    - *the provision of a minimum 183 bicycle parking bays servicing the development, which may include up to 25 bays for micromobility devices and 25 bays for e-bikes, provided within the building and/or in a separate on-site storage facility convenient to the building; and*
    - *any significant built environment features necessary to implement the Travel Behaviour and Parking Management Plan required in Condition 24.*

20. *Prior to the commencement of site works, a Stormwater Management Plan being approved by the Western Australian Planning Commission advice from the City of Perth. The approved Stormwater Management Plan is to be implemented and adhered to at all times for the life of the development.*

21. *Prior to the commencement of site works, the dimensions of all car parking bays, loading bays, the vehicle entrance, aisle widths and circulation areas complying with the Australian Standard AS2890.1 with a certificate of compliance by an architect or engineer being approved by the Western Australian Planning Commission on advice from the City of Perth.*

22. *Prior to the submission of an occupancy permit application, certification is to be provided from a suitably qualified environmental sustainability consultant confirming the implementation of the measures contained within the Sustainability Report required by Condition 12, and the ability of the development to be occupied and operated in keeping with the Sustainability Report.*

23. *Prior to the submission of an occupancy Permit application, a Student Housing Management Plan addressing the operation and management of the student accommodation being approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Student Housing Management Plan is to be implemented and adhered to at all times by the owners, operators and/or managers of the development.*

24. *Prior to the submission of an occupancy permit application, a Travel Behaviour and Parking Management Plan, prepared by a suitably qualified consultant, shall be approved by the Western Australian Planning Commission on advice of the City of Perth. The approved Travel Behaviour and Parking Management Plan*

shall be implemented at all times, to the specification of the local government and satisfaction of the Western Australian Planning Commission.

ADVICE:

1. *The City of Nedlands advises that residents of the student accommodation are unlikely to be eligible for a resident parking permit.*

2. *In regard to Condition 10, the Lighting Strategy shall demonstrate how safety will be addressed within and immediately adjacent to the site and include details of how the architectural elements will be illuminated to provide an attractive building at night and does not result in any nuisance to neighbouring properties.*

3. *In regard to Condition 11, the Signage Strategy is to address but is not limited to:*

    - *Design parameters and placement of any external signage associated with the student accommodation, commercial tenancies and cafe;*
    - *Strategies to ensure the signage strategy is communicated to and complied with by future tenants; and*
    - *Any other directional or wayfinding signage proposed on the site that has not otherwise addressed through other conditions of approval.*

4. *In regard to Condition 13, the landscaping and reticulation plan is to address but is not limited to:*

    - *An arborists' report for mature trees to be removed and relocated;*
    - *Fal details of mature trees to be removed, retained and relocated, including species and demonstrating retention or relocation of the mature focus marked for potential relocation;*
    - *Final details of new trees to be installed, including species, demonstrating no net loss of large trees over the site;*
    - *Landscaping for Hampden Road and Gordon Street frontages, including verges, detailing how the design will effectively integrate with the public realm;*
    - *Landscaping for interface with the existing on-site carpark being modified and entrance from Gordon Street;*
    - *Crime Prevention Through Environmental Design principles;*
    - *Wind mitigation strategies;*
    - *Treatment of landscaped surfaces;*
    - *Reticulation details;*
    - *Design strategies that enhance wayfinding through the site;*
    - *Public art;*

- *Landscaping for outdoor and rooftop communal recreation areas including the level 1 "Potential Future Courtyard Expansion"; and*
- *Details of ongoing management and maintenance.*

5. *In regard to Condition 16, the Noise Impact and Management Report shall address, but is not limited to, service vehicles, mechanical equipment, the use of external communal and recreation spaces including roof and deck spaces.*

6. *In regard to Condition 17, the City of Perth advises that the Construction Management Plan should be in accordance with its pro-forma. Matters to be addressed may include, but are not limited to:*

    - *hours of construction;*
    - *temporary fencing, hoardings, gantries and signage;*
    - *site access and egress;*
    - *construction traffic management, including managing any impact on the Primary Regional Road (Stirling Highway) or Other Regional Road (Hampden Road);*
    - *pedestrian and cyclist management and any footpath obstructions;*
    - *parking arrangements for staff and contractors;*
    - *deliveries and storage of construction materials and machinery;*
    - *management of vibration, dust, wind and erosion;*
    - *management of any site dewatering or stormwater discharge;*
    - *management of construction noise and any other site generated noise;*
    - *management, recycling and removal of demolition and construction waste;*
    - *protection of public realm infrastructure; and*
    - *public communication and complaint handling procedures*

7. *In relation to Condition 20, the applicant/landowner is to demonstrate that all stormwater will be contained on-site and disposed of to the specifications of the local government.*

8. *In regard to Condition 23, the Student Housing Management Plan is to address but is not limited to:*

    - *company name and relevant experience of proprietor/operator, or details of selection process for appointing a proprietor/operator;*
    - *security arrangements for the residents and their guests;*
    - *management of access to and activities within the communal facilities and spaces;*
    - *cleaning and laundry facility services/arrangements;*

- *control of noise and other disturbances, including outdoor recreation spaces;*
- *management arrangements and operational policy for any proposal to lease accommodation to parties that are not students, university staff or university-related visitors. Any such proposal shall only be available outside of standard teaching periods and shall be consistent with the purpose of the 'Public Purpose – University' Reserve.*
- *Resident vehicle and parking policy;*
- *Promotion of public and active transport; and*
- *Strategies to inform all residents and prospective residents of requirements relating to noise, parking, security and other relevant communal living matters, and respond to any non-compliance with building management requirements; and*
- *a complaints management service.*

9. *In regard to Condition 24, the Travel Behaviour and Parking Management Plan is to address but is not limited to:*

    - *Any relevant recommendations of the amended Transport Impact Statement required by Condition 20;*
    - *Adequate provision of, and access to, ACROD carparking bays provided on-site to service both commercial floorspace and student accommodation*
    - *Allocation of on-site car parking to tenancies, building users and/or building visitors, including any allocation for EV charging bays or shared/pool vehicles;*
    - *Loading and delivery arrangements for all building uses;*
    - *Visitor parking and access arrangements, for all building uses;*
    - *Management strategies for current users of the open on-site car park to mitigate the reduction in car parking bays;*
    - *Detailed management measures for car parking and bicycle parking provided inside the development, to ensure access is appropriately available for the intended users;*
    - *Strategies to inform building occupants and visitors informed of on-site parking arrangements;*
    - *Wayfinding strategies to guide building users and visitors to key destinations within the development and the broader university campus and surrounds;*
    - *Strategies to promote public transport, active transport and other alternative to private vehicle ownership for student accommodation residents; and*
    - *Arrangements to ensure ongoing implementation of the Travel Behaviour and Parking Management Plan.*

The motion was put and carried

AMENDING MOTION

Members moved a motion to amend Condition 3 of the amended recommendation to increase the maximum number of residents that can be accommodated in the building from 847 to 891.

Moved by Commissioner Lakey
Seconded by Member Franklin

3. *The number of residents accommodated in the building is not to exceed 891 at any time.*

The amending motion was put and carried

AMENDING MOTION

Members moved a motion to amend point 2 of Condition 19 of the amended recommendation to increase the number of required bicycle bays from 183 to 192.

Moved by Member Knight
Seconded by Commissioner Brookes

19. *Prior to the submission of a building permit application, amended plans are to be approved by the Western Australian Planning Commission on advice of the City of Perth, demonstrating provision of:*

    - *appropriate loading and delivery bays located so as to readily service all building occupants;*
    - *the provision of a minimum 192 bicycle parking bays servicing the development, which may include up to 25 bays for micromobility devices and 25 bays for e-bikes, provided within the building and/or in a separate on-site storage facility convenient to the building; and*
    - *any significant built environment features necessary to implement the Travel Behaviour and Parking Management Plan required in Condition 24.*

The amending motion was put and carried

Members discussed the request by the proponent for an amendment to Advice Note 4, noting that it would not have a substantive impact on the Condition, it is not supported.

Members noted a spelling error in the second point of Advice Note 4 where “Fal” should be “Final”.

Members agreed to endorse the amended recommendation of the Department of Planning, Lands and Heritage with the abovementioned amendments for the reasons discussed and outlined in the report.

SUBSTANTIVE RESOLUTION

That the Statutory Planning Committee resolves under clause 30(1) of the Metropolitan Region Scheme to APPROVE the development application for student accommodation, commercial tenancies and car parking at Lot 8235 (No. 22) Gordon Street, Nedlands, subject to the following conditions and advice:

CONDITIONS:

1. *The development is to be carried out generally in accordance with the approved plans and documents date-stamped 17 January 2025 attached to this approval, subject to any modifications as required by the conditions of approval.*

2. *This decision constitutes development approval only and is valid for a period of three years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.*

3. *The number of residents accommodated in the building is not to exceed 891 at any time.*

4. *The accommodation units are approved for student accommodation purposes and units may be used for non-student accommodation outside of standard teaching periods only.*

5. *The commercial tenancies are to be used for café/restaurant, where identified as such on the approved development plans only; shop with a maximum net lettable area of 300m^2; or office only, and provided such uses are incidental to the predominant University use.*

6. *The approved Waste Management Plan prepared by Encyle Consulting dated November 2024 being implemented by the owners and/or building manager or operator on an ongoing basis to the satisfaction of the Western Australian Planning Commission on advice from the City of Perth.*

7. *The car bays, bicycle storage and universal access bays provided within the building, and in any external bicycle storage facility satisfying Condition 19, shall be made available for the sole use of occupiers of the building.*

8. *Prior to submission of a building permit application, a sample board and final details of high quality and durable external*

materials, colours and finishes are to be approved by the Western Australian Planning Commission, on advice from the City of Perth.

9. *Prior to submission of a building permit application, details of any proposed air-conditioning condensers, external building plant, lift overruns, piping, ducting, transformer and fire infrastructure being approved by the Western Australian Planning Commission, on advice from the City of Perth. Such elements are to be integrated into the design of the building or screened so that they cannot be viewed from any location external to the development.*

10. *Prior to submission of a building permit application, a Lighting Strategy detailing external illumination of the development is to be approved by the Western Australian Planning Commission, on advice from the City of Perth. The approved Lighting Strategy is to be implemented to the satisfaction of the Western Australian Planning Commission.*

11. *Prior to submission of a building permit application, a Signage Strategy is to be approved by the Western Australian Planning Commission in consultation with the City of Perth. The approved Signage Strategy is to be implemented and adhered to at all times by the owners and/or managers of the development, to the satisfaction of the Western Australian Planning Commission.*

12. *Prior to the submission of a Building Permit application, a Sustainability Report detailing initiatives to achieve a minimum Five Star Green Star certification or equivalent, is to be approved by the Western Australian Planning Commission on advice from the City of Perth.*

13. *Prior to submission of a building permit application, a final detailed landscaping and reticulation plan being approved by the Western Australian Planning Commission on advice from the City of Perth. The final landscaping and reticulation plan shall address the external carpark, outdoor areas and rooftop communal areas including the level 1 "Potential Future Courtyard Expansion". The approved landscaping and reticulation plan shall be implemented prior to occupancy of the development and maintained thereafter.*

14. *Prior to submission of a building permit application, a Tree Protection Plan addressing both street trees and trees to be retained within the site is to be prepared in accordance with AS4970:2009 is to be approved by the Western Australian Planning Commission, on advice from the City of Perth. The approved Tree Protection Plan is to be implemented and adhered to at all times during construction, to the satisfaction of the Western Australian Planning Commission.*

15. *Prior to the submission of a building permit application, a Solar Reflectivity Study is to be approved by Western Australian Planning Commission, on advice from the City of Perth, to demonstrate that the proposed development will not result in unreasonable glare. Any recommendations of the approved Solar Reflectivity Study are to be implemented prior to occupancy of the development.*

16. *Prior to the submission of a building permit application, a revised Noise Impact and Management Report, consistent with State Planning Policy 5.4 – Road and Rail Noise and the City of Perth's Noise Impact and Management Report Guidance Note is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Noise Impact and Management Report is to be implemented and maintained in the completed development.*

17. *Prior to submission of a building permit application, a Construction Management Plan is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Construction Management Plan is to be implemented and adhered to at all times during construction.*

18. *Prior to the submission of a building permit application, an amended Transport Impact Statement is to be approved by the Western Australian Planning Commission on advice from the City of Perth. The amended Transport Impact Statement is to address the following matters:*

    - *the impact of removing general university car parking from the site;*
    - *the impact of allocating on-site car parking bays to specific tenancies and/or building users; and*
    - *The recommendations of the approved Transport Impact Statement shall be implemented to the satisfaction of the Western Australian Planning Commission.*

19. *Prior to the submission of a building permit application, amended plans are to be approved by the Western Australian Planning Commission on advice of the City of Perth, demonstrating provision of:*

    - *appropriate loading and delivery bays located so as to readily service all building occupants;*
    - *the provision of a minimum 192 bicycle parking bays servicing the development, which may include up to 25 bays for micromobility devices and 25 bays for e-bikes, provided within the building and/or in a separate on-site storage facility convenient to the building; and*

- *any significant built environment features necessary to implement the Travel Behaviour and Parking Management Plan required in Condition 24.*

20. *Prior to the commencement of site works, a Stormwater Management Plan being approved by the Western Australian Planning Commission advice from the City of Perth. The approved Stormwater Management Plan is to be implemented and adhered to at all times for the life of the development.*

21. *Prior to the commencement of site works, the dimensions of all car parking bays, loading bays, the vehicle entrance, aisle widths and circulation areas complying with the Australian Standard AS2890.1 with a certificate of compliance by an architect or engineer being approved by the Western Australian Planning Commission on advice from the City of Perth.*

22. *Prior to the submission of an occupancy permit application, certification is to be provided from a suitably qualified environmental sustainability consultant confirming the implementation of the measures contained within the Sustainability Report required by Condition 12, and the ability of the development to be occupied and operated in keeping with the Sustainability Report.*

23. *Prior to the submission of an occupancy Permit application, a Student Housing Management Plan addressing the operation and management of the student accommodation being approved by the Western Australian Planning Commission on advice from the City of Perth. The approved Student Housing Management Plan is to be implemented and adhered to at all times by the owners, operators and/or managers of the development.*

24. *Prior to the submission of an occupancy permit application, a Travel Behaviour and Parking Management Plan, prepared by a suitably qualified consultant, shall be approved by the Western Australian Planning Commission on advice of the City of Perth. The approved Travel Behaviour and Parking Management Plan shall be implemented at all times, to the specification of the local government and satisfaction of the Western Australian Planning Commission.*

ADVICE:

1. *The City of Nedlands advises that residents of the student accommodation are unlikely to be eligible for a resident parking permit.*

2. *In regard to Condition 10, the Lighting Strategy shall demonstrate how safety will be addressed within and immediately adjacent to*

the site and include details of how the architectural elements will be illuminated to provide an attractive building at night and does not result in any nuisance to neighbouring properties.

3. *In regard to Condition 11, the Signage Strategy is to address but is not limited to:*

    - *Design parameters and placement of any external signage associated with the student accommodation, commercial tenancies and cafe;*
    - *Strategies to ensure the signage strategy is communicated to and complied with by future tenants; and*
    - *Any other directional or wayfinding signage proposed on the site that has not otherwise addressed through other conditions of approval.*

4. *In regard to Condition 13, the landscaping and reticulation plan is to address but is not limited to:*

    - *An arborists' report for mature trees to be removed and relocated;*
    - *Final details of mature trees to be removed, retained and relocated, including species and demonstrating retention or relocation of the mature focus marked for potential relocation;*
    - *Final details of new trees to be installed, including species, demonstrating no net loss of large trees over the site;*
    - *Landscaping for Hampden Road and Gordon Street frontages, including verges, detailing how the design will effectively integrate with the public realm;*
    - *Landscaping for interface with the existing on-site carpark being modified and entrance from Gordon Street;*
    - *Crime Prevention Through Environmental Design principles;*
    - *Wind mitigation strategies;*
    - *Treatment of landscaped surfaces;*
    - *Reticulation details;*
    - *Design strategies that enhance wayfinding through the site;*
    - *Public art;*
    - *Landscaping for outdoor and rooftop communal recreation areas including the level 1 "Potential Future Courtyard Expansion"; and*
    - *Details of ongoing management and maintenance.*

5. *In regard to Condition 16, the Noise Impact and Management Report shall address, but is not limited to, service vehicles, mechanical equipment, the use of external communal and recreation spaces including roof and deck spaces.*

6. *In regard to Condition 17, the City of Perth advises that the Construction Management Plan should be in accordance with its*

pro-forma. Matters to be addressed may include, but are not limited to:

- *hours of construction;*
- *temporary fencing, hoardings, gantries and signage;*
- *site access and egress;*
- *construction traffic management, including managing any impact on the Primary Regional Road (Stirling Highway) or Other Regional Road (Hampden Road);*
- *pedestrian and cyclist management and any footpath obstructions;*
- *parking arrangements for staff and contractors;*
- *deliveries and storage of construction materials and machinery;*
- *management of vibration, dust, wind and erosion;*
- *management of any site dewatering or stormwater discharge;*
- *management of construction noise and any other site generated noise;*
- *management, recycling and removal of demolition and construction waste; protection of public realm infrastructure; and*
- *public communication and complaint handling procedures*

7. *In relation to Condition 20, the applicant/landowner is to demonstrate that all stormwater will be contained on-site and disposed of to the specifications of the local government.*

8. *In regard to Condition 23, the Student Housing Management Plan is to address but is not limited to:*

    - *company name and relevant experience of proprietor/operator, or details of selection process for appointing a proprietor/operator;*
    - *security arrangements for the residents and their guests;*
    - *management of access to and activities within the communal facilities and spaces;*
    - *cleaning and laundry facility services/arrangements;*
    - *control of noise and other disturbances, including outdoor recreation spaces;*
    - *management arrangements and operational policy for any proposal to lease accommodation to parties that are not students, university staff or university-related visitors. Any such proposal shall only be available outside of standard teaching periods and shall be consistent with the purpose of the 'Public Purpose – University' Reserve.*
    - *Resident vehicle and parking policy;*
    - *Promotion of public and active transport; and*
    - *Strategies to inform all residents and prospective residents of requirements relating to noise, parking, security and other*

relevant communal living matters, and respond to any non-compliance with building management requirements; and
- *a complaints management service.*

9. *In regard to Condition 24, the Travel Behaviour and Parking Management Plan is to address but is not limited to:*

    - *Any relevant recommendations of the amended Transport Impact Statement required by Condition 20;*
    - *Adequate provision of, and access to, ACROD carparking bays provided on-site to service both commercial floorspace and student accommodation*
    - *Allocation of on-site car parking to tenancies, building users and/or building visitors, including any allocation for EV charging bays or shared/pool vehicles;*
    - *Loading and delivery arrangements for all building uses;*
    - *Visitor parking and access arrangements, for all building uses;*
    - *Management strategies for current users of the open on-site car park to mitigate the reduction in car parking bays;*
    - *Detailed management measures for car parking and bicycle parking provided inside the development, to ensure access is appropriately available for the intended users;*
    - *Strategies to inform building occupants and visitors informed of on-site parking arrangements;*
    - *Wayfinding strategies to guide building users and visitors to key destinations within the development and the broader university campus and surrounds;*
    - *Strategies to promote public transport, active transport and other alternative to private vehicle ownership for student accommodation residents; and*
    - *Arrangements to ensure ongoing implementation of the Travel Behaviour and Parking Management Plan.*

The motion was put and carried

3.3 City of Melville - Local Planning Policy 1.6 Car Parking and Access - Amendments to Residential Design-Codes Vol. 1 and 2 (808/02/17/0002P)

Members queried if the Department of Planning, Lands and Heritage (the Department) had been made aware of any other Local Governments having similar car parking and access issues and whether this may need to be addressed within the Residential Design Codes of Western Australia (R-Codes). The Department advised that this is an issue specific to the City of Melville (the City) who conducted post-development studies on car parking and access approvals in the Canning Bridge Activity Centre Plan area after being made aware of issues facing residents and pedestrians.

Members discussed this framework being communicated to the Western Australian Local Government Association to support other Local Government areas experiencing similar issues.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons discussed and outlined in the report.

Moved by Commissioner Adair
Seconded by Member Franklin

That the Statutory Planning Committee, in regard to the City of Melville draft Local Planning Policy No. 1.6 – Car Parking and Access, resolves under Clause 3A of Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 to:

1. *Approve under clause 3.2.3b. of the Residential Design Codes (R-Codes) Volume 1 proposed modified deemed- to comply Clauses 5.3.5 Vehicular Access (C5.3) and 3.7 Access (C3.7.3 and C3.7.7), subject to modifications as included in Attachment 6.*

2. *Approve under clause 1.2.3 of the R-Codes Volume 2 proposed modified Acceptable outcome Clause 3.9 Car and Bicycle parking (A3.9.4) subject to modifications as included in Attachment 6.*

3. *Advise the City of Melville to consider renaming the proposed additional design principles and design guidance to reflect their intent of requiring technical information to support development applications, as included in Attachment 6 for:*

    a. *the additional design principles for Clauses 5.2.5 Sightlines, 5.3.5 Vehicular Access and 3.7 Access of the R-Codes Volume 1, as "Additional development application documentation" consistent with Appendix 3 – Application documentation of the R-Codes Volume 1; and*

    b. *the additional design guidance for Elements 3.8 – Vehicular Access and 3.9 – Car and Bicycle parking of the R-Codes Volume 2 as "Additional development application guidance" consistent with Appendix 5 – Development application guidance of the R-Codes Volume 2.*

4. *Advise the City of Melville to consider, as included in Attachment 6:*

    a. *removing cross-reference to other local planning policy in proposed amended deemed to comply Clause 5.2.5 Sightlines (C5) of Part B, R-Codes Volume 1 and replace with wording consistent with clause C3.7.7 (approved above) to provide consistency noting they achieve the same outcome; and*

b. *refining proposed Acceptable Outcome Clause 3.8.8 of the R-Codes Volume 2 to clarify footpaths will require sightlines (which is not clear in AS2890.1).*

The motion was put and carried

3.4 Shire of Irwin – Draft Local Planning Strategy – Certification to Advertise (TPS/3197)

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage for the reasons outlined in the report.

Moved by Member Harman
Seconded by Member Knight

That the Statutory Planning Committee resolves under Part 3, Regulation 12(4) of the Planning and Development (Local Planning Schemes) Regulations 2015 to:

1. *Certify that the draft Shire of Irwin Local Planning Strategy is consistent with regulation 11(2) of the* Planning and Development (Local Planning Schemes) Regulations 2015 *and suitable for advertising; and*

2. *Require the draft Shire of Irwin Local Planning Strategy to be advertised for a period of no less than 21 days, in accordance with regulation 13(2) the* Planning and Development (Local Planning Schemes) Regulations 2015.

The motion was put and carried

4. Confidential items for discussion, decision or noting

The Statutory Planning Committee move to the consideration of confidential items for discussion, decision or noting and resolve, pursuant to Regulation 27 of the Planning and Development (Western Australian Planning Commission) Regulations 2024, that the meeting be closed to members of the public.

Moved by Member Knight
Seconded by Commissioner Brookes

The motion was put and carried

4.1 City of Wanneroo – District Planning Scheme No. 2 – Amendment No. 212 (Final Determination) (TPS/3138)

THIS ITEM IS CONFIDENTIAL

4.2 Town of Claremont – Local Planning Scheme No. 3, Amendment No. 138 (Complex) – Recommendation to Minister (TPS/2664)

THIS ITEM IS CONFIDENTIAL

4.3 Information Report – Statutory Planning Committee

THIS ITEM IS CONFIDENTIAL

5. Urgent or other business

Nil.

6. Meeting conclusion and closure

The next ordinary meeting is scheduled for 10:00am on Wednesday, 12 March 2025.

There being no further business before the Committee, the Chairperson thanked members for their attendance and declared the meeting closed at 10:30 am.

CHAIRPERSON

12/03/25.

DATE

Parking and Access

This document outlines the assessment criteria for parking and access for development in the City of Melville. This policy is applicable to residential, commercial and mixed use developments within the City of Melville.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of the our website https://www.melvillecity.com.au/ or alternatively you can speak to one of our planning officers either on the phone, 9364 066 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday.

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP1.6** **Last Review Date: To be completed following Council endorsement**

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS No.6). This Local Planning Policy may be cited as Local Planning Policy No. 1.6 –Parking and Access (LPP1.6).

Policy Objectives

The objectives of this policy are as follows:

- To facilitate the development of adequate, safe and convenient parking facilities that meets the needs of users.
- Promote environmentally sustainable development.
- Facilitate active, vibrant and successful places.
- Support local businesses and economically viable development.
- Enable healthy lifestyles and travel choices.
- To ensure that development proposals incorporate an appropriate level of parking.
- To ensure safe, convenient, and efficient access for pedestrians, cyclists and motorists.
- To promote alternative transport modes by incorporating flexibility to reduce parking requirements where alternative transport options exist.
- To promote 'shared' or publicly available parking in preference to exclusive, single user parking for non-residential developments.

Policy Scope

This policy provides standards for parking, design and access for residential and non-residential development in all areas, except where varied by an approved Precinct Structure Plan, Structure Plan or Local Development Plan.

This policy prevails to the extent of any inconsistency with LPP 3.1 – Residential Development.

CONFIRMED

Policy Application

This policy applies to all development on land where Local Planning Scheme No. 6 applies.

Part 1 of the 'Policy Requirements' applies to all development to which the R-Codes applies. This Policy should be read in conjunction with the R-Codes, including the relevant definitions unless modified by This Policy.

Part 2 of the 'Policy Requirements applies to all non-residential development on land where Local Planning Scheme No. 6 applies, including in respect of the non-residential components of a mixed use development.

Definitions / Abbreviations Used In Policy

Terms used in this policy have the same meaning as in the Planning and Development (Local Planning Schemes) Regulations, the R-Codes or other State Planning Policy unless otherwise noted below.

AS2890.1:2004

The Australian and New Zealand Standards (AS/NZS) 2890.1.2004 Parking Facilities: Off street Parking.

Activity Centres

Centres defined by the WAPC State Planning Policy 4.2: Activity Centres and City of Melville Local Planning Strategy.

Health Consultant

Any professionally qualified and trained health professional who provides health services to patients independently of another health professional (eg. does not include nurses assisting a doctor or dentist).

LPS6

Local Planning Scheme No. 6

Net Lettable Area (NLA)

Means the area of all floors within the internal finished surfaces of permanent walls but excluding:

(a) all stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
(b) lobbies between lifts facing other lifts serving the same floor;
(c) areas set aside as public spaces or thoroughfares and not for the exclusive use of occupiers of the floor or building;
(d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building.

CONFIRMED

Parking

Where the term parking is used, it may refer to the inclusion of bicycle, car, service vehicle, specialist vehicle, motorcycle, or scooter parking.

Parking Management Plans (PMP)

PMPs are documents which provide guidance in relation to the management and control of all public and privately owned parking and access to an Activity Centre for a 10 year period.

Public Floor Area (PFA)

The publicly accessible areas in bars, restaurants, fast food premises, places of worship and other places used for dining, entertainment or congregation purposes but excluding the following areas:

(a) Alfresco areas located off-site;
(b) Alfresco areas located on-site which are not covered by solid roofing materials.
(c) Areas occupied by lifts, stairways, ramps, passages, hallways, lobbies and the like; and
(d) Areas set aside for staff only.

Reciprocal parking

Parking facilities serving separate uses, but not shared concurrently between the users and not necessarily on one site.

R-Codes

Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments, as amended

Shared parking

Shared parking facilities available to the public at all times.

Travel Plan

A travel plan is a document which sets out how on-site parking and access will be managed once a development is completed to encourage safe, healthy and sustainable travel options.

WAPC

Western Australian Planning Commission

CONFIRMED

Policy Requirements

Part 1: Residential Development

R-Codes Volume 1

As permitted by clause 3.2.3a and b of the R-Codes- Volume 1, this policy replaces the following Deemed to Comply provisions of the R-Codes Volume 1:

R-Codes – Volume 1 – Part B – Low Density	
R-Code Clause	Modified Deemed-to-Comply Provision~~Deemed-to-Comply Provision~~ ~~Replacement Deemed-to-Comply Provision~~
Clause 5.2.5 Sightlines	C5 is replaced with the following: ~~Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:~~ ~~a driveway that intersects a street, right-of-way or communal street;~~ ~~a right-of-way or communal street that intersects a public street; and~~ ~~two streets that intersect. (refer Figure 9a).~~ C5A For driveways serving a single house or three or less grouped dwellings, development meets the deemed-to-comply provisions within Clause 5 'Sight Lines' of Local Planning Policy 3.1 Residential Development; or~~.~~ C5B For driveways serving developments containing four or more grouped dwellings, sight lines and visual truncation requirements shall be designed in accordance with clause 3.2.4 and Figure 3.3 of AS2890.1:2004 (or as amended). C5C For internal driveways, driveways from right of ways or communal streets, w~~W~~alls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where they adjoin vehicle access points ~~two streets, right of way, communal street, public street, or driveway intersect~~ (Refer Figure 9A of the R-Codes).
Clause 5.3.5 Vehicular Access	C5.3A Driveways shall be: • no closer than 0.5m from a side lot boundary or street pole; • no closer than 6m to a street corner as required under AS2890.1; • aligned at right angles to the street alignment;

	• located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and • adequately paved and drained. • where serving 3 or less residential dwellings, gradients shall be designed in accordance with section 2.6.2 of AS 2890.1:2004 (as amended); or • where serving 4 or more residential dwellings, gradients shall be designed in accordance with section 3.3 a) of AS 2890.1:2004 (as amended). ~~*(note subject to Western Australian Planning Commission Approval prior to enforcement)*~~ ~~C5.3A Driveways shall be:~~ ~~• no closer than 0.5m from a side lot boundary or street pole;~~ ~~• no closer than 6m to a street corner as required under AS2890.1;~~ ~~• aligned at right angles to the street alignment;~~ ~~• located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and~~ ~~• adequately paved and drained~~ ~~• where serving 3 or less residential dwellings, have gradients that meet section 2.6.2 of AS 2890.1:2004 (as amended)~~ ~~• where serving 4 or more residential dwellings, have gradients that meet section 3.3 a) of AS 2890.1:2004 (as amended)~~

R-Codes – Volume 1 – Part C – Medium Density	
R-Code Clause	**Modified Deemed-to-Comply Provision** ~~**Deemed-to-Comply Provision**~~ ~~**Replacement Deemed-to-Comply Provision**~~

CONFIRMED

Clause 3.7 - Access	~~C3.7.3 Driveways must be:~~ ~~i. a minimum 3 m wide;~~ ~~ii. a maximum 6m wide at the street boundary~~ ~~iii. set back 0.3m from a side lot boundary or street pole;~~ ~~iv. setback 6m to a street corner (refer Figure 3.7b);~~ ~~v. aligned at right angles to the road carriageway; and~~ ~~vi. adequately trafficable and drained.~~ ~~*(note subject to Western Australian Planning Commission Approval prior to enforcement)*~~ C3.7.3A Driveways should~~must~~ be: i. a minimum 3 m wide; ii. a maximum 6m wide at the street boundary;~~.~~ iii. set back 0.3m from a side lot boundary or street pole; iv. setback 6m to a street corner (refer Figure 3.7b); v. aligned at right angles to the road carriageway; vi. adequately trafficable and drained;~~.~~ vii. located so as to avoid street trees,~~ or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker~~; viii. where serving 3 or less residential dwellings, ~~have~~ gradients shall be designed in accordance with~~that meet~~ section 2.6.2 of AS 2890.1:2004 (as amended); or~~.~~ ix. where serving 4 or more residential dwellings,~~ have~~ gradients shall be designed in accordance with~~that meet~~ section 3.3 a) of AS 2890.1:2004 (as amended). Note: Where removing a street tree is unavoidable, the City will require the street tree to be replaced at the landowner/applicant's expense or through replanting arrangements to be approved by the City.

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Clause 3.7 - Access	C3.7.7 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way or communal street; ii. a right-of-way or communal street that intersects a public street; ~~and~~ iii. two streets that intersect. (refer Figure 3.7e); and~~.~~ ~~iii.~~iv. internal driveways C3.7.7A One pier to a maximum width of 0.35m located within the truncation area. In order to minimise the obstruction caused by development in the truncation area, the wall height in the truncation area shall be a maximum of 0.75m measured from the verge height and fencing above shall be 80% visually permeable.~~C5A For driveways serving a single house or 3 or less grouped dwellings, development meets the deemed-to-comply provisions within Clause 5 'Sight Lines' of Local Planning Policy 3.1 Residential Development.~~ C3.7.7B ~~C5B~~ For driveways serving developments containing 4 or more grouped dwellings, with or without a footpath in the adjoining verge area, sight lines and visual truncation requirements shall be designed in accordance with clause 3.2.4 and Figure 3.3 of AS2890.1~~.~~ ~~C5C Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5 m where two streets, including right of way, communal street or public streets (Refer Figure 9A of the R-Codes).~~

If a proposal does not meet the deemed to comply standards as amended by this policy, then assessment against the relevant design principles will be required. The following information will be required to demonstrate development is in accordance with the relevant design principles, in addition to any other documentation required by *Appendix 3 – Application documentation* ~~As permitted by clause 3.2.3c~~ of the R-Codes- Volume 1. ~~, this policy augments the designs principles of the following elements of the R-Codes Volume 1:~~

R-Codes – Volume 1 – Part B – Low Density	
Clause	**Additional Development Application Documentation ~~Design Principles~~**
5.2.5 Sightlines	Pedestrian Sightlines ~~P5A~~ Where pedestrian sightlines are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be lodged in

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	support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath/verge users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Potential mitigation measures ~~Examples of mitigation measures~~ may include, among other things: a) using changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths in shared areas; b) locating vehicle entries to minimise ramp lengths and excavation; c) where required, incorporating aesthetically pleasing traffic calming devices that are integrated into the design such as changes in paving material or textures; d) reducing parts of the driveway to allow for the incorporation of deep soil areas; e) minimising the visual impact of unavoidable long driveways through changing alignments and screen planting; f) use of convex mirrors within the property boundary, signage, intelligent pedestrian and/or vehicle warning system at car park exit; g) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above ~~examples~~, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided ~~as an example~~ above.
Clause 5.3.5 Vehicular Access	Ramp Gradients ~~P5.3~~ ~~–~~Where ramp gradients are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Potential ~~Examples of~~ mitigation measures may include, among other things: a) the design provides for safe access and legible access for pedestrians and vehicles; b) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; c) the design incorporates high quality landscaping features;

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	d) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; e) driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; f) excavation is be minimised through efficient car park layouts and ramp design or g) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated. h) the uses of convex mirrors within the property boundary, signage or intelligent pedestrian warning system at car park exit; i) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles or where drivers and pedestrians are warned about the potential hazard. Notwithstanding the above ~~examples~~, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided ~~as an example~~ above.

R-Codes – Volume 1 – Part C – Medium Density	
R-Code Clause	**Additional Development Application Documentation ~~Design Principles~~**
Clause 3.7 - Access	~~P3.7.7~~ Where pedestrian sightlines or ramp gradients are not provided in accordance with AS2980.1 a risk assessment report with proposed mitigation measures should be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal vary the provisions of AS2890 in relation to pedestrian sightlines and vehicle ramp gradients will not result in any unacceptable safety risk to occupants, footpath users and road users. ~~———~~If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Potential ~~———~~ ~~Examples of~~ mitigation measures may include, among other things: a) using changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths and calm traffic in shared areas; b) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; c) the design incorporates high quality landscaping features

	d) locating vehicle entries and designing car parking to minimise ramp lengths and excavation; e) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; f) locate driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; g) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated. h) use of convex mirrors within the property boundary, signage, intelligent pedestrian and/or vehicle warning system at car park exit; g) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above ~~examples~~, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided ~~as an example~~ above.

R-Codes Volume 2

As permitted by clause 1.2.2 and 1.2.3 of the R-Codes- Volume 2, this policy replaces the following Acceptable Outcomes of the R-Codes Volume 2:

R-Codes – Volume 2	
R-Code Element	**Modified Acceptable Outcome Provision** ~~**Replacement Acceptable Outcome Provision**~~
Element 3.8 – Vehic~~ula~~ler Access	A3.8.7 is replaced with the following: ~~Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).~~ A3.8.7 Sight lines and visual truncation requirements, with or without a footpath in the adjoining verge area, designed in accordance with clause 3.2.4 and Figure 3.3 of AS2890.1: 2004 (as amended).

Element 3.9 – Car and vehicular Access	A 3.9.4 ~~Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.~~ a) Car parking and vehicle circulation areas, including driveway and access point gradients, are ~~to be~~ designed in accordance with AS2890.1(as amended); b) The gradient of access driveways, for developments containing 3 or less residential dwellings shall be designed in accordance with section 2.6.2 of AS/NZS 2890.1(as amended); and c) The gradient of access driveways for developments containing 4 or more residential dwellings, with or without a footpath in the adjoining verge area, shall be designed in accordance with section 3.3 (a) of AS/NZS 2890.1(as amended).

If a proposal does not meet the Acceptable Outcomes as amended by this policy, then assessment against the relevant Element Objectives ~~and Planning Guidance~~ will be required. The following information will be required to demonstrate development is in accordance with the relevant Element Objectives, in addition to any other documentation required by *Appendix 5 – Application development application guidance* under the R-Codes Volume 2:~~ As permitted by clause 1.2 of the R-Codes- Volume 2, this policy augments the Design Guidance of the following design elements of the R-Codes Volume 2:~~

R-Codes – Volume 2	
Clause	**Additional D~~esign~~evelopment Application Guidance**
Element 3.8 – Vehic~~ular~~le Access	Where pedestrian sightlines are not provided in accordance with AS2980.1, a risk assessment report with proposed mitigation measures should be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath/verge users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Potential~~Examples of~~ mitigation measures may include, among other things: a) changes in materials, colour, levels or landscaping to delineate pedestrian and vehicle circulation areas and define pedestrian paths in shared areas; b) locating vehicle entries to minimise ramp lengths and excavation;

	c) where required, incorporating aesthetically pleasing traffic calming devices that are integrated into the design such as changes in paving material or textures; d) reducing parts of the driveway to allow for the incorporation of deep soil areas; e) minimising the visual impact of unavoidable long driveways through changing alignments and screen planting; f) use of convex mirrors; g) any other measure which improves pedestrian and vehicle safety ensuring that vehicles exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles. Notwithstanding the above ~~examples~~, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided ~~as an example~~ above.
Element 3.9 – Car and vehicular Access	Where vehicle ramp gradients are not provided in accordance with AS2890.1, a risk assessment report with proposed mitigation measures shall be lodged in support of the proposal. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath/verge users and road users. If the risk assessment and proposed mitigation measures are acceptable to the City, the development shall be subject to a condition which requires that the mitigation measures shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City. Potential ~~Examples of~~ mitigation measures may include, among other things: j) the design provides for safe access and legible access for pedestrians and vehicles; k) the design reduces the impact of access points on the streetscape and minimises the number of vehicle crossovers; l) the design incorporates high quality landscaping features; m) the design can manage stormwater run-off from car park surfaces, the incorporation of tree pits, vegetated swales, bio-filters, infiltration cells, permeable paving and/or on-site detention tanks as appropriate; n) driveways where vehicle or pedestrian activity is unlikely to be a concern. For example, a car park entrance exiting onto a cul-de-sac bulb or similar; o) excavation is be minimised through efficient car park layouts and ramp design or p) sustainability measures such as retaining embodied carbon from existing parking components on-site are incorporated. q) the uses of convex mirrors within the property boundary, signage or intelligent pedestrian warning system at car park exit; r) any other measure which improves pedestrian and vehicle safety ensuring that drivers exiting the site have adequate visibility of oncoming pedestrians, cyclists and vehicles or where drivers and pedestrians are warned about the potential hazard.

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		Notwithstanding the above ~~examples~~, each circumstance needs to be considered on its merits and the City may not necessarily support a performance-based solution provided ~~as an example~~ above.

Part 2: Non-Residential Development

1 Access

1.1 Vehicular access points to parking facilities are to be located and designed in accordance with AS 2890.1.

1.2 Access Driveways, shall be designed with a ramp gradient in accordance with section 3.3 (a) of AS 2890.1.

1.3 Access should be provided via secondary streets or rights of way where available.

1.4 Access to developments on corner lots should be located the maximum distance away from the corner on the minor road or right of way.

1.5 One access point per street is encouraged and the number of access points should be kept to a minimum.

1.6 All vehicles utilising on-site parking bays should be able to enter and exit a site in a forward gear.

1.7 Where possible, new parking facilities and access points are to be linked to existing parking facilities both within the site and to those on adjacent sites. The City may require as a condition of any approval that parking facilities and access points which have the opportunity to provide for shared access across sites are subject to an easement in gross to the benefit of the City for the purpose of public access.

1.8 Access points shall be designed to minimise:

(a) traffic or pedestrian hazards,

(b) conflict with pedestrian/cyclist pathways,

(c) the impact on nearby residential uses,

(d) traffic congestion, and

(e) interference with public transport facilities.

2 Parking Design

2.1 The design of parking facilities should comply fully with the relevant Australian Standards.

2.2 Entry and exit points and vehicle circulation patterns are to be clearly indicated.

2.3 Car stacking systems or other such systems may be supported subject to the submission of a parking management plan detailing the operation of the system.

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2.4 The design of entrances and exits and the position of parking control equipment (in the case of public car parks) shall prevent on-street queuing of vehicles seeking entry to a parking facility and minimise disruption to pedestrians and traffic flows.

2.5 Design of a parking facility including internal circulation roadways and ramps within a public or private car park shall be designed in accordance with AS 2890.1.

3 Sight lines

3.1 Sight lines and visual truncation requirements for exiting vehicles shall be designed in accordance with Clause 3.2.4 and Figure 3.3 of AS 2890.1:2004.1 (as amended).

4 Variations to policy requirements 1 - 3 above

4.1 Where the policy measures at **1 - 3** above are not able to be achieved, a performance based solution may be considered. A performance-based solution, if sought, must be supported by report which includes a risk assessment and proposed mitigation measures. The report must be prepared by a suitably qualified traffic engineer demonstrating that the proposal will not result in any unacceptable safety risk to occupants, footpath/verge users and road users and that the proposal does not present an unacceptable risk to the efficiency of the local road network.

4.2 If the risk assessment and proposed mitigation measures are acceptable to the City, and the proposal ultimately approved, the development shall be subject to a condition which requires that the mitigation measures contemplated by the report shall be implemented prior to the occupation of the development and measures retained in perpetuity to the satisfaction of the City.

5 On Site Car Parking

5.1. Car parking bays are to be provided in accordance with the ratios set out in Table 1 below for:
(a) all new developments; or

(b) modifications to existing developments which result in an increase to the NLA or PFA; or

(c) a change of use to a use which requires more car parking than existing.

5.2. Where a modification to an existing development or a change of use is proposed which results in additional NLA or PFA and/or creates an additional demand for car parking, additional bays are to be provided in accordance with Table 1 below.

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Table 1: Car parking ratios

Uses	Car Parking Requirements
Community Uses	
Child Care Premises	One bay per 10 children, plus 0.5 bays per staff member.
Educational Establishment	In addition to the ratios below, where it is proposed to add one or mor additional classrooms to any existing Educational Establishment, Travel Plan is required to be submitted for approval.
Pre-primary & Primary	6 bays available for use as a pick up and drop off area plus 0.5 bay per staff member.
Secondary	0.5 bays per staff member
Tertiary/Technical	1 bay per 5 students, plus 0.5 bays per staff member.
Place of Worship	1 bay per 10m² PFA, plus 0.5 bay per staff member.
Food and Entertainment	
Bed and Breakfast Accommodation	1 bay per guest bedroom, in addition to the R-Codes parkin requirement for the dwelling.
Cinema / Theatre / Public Amusement	1 bay per 5 patrons at capacity, plus 0.5 bay per staff member.
Hotel / Tavern	1 bay per 10m² PFA, plus 0.5 bay per staff member, plus 1 bay pe bedroom.
Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet	1 bay per 10m² PFA, plus 0.5 bay per staff member.
Health Uses	
Recreation – Private	1 bay per 20m² NLA for individual recreation activities or 1 bay per patrons at capacity for grouped based recreational activities.
Hospital /	1 bay per 3 beds, plus 0.5 bays per staff member (including healt consultants). Ambulance and hospital bus parking bays as required b the City.
Medical Centre / Consulting Rooms / Veterinary Clinic	3 bays per health consultant, plus 0.5 bay per staff member (includin health consultants).
Office	
Office	1 bay per 50m² NLA.
Retail	

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Shop / Home Store / Convenience Store / Restricted Premises	1 bay per 20m² NLA

Large Scale Retail or Wholesale	
Auction Premises	1 bay per 40m² of land or building area used for auction purposes, plu 0.5 bay per staff member.
Car Sales Premises / Open Air Display	1 bay per 100m² of display or sale area, plus 0.5 bays per staff membe
Garden Centre / Plant Nursery	1 bay per 50m² of land or buildings used for display or sale.
Service Station	0.5 bay per staff member.
Showroom	1 bay per 40m² NLA.

Industry	
Light Industry / Service Industry	1 bay per 50m² NLA, with a minimum of 4 bays for each unit.
Industry General	1 bay per 200m² NLA.
Motor Vehicle Hire/Repair/Sales	3 bays per service bay plus 0.5 bay per staff member.
Motor Vehicle Wrecking	6 customer bays plus 0.5 bay per staff member.
Storage / Warehouse	1 bay per 100m² NLA.

Other	
Other uses not listed above	At the discretion of the Council, having regard to similar uses, th precinct, the site, surrounding uses, off-site parking availability an having regard to recognised car parking standards for similar uses.

5.3. Where the car parking ratio specified in Table 1 results in a requirement for a part bay, the car parking requirement shall be rounded to the nearest whole number.

5.4. Car parking for staff members referenced in Table 1 above are to be calculated based upon the maximum number of staff in attendance at any one time.

5.5. Universal parking bays

(a) Car parking bays marked exclusively for use by drivers with disabilities at the rate specified in the Building Code of Australia and relevant Australian Standard (AS28990.1) are to be provided.

(b) These bays are included within the car parking requirements set out in Table 1.

5.6. Tandem parking bays will generally only be accepted where the two bays are provided for the use of a single tenancy and where the use would allow for this practice.

5.7. The City supports the use of sensitively located car stacking systems.

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5.8. On-site parking should be located behind the building line or within the building where possible. Parking within the front setback area of a development is discouraged.

5.9. The City encourages the early consideration of electric vehicle charging infrastructure for both employees and visitor bays. As part of the development application, applicants are encouraged to demonstrate that, the development has been designed with for future capacity to supply electric vehicle charging points taking into account the WAPC Position Statement – Electric Vehicle Charging Infrastructure March 2024.

6. Specialist Vehicles and Service and/or loading bays

6.1. For developments with a NLA of greater than 500m² at least one service or loading bay shall be set aside and marked for the exclusive use of service, delivery and courier vehicles between 7am – 7pm each day.

6.2. For developments/land uses where larger passenger vehicles are often parked or service the activity, specialist bays may be required to accommodate these vehicles.

6.3. The service or loading bay or specialist vehicle bay is in addition to the car parking requirements set out in Table 1.

6.4. The bay(s) are to be of a suitable size and location for the nature of the land uses proposed.

7. Motorcycle / scooter parking bays

7.1. Where 15 or more car parking bays are provided on a development site, motorcycle / scooter parking bays are required to be provided in accordance with Table 2 below.

7.2. Where motorcycle / scooter parking bays are required, the number of parking bays required by Table 1 above, can be reduced at a ratio of one car parking bay reduction for every two motorcycle / scooter parking bays provided.

Table 2: Motorcycle and scooter parking requirements

Car Bays Required by Table 1	*Number of Motorcycle / Scooter parking bays required*
0-14	0
15 - 29	2
30 - 44	4
45 - 59	6
60 - 74	8
75 - 89	10
90+	At the discretion of the City.

8. Bicycle parking facilities

8.1. A minimum of two bicycle parking facilities are to be provided on a subject site unless a greater number is specified in Table 3 below.

8.2. The ratios specified in Table 3 below are to be applied based upon the car parking bays that the development requires in Table 1 less any variations that are permitted by Part 6 of this policy.

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Table 3 Bicycle parking requirements

Uses	Bike parking requirements
Community Uses	
Child Care Centre	2 per 10 car parking bays
Educational Establishment	6 per 10 car parking bays
Family Day Care	None applicable.
Places of Worship	2 per 10 car parking bays.
Health Uses	
Recreation – Private / Hospital / Medical Centre / Consulting Rooms / Veterinary Clinic	2 per 10 car parking bays.
Food and Entertainment	
Bed and Breakfast Accommodation	None applicable.
Cinema / Theatre / Public Amusement	1 bay per 10 patrons at capacity.
Hotel / Tavern / Restaurant / Café / Small Bar / Lunch Bar / Fast Food Outlet	2 per 10 car parking bays.
Office	
Office	3 per 10 car parking bays.
Retail	
Shop / Home Store / Convenience Store / Restricted Premises	2 per 10 car parking bays.
Large Scale Retail or Wholesale	
Auction Premises / Car Sales Premises / Open Air Display / Garden Centre / Plant Nursery / Showroom	1 per 10 car parking bays.

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Service Station	Not applicable

Industry	
Light Industry / Service Industry / Motor Vehicle Hire/Repair/Sales / Motor Vehicle Wrecking / General Industry / Storage / Warehouse	1 per 10 car parking bays.

Other	
Other uses not listed above	At the discretion of the Council, having regard to similar uses, th precinct, the site and off-site bicycle parking availability.

8.3. Bicycle spaces are to comply with Australian Standard AS 2890.3: Parking facilities – Bicycle parking facilities (as amended) and are to be conveniently and safely located.

8.4. End of trip facilities are required where more than 6 bicycle spaces are required by Table 3 above, as follows:

(a) A minimum of one locker for each bicycle space;

(b) A minimum of one unisex shower and change room. Additional shower facilities are to be provided at a rate of one female shower and one male shower for every additional 10 bicycle parking bays, to a maximum of five female and five male showers per development.

(c) The end of trip facilities are to be located as close as possible to the bicycle parking facilities.

9. Variations to Parking Standards

9.1. The following clauses outline the criteria for reductions to the parking standards specified in sections 5-8 above. In considering any reduction to standards, the City may request the preparation and approval of a Travel Plan in accordance with Part 10 of this policy below.

9.2. Activity Centre Parking

(a) A reduction in the car parking requirements of Table 1 is acceptable within certain Activity Centres due to their proximity to public transport and other public parking infrastructure. Accordingly, the car parking requirements of Table 1 may be reduced by up to 25% where the City is satisfied that:

(i) The development site is within an Activity Centre which is within the following Secondary or District activity centres as designated by State Planning Policy 4.2: Activity Centres.

(ii) The development proposal is consistent with an approved Parking Management Plan for the centre.

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9.3 Reciprocal Parking

(a) The City can consider reciprocal parking arrangements as follows:

i. Up to 100 per cent of the parking requirement specified in Table 1 where there is no overlap in operating times, or

ii. Up to 50 per cent of the parking requirement specified in Table 1 where there is partial overlap in operating times.

(b) Reciprocal parking arrangements may be considered acceptable where the City is satisfied that an appropriate level of parking is provided for the uses on the subject site and any other site applicable to the reciprocal arrangement.

(c) The parking facilities serving the uses will be located on the one lot, or if located on a separate lot, the parking arrangements are permanent (e.g., through an easement, amalgamation, legal agreement, condition of approval, or any other formal arrangement acceptable to the City).

(d) The parking facilities are conveniently located to both developments.

(e) Supported by parking studies for a similar development(s) within a similar land use.

(f) Reciprocal parking arrangements can be considered within individual mixed use development sites and/or between different development sites.

9.4 Shared Parking

Shared parking is encouraged within certain Activity Centres to allow parking facilities to be used more efficiently.

(a) Where car parking bays required by Table 1 are designated as part of the development application as shared parking, the car parking requirements of Table 1 may be reduced by 25% (for the proportion of bays which are designated as shared parking only) where the City is satisfied that:

i. An appropriate level of parking is provided for the proposed uses;

ii. The development site is within an Activity Centre which is designated as a Secondary or District activity centre by State Planning Policy 4.2 – Activity Centres; and

iii. There will be no structural or visual impediment to the use of the shared parking bays by the public.

9.5 Additional Bicycle Parking

(a) The car parking requirements of Table 1 may be reduced by up to two car parking bays where additional bicycle parking above that required by Part 8 of this policy is provided, where the City is satisfied the following criteria are met:

i. The proposed development is within an Activity Centre which is designated as a Secondary or District activity centre by State Planning Policy 4.2 as outlined in 6.4.2(b) above.

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ii. Bicycle parking is provided at the rate of six bicycle spaces per car bay reduction; and

iii. The City considers there to be a need for additional bike parking in the area; and

iv. The bicycle parking is to be located so to be readily visible and accessible by the public.

(b) Additional bicycle parking in lieu of on-site car parking may be considered by the City where the car parking requirement for the development (as prescribed by Table 1) is more than 50 bays, subject to the criteria set out within 9.5.1 (a) – (d) above.

10 Travel Plans

10.1 The preparation of a Travel Plan is to be undertaken by an applicant where specified within this Policy.

10.2 The objectives of a Travel Plan are to include (at a minimum):

(a) How to reduce the need for staff and visitors to travel to and from the site in a private vehicle.

(b) How to promote staff and visitors walking, cycling and using public transport to access the development.

(c) How to achieve the minimum number of single occupancy vehicle movements to and from the development.

10.3 A Travel Plan is to detail a range of measures that will be integrated into the design and occupation of the new development and include at a minimum:

(a) Identification of:

i. On-site parking bays

ii. Publicly available (including details of any parking restrictions) parking bays within the vicinity of the development which are available for visitor and/or staff parking;

iii. Location of public transport in relation to the development;

iv. Bicycle facilities on-site and within the area;

v. Connectivity of pedestrian footpaths within the area which provide access to the site.

vi. Impact of topography of walkways and cycleways

vii. Impacts of weather and seasons on walking and cycling behaviour; and

viii. Walking and Cycling time;

ix. Impact on total journey time

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(b) Any measures including parking management and/or marketing that are proposed to achieve the objectives of the Travel Plan. Measures can include (but are not limited to):

i. Promoting walking, cycling and use of public transport by both staff and visitors;

ii. Support and promotion of measures to discourage staff single occupancy vehicle movements to and from the development, which could include car sharing etc.

iii. Encouragement of working from home and video conferencing.

iv. Education of staff and visitors about alternative ways to access the development.

v. Way finding strategies.

vi. Consideration of on-site parking restrictions.

(c) Identification of targets to measure the effectiveness of the Travel Plan in achieving its objectives and how these will be implemented, measured and monitored.

10.4 Once the Travel Plan is approved, the management of the on-site parking and access is to be undertaken in accordance with the Travel Plan.

10.5 The content of Travel Plans can be utilised in the preparation of PMPs.

11 Parking Management Plans (PMPs)

11.1 PMPs are to be prepared and adopted for all Activity Centres and are to provide guidance over a 10 year planning period in relation to the management and control of parking in the centre.

11.2 A PMP may be required to support a shared parking arrangement or where there are a number of different building users and allocation considerations which require on-going management.

11.3 The City will be responsible for the preparation and adoption of PMPs in the first instance, however where a significant redevelopment in an activity centre is proposed, the City may require an applicant to prepare or contribute toward the preparation of a PMP for the centre.

11.4 PMPs not only relate to management of on-site parking bays but also include information as to the location and management of on-street paid parking, time restrictions, residents parking, car park buildings, bicycle parking facilities, universal bays, reductions in parking and access to public transport.

11.5 Once a PMP is adopted by the City for an Activity Centre, all future developments are to be in accordance with the PMP.

12 Traffic Generation

12.1 The City follows the WAPC Transport Assessment Guidelines for Developments (as revised) in relation to the requirement for transport assessments.

12.2 Where it is identified by these Guidelines that a development requires a Transport Statement or Transport Assessment, this is to be prepared by a suitably qualified and/or experienced traffic engineer and submitted with the application for planning approval.

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References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments Australian Standard AS 2890.1:2004 Parking Facilities – Off-Street Parking (as amended) Australian Standard AS 2890.3: Parking Facilities – Bicycle Parking Facilities (as amended) Western Australian Planning Commission Transport Assessment Guidelines for Development
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY		**Item No.**
Planning and Development Services Committee	12/10/99	P99/1020
Reviews		
Special Planning and Development Services Committee	27/06/00	P00/1004
Development & Neighbourhood Amenity Committee	14/05/02	P02/5006
Ordinary Meeting of Council	20/9/11	P11/3249
Ordinary Meeting of Council	19/08/14	P14/3526
Ordinary Meeting of Council	20/09/16	P16/3718
Administrative Review (Council Resolution 18/6/2019) <insert new date once adopted>	6/8/2019	

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Planning Process and Decision Making

This document outlines the planning procedures for advertising of development applications, subdivision referrals and local planning policies and the process for decision making of development applications. This policy is procedural in nature and does not contain development standards.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of our website https://www.melvillecity.com.au/ or alternatively you can speak to one of our planning officers either on the phone, 9364 0666 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday.

Policy Type: Local Planning Policy	**Policy No. LPP 1.1**
Policy Owner: Director Urban Planning	**Last Review Date: ~~<date>19 November 2024~~**

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CITATION

This is a Local Planning Policy prepared under Schedule 2 of *the Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS No.6). This Local Planning Policy may be cited as Local Planning Policy No. 1.1 – Planning Processes and Decision Making (LPP 1.1)

POLICY OBJECTIVES

The objectives of this policy are as follows:

- To promote a consistent approach by the City in the assessment and public advertising of development applications, local planning policies, subdivision referrals and other planning matters;
- To facilitate community input into the decision making process; and
- To provide information to Elected Members, the City administration, applicants and submitters regarding the process for dealing with planning matters.

POLICY SCOPE

This policy sets out the assessment and advertising processes relating to the assessment of applications for development approval and related matters.

The requirements for advertising of planning matters generally are set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). Where there is conflict between this policy and the Regulations, the Regulations prevail.

Clause 2.3 of the Residential Design Codes Volume 1 outlines the requirements for consultation for low and medium density residential development. This Local Planning Policy provides clarification on the consultation requirements development assessed under the Residential Design Codes Volume 1. It also provides information regarding the extent of, and methods of, consultation which will be undertaken by the City when it is required. This Local Planning Policy also covers development assessed under the Residential Design Codes Volume 2.

POLICY APPLICATION

This policy applies to all development on land where Local Planning Scheme No. 6 applies.

DEFINITIONS AND ABBREVIATIONS USED IN POLICY

Definitions

Decision Maker

That body, organisation or authorised person legally vested with the power to make decisions, pursuant to relevant legislation and applicable planning policy frameworks.

Relevant and Non-Relevant Planning Matters

Relevant Planning Matters	*Non-Relevant Planning Matters*
a) Matters to be considered by the City under Clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations); and/or b) The requirements of Local Planning Scheme No.6 or applicable Planning Instrument (Activity Centre Plan, Structure Plan, Local Development Plan, Planning Code or Planning Policy) which requires the decision maker to exercise judgement; and/or c) Any development standard requiring the decision maker to exercise judgement against the Design Principles of the R-Codes.	a) Perceived loss of property value b) Private disputes between neighbours including access & egress and easements c) Dividing fence issues d) Matters that are usually dealt with by the building permit or a subsequent approval process e) Impact of construction work f) Trade competition concerns (in most circumstances) g) Personal morals or views about the applicant h) Matters that are controlled under other legislation

Complex Development Applications

For the purposes of this policy Complex Development Applications are outlined in the Regulations definitions as:

a) an application for approval of development that is a use of land if the use is not specifically referred to in the zoning table for this Scheme in respect of the zone in which the development is located; or
b) an application of a kind identified elsewhere in the Scheme, or in a local planning policy, as a complex application for development approval;

In reference to clause (b) above, the City has the below development types included in complex development applications:

(i) 10 or more grouped or multiple dwellings;
(ii) 2,000 m2 or more of commercial floor space; and/or

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(iii) A Development Application which is to be determined under Part 11B of the *Planning and Development Amendment Act 2023* (this is development which meets the value and significance threshold outlined in this legislation).

An amendment to a previous planning approval, is not classed as a complex development application, unless the amendment increases the number of dwellings or commercial floor space in the planning approval of a development such that the amended development would meet the definition of a complex development application.

Standard Development

For the purposes of this policy a Standard Development includes all of the following;

- Residential development which requires a performance assessment against the Design Principles of Residential Design Codes Volume 1 or the Element Objectives of the Residential Design Codes Volume 2 and has a possible impact on the amenity of adjoining owners and occupiers.
- A development which is required to be advertised in accordance with the Zoning Table (Table 17) of LPS6.
- Non-residential development which does not meet the definition of complex development application.

Mixed Use Development

A development is classed as Mixed Use when it incorporates an element of residential development in the form of multiple dwellings, and an element of non-residential development such as an office.

Submitters

Parties who lodge a written comment on a planning application, whether in support or objection.

Abbreviations

CEO	Chief Executive Officer – City of Melville
LPS6	City of Melville Local Planning Scheme No. 6
DAP	Development Assessment Panel
DAU	Development Advisory Unit
DPLH	Department of Planning, Lands and Heritage
EMB	Elected Members Bulletin
GNC	Geographic Names Committee of Landgate
MRS	Metropolitan Region Scheme (as amended)
PAW	Pedestrian Access Way
RAR	Responsible Authority Report
R-Codes	Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments (as amended)
Regulations	*Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)**
DAP Regulations	*Planning and Development (Development Assessment Panels) Regulations 2011 (as amended)*

SAT	State Administrative Tribunal
WAPC	Western Australian Planning Commission

* Note: unless otherwise stated Clauses referred to are contained in Schedule 2 of the Regulations

POLICY STATEMENT

1.0 Applications for Development Approval

1.1 The *Planning and Development Act 2005* defines "development" as:
"development' means the development or use of any land, including –
(a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;
(b) the carrying out on the land any excavation or other works;
(c) in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, any act or thing that –
i. is likely to change the character of that place or external appearance of any building; or
ii. would constitute an irreversible alteration of the fabric of any building."

1.2 Clause 60 of the Regulations states that all development requires approval prior to the commencement of works unless it is of a type referred to in Clause 61.

1.3 Clauses 62 and 63 of the Regulations outline the information required to be provided as a part of the application for development approval. The City has also prepared a checklist to assist applicants in this respect. All applications for development approval are to include (at a minimum) all of the relevant information as outlined by the development application checklist. Where all of this information is not provided at lodgement, the application may be returned to the applicant.

1.4 Once a preliminary assessment of the application has been undertaken, further information may be requested from the applicant to enable a complete or more detailed assessment to be undertaken.

1.5 Clause 75 of the Regulations states that the local government is to determine applications for development approval within 60 days of the receipt of the application or 90 days where the application requires consultation with the public or other authorities. This timeframe may be extended if agreed in writing by the applicant and local government. If a decision is not made before the expiry date, the local government can be taken to have refused the development application, and an application for review to the State Administrative Tribunal may be triggered.

1.6 For development applications which are to be determined by the DAP, the timeframe for preparing and submitting an RAR is determined by the DAP Regulations.

2.0 Assessment

2.1 Development applications are assessed having regard to the development controls established by the planning framework including LPS6, state planning policies, the R-Codes, adopted precinct structure plans and activity centre plans, local development plans, Council Policy and local planning policy provisions.

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2.2 Where a development application requires an assessment against the relevant performance standards, the following (as applicable) will be taken into consideration:

(a) For all applications:
- The matters to be considered in Clause 67 of the Regulations.
- Relevant planning documentation such as the Local Planning Strategy, Structure Plans, State Planning Policies and the like.
- Any other planning document adopted pursuant to LPS6.
- Any comments received from the City's (or State's) Design Review Panel.

(b) For applications where an exercise of judgement is sought in relation to the development requirements in LPS6:
- Whether Clause 34 of LPS6 provides the ability to consider the application.
- Whether the proposal satisfies the objectives of each zone.

(c) For applications where an exercise of judgement is sought in relation to the development requirements in a Local Planning Policy or Council Policy:
- The objective of the policy.
- Any additional assessment criteria within the policy.

(d) For applications which require an exercise of judgement under the R-Codes:
- The objective(s) of the provision.
- The relevant Design Principle(s) or Element Objective(s).

Note: For clarification in respect of this, refer to the Explanatory Guidelines and other supporting documentation of the R-Codes

(e) For applications which require an exercise of judgement under an adopted structure plan, activity centre plan or local development plan:
- The objectives and vision of the plan; and
- The desired outcome for the relevant element in the Canning Bridge Activity Centre Plan (where assessment is required under this Activity Centre Plan).

2.3 Where Local Planning Policy – 1.2: Design Review Panel is applicable the development application should be referred to the City's Design Review Panel for its assessment and comment.

2.4 Development applications may also be referred to other government departments for their assessment, comment and recommendation where required.
- The City is bound to referral comments received by State Government agencies where required under the MRS and the relevant delegations and received within the required timeframe.
- The City is not bound by comments received by State Government agencies where the referral is not required under the MRS and relevant delegations.
- The City may elect to not determine applications under the MRS and instead refer the MRS component of the application to the Department of Planning, Lands and Heritage for determination. This would be in circumstances where the City does not agree with the comments received by the State Government Agency and be able to determine the LPS6 portion of the application.

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2.5 Where, after the granting of development approval, an amendment is sought to either the timeframe to substantially commence, to a condition of development approval or the works component, the City will assess the amendment as per the Regulations and clause 3.13 and may waive the requirements of clause 2.1 to 2.4 depending on the nature of the amendment.

3.0 Advertising of Development Applications

The public consultation, or advertising process (as it is also referred to), is intended to facilitate community input into the decision-making process. Consultation can take a number of forms including letters to adjoining landowners and occupiers, a sign on site and information on the City's website. The written input received during the consultation process inform the decision-making process however neighbour consultation comments are not binding – they do not replace the role of the decision-maker. The decision maker is required to consider the comments received and balance these with a technical assessment against the relevant planning frameworks when making a judgement on the merit of a proposal. The following clauses outline the process the City will follow in relation to the advertising of Development Applications.

3.1 The following table outlines the minimum public consultation requirements for Development Applications

Application Type	Time Period (Calendar Days)	Sign on site	Written notification to owners and occupiers	City of Melville Website
Residential Development*	**14**	**No**	**Yes As per clause 3.6**	**Yes**
Standard Non-Residential Development	**14**	**As per Clause 64 of Regulations**	**Yes As per clause 3.6**	**Yes**
Complex Development	**28**	**Yes**	**Within 200 metres of subject site**	**Yes**

*where the proposal does not meet the definition of a complex development and meets the criteria under clause 3.3

All advertising is required to adhere to the requirements of Clause 64 of the Regulations where applicable.

3.2 Informal consultation and communication between the applicants and adjoining property owners is strongly encouraged prior to lodgement with the City. This more courteous, neighbourly approach will, in many situations enable an outcome to be achieved which best meets the interests of all parties involved.

The City will either reduce or refund 25% of the standard development application fee where:

a) The proponent has pro-actively consulted on their plans with the adjoining properties clause 3.1 and 3.6 of this policy prior to development application lodgement; and

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b) The City has been provided with the necessary evidence at the time of lodgement that pre-lodgement public consultation has occurred. The City can provide the proponent with a list of adjoining property owner and occupier postal addresses consistent with clause 3.1 and 3.6 of this policy. The evidence of pre-lodgement consultation must be completed by the owner/occupier for the relevant property at the time of lodgement. This will be verified by the City;

c) The City reserves the right to veto any pre-lodgement public consultation and will undertake separate consultation to any owners/occupies in the surrounding area; and

d) If no response from an adjoining owner/occupier is received within 14 days from the proponent requesting comment, the proponent can submit that an attempt at contact was made at lodgement. This may be accepted in lieu of evidence of pre-lodgement consultation for that specific property only, enabling the proponent to still qualify for the pre-consultation concession (depending on the quality of evidence that consultation was attempted).

3.3 Advertising of Residential Development.

(a) Any application which seeks a performance assessment against the following the Design Principles of the R-Codes (Volume 1) and Element Objectives of the R-Codes (Volume 2):

Part B: Low Density

- Clause 5.1.3 Lot boundary setback;
- Clause 5.1.6 Building height;
- Clause 5.3.7 Site works;
- Clause 5.4.1 Visual privacy; and

  Clause 5.4.2 Solar access for adjoining sites

Part C: Medium Density

- Clause 3.2 Building height;
- Clause 3.4 Lot boundary setbacks;
- Clause 3.5 Site works and retaining walls;
- Clause 3.9 Solar access for adjoining sites; and
- Clause 3.10 Visual Privacy.

Volume 2: Multiple Dwellings R80 and above (including Mixed Use Development)

- All applications excluding subsequent additions which are considered minor in nature.

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The applications which meet the above criteria will be advertised to the adjoining owner(s) and occupier(s) as detailed in Clause 3.6 as there may be a possible impact on the amenity of adjoining properties.

(b) Notwithstanding the advertising requirements for Part B and C of the R-Codes Vol.1 as outlined above, if the City Officers are of the opinion that the discretion sought under the above clauses is minor in nature, the requirement for advertising may be waived if:

(i) the development clearly meets the performance requirements of the R-Codes;
(ii) the discretion sought has the less amenity impact as the deemed to comply requirement; and
(iii) the proposal will result in a better outcome overall than a deemed to comply requirement scenario.

Note: This exemption does not apply to performance assessments required under Clause 5.1.6 Building height and Clause 5.4.2 Solar access for adjoining sites of Part B or Clause 3.2 Building height and Clause 3.9 Solar access for adjoining sites of Part C. Performance assessments under these clauses always need to be advertised.

(c) Applications which seek a performance assessment in relation to Design Principles or Element Objectives, other than those listed above, may be advertised at the discretion of City officers if it is considered there may be a possible impact on the amenity of adjoining owners and occupiers.

3.4 Advertising of Standard Non-Residential Development

(a) The advertising of a 'D' or 'I' land use is generally only required to be undertaken where the scale or nature of the use may have impact on the amenity of the locality.

(b) Advertising of land uses which have an X permissibility within the respective zone is not required – these land uses are not able to be considered and will be refused.

(c) Non-residential development which seeks the exercise of judgement having regard to the LPS6 provisions, Council Policy, a Local Planning Policy, adopted precinct structure plans, activity centre plans or local development plans may be advertised at the discretion of City officers if it is considered there may be a possible impact on the amenity of adjoining owners and occupiers.

3.5 Advertising of Complex Development Applications and under Clause 12 of the Regulations

This is to be undertaken as per Clause 64 of the Regulations.

3.6 Extent of advertising

(a) Where advertising is to be undertaken, an assessment as to the potentially affected properties is required. This assessment is to take into account:

- The size and configuration of the application site in relation to adjoining properties; and

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- The property(s) which are likely to be impacted as a result of the proposed development.

(b) Limited public consultation – where a proposed development application is required to be advertised under the requirements of the Regulations or this policy, the extent of the advertising undertaken should be tailored to the perceived likely impacts.

(c) Wider public consultation – where a proposal meets the definition of complex development, requires general advertisement in accordance with LPS6 is required by Clause 3.1 to 3.5 above or Clause 64 of the Regulations, the City will send letters to adjoining and nearby properties. In addition, a site notice will be installed for the duration of the consultation period and notification will be placed on the City's website. The notice will follow the requirements of Clause 64 of the Regulations.

(d) Where wider engagement is considered to be necessary, the details of the proposal may be provided on the City's social media platforms. In addition, more property owners and occupiers may be consulted directly, and a press notice may be initiated.

3.7 Advertising to owners and occupiers

Where advertising is undertaken, both the property owners and occupiers are consulted.

3.8 Timeframes

(a) Where advertising of a development application is required, it will be undertaken in accordance with the minimum timeframes within Clause 3.1. This will be extended to account for public holidays and the requirements of Clause 64 of the Regulations. Additional time may be provided at the discretion of the City to account for any mailing delays.

(b) Persons can make formal request for additional time to make a submission, however, to enable the decision maker to achieve the statutory timeframes associated with the assessment of planning applications, formal requests for an extension to the advertising period may not always be facilitated. Submissions received after the closing date will be taken into account where possible, however will be noted as late submissions in any reporting.

3.9 Advertising Process

(a) Written correspondence will be provided via traditional post or via email.

(b) Where the display of a sign on the property is required and/or a notice displayed in a local newspaper, these are to be undertaken by the applicant in accordance with Clause 86(3) and 87 of the Regulations. This advertising is undertaken at the applicant's cost as per Clause 64A of the Regulations.

(c) Where a sign on site is required, the signage is to be displayed along each of the road frontages to the subject property. The sign size shall meet the requirements of Clause 86(3) of the Regulations (unless varied as per Clause 88 of the Regulations).

(d) The content of advertising documentation should include:

(i) The description of the proposed development including its application reference number, property street address and any name associated with the property; and
(ii) Details of why the application is being advertised, and
(iii) How and where the details of the application can be viewed; and
(iv) Details of how and to whom submissions should be made; and
(v) The deadline for submissions.

3.10 Amended Plans

(a) During the course of the assessment of a planning application, the applicant may submit amended plans.

(b) Where an application has previously been advertised and amended plans are received post-advertising, the amended plans are to be the subject of a further consultation period where in the opinion of the decision maker:

(i) The amended plans represent a significantly different proposal to that which was previously advertised; or
(ii) The proposed amendment(s) will potentially have a greater amenity impact; or
(iii) Where the development results in any additional exercise of judgement which may in the opinion of the City have an adverse impact upon the amenity of adjoining property owners and occupiers.

(c) Where amended plans reduce the impact of a proposed development and/or where amended plans are lodged in order to address relevant planning related concerns as expressed by submitters, the amended plans need not be the subject of re-advertising.

(d) Where amended plans are required to be the subject of re-advertising, the consultation process followed should be in accordance with Part 3 of this Policy.

3.11 Amendment Development Applications

(a) Where approval is sought to amend a development approval, and where the original development application was the subject of advertising, further consultation will be required in accordance with Part 3.0 of this Policy, unless the proposed amendments:

(i) are minor in nature; and
(ii) will not result in any additional impact upon any adjoining properties or the surrounding area.

4.0 Submissions and Petitions

4.1 Submissions

(a) To be submitted in writing via letter, email, or via the City's website.

(b) Submissions should address 'relevant planning matters' (as defined in this policy) only.

4.2 Petitions

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(a) Where a petition is received in relation to a planning application currently being considered by the City, the petition will be reported to the next available Council meeting. Where appropriate, petitions may then be reported to the DAU meeting, a further Council meeting and/or the DAP where the development proposal is being considered.

(b) If a petition is received on a matter which the City's Officers have delegation, then this petition will still be reported to Council, however the petition cannot delay the decision being made by City Officers.

(b) The lead petitioner will receive advice in respect to any reporting to the Council, DAU and/or DAP and be informed of the final decision.

4.3 Consideration of Submissions & Petitions

(a) The content of all submissions received will be considered prior to the determination of the development application.

(b) Only relevant planning related matters (as outlined in the definitions section of this policy) in submissions can be taken into account. The decision maker has a duty to properly balance its consideration of all relevant factors in an objective and impartial manner in making recommendation or determination of a planning application.

(c) Details of all submissions are confidential, and will not be released to an applicant or third party, unless required to by law. However, a written summary of the key issues raised within the submissions will be provided to the applicant upon request. The summary will not include the personal details of the submitter(s).

(d) For applications which are to be determined by the DAU, Council or DAP, the Officer report will include a summary of the issues raised in all of the submissions. This summary will not include identification or personal details of the submitter(s), however full copies of the submissions may be provided to Elected Members upon request.

(e) All persons who lodge submissions will receive advice of the final determination of the application. In addition, where the application is referred to a DAU meeting, Council meeting or DAP meeting for endorsement or determination; submitters will receive further notification by the City of those specific meeting dates and details.

5.0 Metropolitan Region Scheme (MRS) Applications

5.1 Applications for development on MRS zoned or reserved land are submitted to the City with all of the information required by the Planning Application checklist in addition to a completed MRS Form 1 application form.

Note: Development which is wholly within the Development Control Area of the Swan Canning Riverpark are to be lodged with the Department of Biodiversity, Conservation and Attractions (DBCA) on the relevant form. The City are a referral agency for these types of applications.

5.2 There are no applicable planning fees for these applications.

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5.3 The City's role is to make a recommendation to the DPLH within 42 calendar days taking into account all those matters outlined in Part 2.2 above (where applicable) and the intent of the MRS reservation.

6.0 Local Planning Policy

6.1 Proposals to amend revoke or introduce new Local Planning Policies are to be advertised in accordance with Clause 4 of the Regulations.

6.2 Where amendments are made following the advertising period, which significantly alter the intent of any of the policy provisions, the revised Policy will be re-advertised in accordance with Clause 4 of the Regulations.

7.0 Scheme Amendments

7.1 Proposals to amend the wording of LPS6 and/or to change the zoning of any property can be initiated by an interested party or by the City as per the Regulations.

7.2 All proposals to amend LPS6 are presented to Council to determine whether the proposal has merit or not. If the proposal has merit, the Council will resolve to initiate the proposal to allow public consultation and referral to relevant agencies to occur. If the endorsement of the Council is not given, the process will terminate. If able to be supported, the City officers may make recommendations to augment the Scheme Amendment either as part of the initiation recommendation or prior to presentation to Council.

7.3 Part 5 of the Regulations provides detailed guidance with respect to the process to be undertaken in relation to scheme amendments. This Part outlines the process for basic, standard and complex scheme amendments. Once a scheme amendment is initiated, the City is required to follow the process outlines in Part 5 of the Regulations including advertising procedures.

8.0 Pedestrian Access Way (PAW) closures

8.1 A proposal to close an existing PAW can be submitted by an external party or can be initiated by the City.

8.2 Applications for the closure of PAW's are assessed in accordance with the Department of Planning's Procedure for the Closure of Pedestrian Access Ways – Planning Guidelines (October 2009).

8.3 All proposals are presented to Council to determine whether they have merit or not. If the proposal has merit, the Council will resolve to initiate the proposal to allow public consultation and referral to relevant agencies to occur. If the endorsement of the Council is not given, the proposal will not proceed further.

8.4 Where Council resolves to endorse a PAW closure proposal for advertising, the application will be the subject of community consultation for a minimum of 30 calendar days as follows:

(a) Letters sent to the owners and occupiers of all properties within a 100 metre radius of the subject PAW.
(b) The applicant is required to display signage at each of the entrances to the PAW to Council specifications.
(c) The applicant is to place an advert in a local newspaper circulating within the District to Council specifications.
(d) Details of the proposed closure will be posted to the City's website and social media platforms.

8.5 Following advertising and referral to any relevant service agencies or government authorities, the proposal is re-presented to Council with a recommendation to endorse or not endorse the closure. The Officer report will include a summary of all submissions received.

8.6 Following consideration by Council, the proposed amendment is forwarded to the DPLH to approve or refuse the proposal.

9.0 Restrictive Covenants

9.1 Applications to modify or remove restrictive covenants are generally not advertised as they are only supported where the modification or removal is consistent with the requirements of LPS6, the R-Codes and Local Planning Policy.

10.0 Determination of All Matters

10.1 All applications for Planning Approval and related matters are determined in accordance with the City's delegation requirements, LPS6, the R-Codes and Local Planning Policy.

10.2 The consideration and determination of all applications is to be in accordance with Council Policy – 052: Quasi-Judicial Role.

11.0 Refusal of applications without advertising

Any planning proposal where the initial assessment determines that the proposal does not satisfy the requirements of LPS6, the R-Codes or Local Planning Policy may be refused under delegated authority without first being advertised unless required to be advertised under the Regulations.

12.0 Internal Development Advisory Unit (DAU)

Please refer to the DAU Terms of Reference.

13.0 Council determination

13.1 All meetings of Council are open to the public unless otherwise notified.

13.2 Public statements, questions and deputations in relation to planning applications may be made at meetings of Council in accordance with the City of Melville Meeting Procedures Local Law 2017 at the discretion of the CEO. Requests to make a public statement, ask a question or

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make a deputation should be made in writing to the City's Governance Team by 9.00am of the Monday prior to the meeting.

13.3 For applications which are to be determined by the Council, the City will notify both the applicant and any submitters of the meeting details and the subsequent decision of Council.

13.4 The agendas and minutes of all meetings are available on the City's website and at City of Melville libraries.

14.0 Development Assessment Panel (DAP) applications

14.1 DAPs are governed by the *Planning and Development Act 2005*, ~~and~~ the *Planning and Development (Development Assessment Panel) Regulations 2011* (the Regulations) and the *Local Government (Development Assessment Panels) Regulations 2025*.

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14.2 The Metro Inner Development Assessment Panel (DAP) is the decision-making body responsible for determining all City of Melville DAP applications.

14.3 For all DAP applications, the City's Officers are required to prepare a Responsible Authority Report (RAR) to the DAP. This report outlines the proposal, the assessment undertaken, a summary of any submissions received and a recommendation.

14.4 The DAP determines the application in the place of the City of Melville or other decision maker, taking into account all of the relevant provisions within LPS6, the R-Codes, Local Planning Policies and any other relevant planning document.

14.5 Elected Members will be made aware of the details of DAP applications via the Elected Members Bulletin (EMB). At the appropriate time, further detail will also be provided via a link to the Melville Talks page on the City's website.

~~14.6 To facilitate Council involvement in the DAP process, Elected Members can request that an RAR be referred to the Council for information and consideration, where:~~

~~(a) The DAP application has been the subject of public consultation and submissions have been received; and/or~~
~~(b) The DAP application relates to a site within the Canning Bridge or Melville City Centre Activity Centre Plan areas, and requires consideration of proposed 'community benefits' in association with bonus building height.~~

14.~~6~~7 At the completion of the public advertising period Elected Members will be provided with a summary of the submissions received via the weekly EMB. ~~Following publication of the EMB, Elected Members have until midday the Wednesday following the publication of the Bulletin to request that the RAR be referred to a meeting of Council. Any such request is to be provided to the CEO's Executive Assistant, using the appropriate Call Up Request Form.~~

~~14.8 Where a RAR is called up, the City's officers are to prepare the RAR in accordance with the statutory framework and submit it to an Ordinary Council Meeting or Special Meeting of Council as appropriate for comment in sufficient time to meet the requirements of the JDAP statutory time period for the application.~~

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~~14.9 Where an RAR is called up to a meeting of the Council prior to its formal consideration by the DAP, the CEO may not submit the RAR to the DAP without the Council endorsement. Once the CEO has received this endorsement the RAR and the minutes of the Council meeting, will be provided to the DAP Note: The DAP may choose to proceed without the RAR if the RAR is not provided in accordance with the DAP timetable.~~

14.~~7~~10 ~~Where the RAR is called up to a meeting of the Council, t~~The applicant and any submitters will be advised in writing ~~as such~~of the details of the DAP meeting once details of the meeting are known and ~~advised that~~advised of the ~~appropriate~~ opportunity to make a deputation on the application ~~will be at the J~~at DAP meeting via the DAP meeting procedures. Submitters who are unable to attend the meeting location or attend online on their own will have option provided to attend the meeting online at the City's offices. ~~where the decision is made. Additionally, deputations may be made at the Council meeting as well, when the matter is called up.~~

~~Note: The DAP is the final decision maker on DAP development applications.~~

~~14.11 If a development application to be determined by the JDAP is not called up, the RAR may be prepared and submitted under delegated authority by the CEO.~~

CONFIRM

15.0 Significant Development Applications (Part 11B)

15.1 Significant Development Applications made under Part 11B of the *Planning and Development Act 2005* is a pathway available for developments which are of State or regional significance and/or meet a $20 million cost of development threshold.

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15.2 Part 11B applications are lodged with the DPLH and determined by the Statutory Planning Committee (SPC) which is a sub-committee or the Western Australian Planning Commission~~)~~. The City is a referral agency for these applications with the City having 60 days to provide comment. The DPLH undertake any necessary advertising upon advice from the City.

15.3 The City's Officers are required to prepare a submission to the DPLH which may be in the manner and form of a report. This referral response needs to outline the assessment undertaken and a recommendation.

15.4 The SPC determines the application in the place of the City of Melville or other decision maker, considering all of the relevant provisions within LPS6, the R-Codes, State Planning Policies, Local Planning Policies, Council Policies and any other relevant planning document.

15.5 Elected Members will be made aware of the details of Part 11B applications via the Elected Members Bulletin (EMB). At the appropriate time, further detail will also be provided via a link to the Melville Talks page on the City's website.

15.6 The referral response will be presented to Council for adoption or modification. No delegation is provided for Part 11B applications to City Officers.

References that may be applicable to this Policy

Legislative Requirements (as amended):	Planning and Development Act 2005 State Administrative Tribunal Act 2004 Planning and Development (Development Assessment Panel) Regulations 2011 Strata Titles Act 1995 Planning and Development (Local Planning Schemes) Regulations 2015 Planning and Development Regulations 2009 Planning and Development (Development Assessment Panels) Regulations 2011 Local Planning Scheme No. 6
Procedure, Process Maps, Work Instructions:	Planning Application Procedures Subdivision Procedure Pedestrian Access Way Closure Application Procedure Naming of Roads and Parks Procedure Scheme Amendment Procedure Development Assessment Panel Work Instruction Development Assessment Panel Process Map Part 11B – Significant Development Pathway Application Guide WAPC Planning Guidelines
Other Plans, Frameworks, Documents Applicable to Policy:	State Planning Policies and Development Control Policies Residential Design Codes Volume 1 and Volume 2 All Local Planning Policies and Council Policies

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City of Melville

Local Planning Strategy
Precinct Structure Plans or Activity Centre Plans
Local Development Plans
WAPC Planning Bulletins

Delegated Authority No: DA-020: Planning and Related Matters

ORIGIN/AUTHORITY		**ITEM NO.**
Ordinary Meeting of Council	19 June 2007	P07/1004
REVIEWS		
Special Meeting of Council	9 November 2011	P10/3178
Ordinary Meeting of Council	21 October 2014	P14/3560
Ordinary Meeting of Council	18 November 2014	P14/3560
Ordinary Meeting of Council	15 September 2015	P15/3658
Ordinary Meeting of Council	21 June 2016	P16/3711
Ordinary Meeting of Council	21 March 2017	P17/3747
Administrative Review (Council Resolution 18/6/2019)	6 August ~~/8/~~2019	
Ordinary Meeting of Council	20 October 2020	P20/3874
Administrative Review	10 August 2023	
Ordinary Meeting of Council	19 November 2024	UP24/50
Administrative Review (Council Resolution <date>)	<insert date>	

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