



City of
Melville

AGENDA

ORDINARY MEETING OF COUNCIL

NOTICE OF MEETING

I respectfully bring to the attention of Elected Members that an Ordinary Meeting of the Council will be held in the Council Chambers, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 20 May 2025 commencing at 6:30 PM.

Gail Bowman
Chief Executive Officer

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

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



Vision

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

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

Our Approach

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



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

Making A Deputation

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

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

Public Question Time

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

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

Disclaimer

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Any statement, comment or decision made at a Council or Committee meeting regarding any application for an approval, consent or licence, including a resolution of approval, is not effective as an approval of any application and must not be relied upon as such.

Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the City on the operation of written law, or the performance of a function by the City, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the City. Any advice on a matter of law, or anything sought to be relied upon as representation by the City should be sought in writing and should make clear the purpose of the request.

Audio-Visual Recording and Live Streaming

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

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

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

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1 OFFICIAL OPENING

2 ATTENDANCE AND APOLOGIES

In Attendance

Councillors

Ward

Officers

Apologies

On Approved Leave of Absence

3 DECLARATIONS BY MEMBERS

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

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

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Approved Written Submission

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

5.2 Disclosure of Interest That May Cause a Conflict

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

6 PUBLIC QUESTION TIME

6.1 Questions Received with Notice

6.2 Questions Received at the Meeting

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 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.

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:

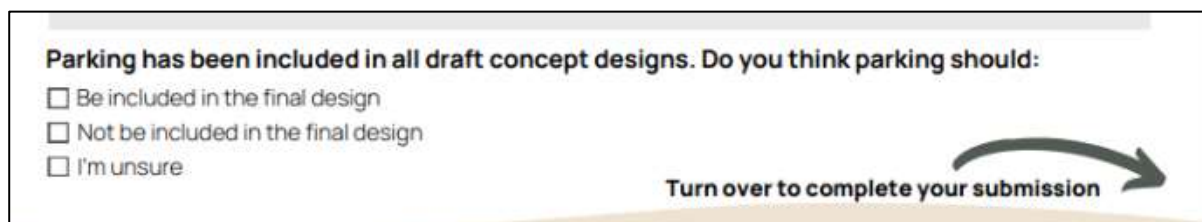
"While the majority of feedback was favourable, a small amount of negative input was received from local businesses, primarily focused on current limited parking availability in the area..."

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.



Parking has been included in all draft concept designs. Do you think parking should:

- Be included in the final design
- Not be included in the final design
- I'm unsure

Turn over to complete your submission 

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.

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



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.

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.

7 AWARDS AND PRESENTATIONS

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 15 April 2025

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

9.2 Ordinary Meeting Of The Governance Committee – 5 May 2025

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

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

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

9.4 Notes Of Agenda Briefing Forum – 13 May 2025

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

10 NEW BUSINESS OF AN URGENT NATURE

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

12 PETITIONS

Nil.

13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

Nil.

14.2 Reports of the Chief Executive Officer

Management Services

Nil

Corporate Services

C25/266 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.

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

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

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.

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%		

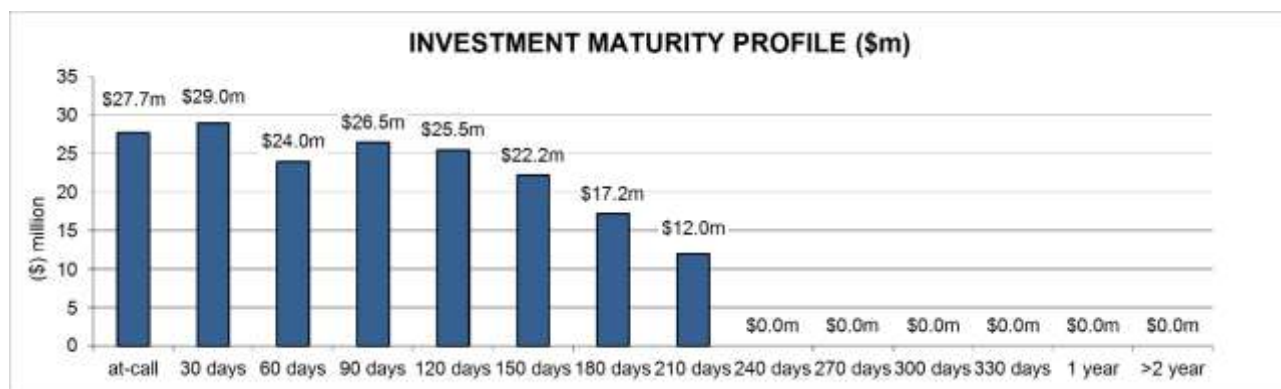
*Standard & Poor’s ratings. Source: Policy No. CP-009: Investment of Funds

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.

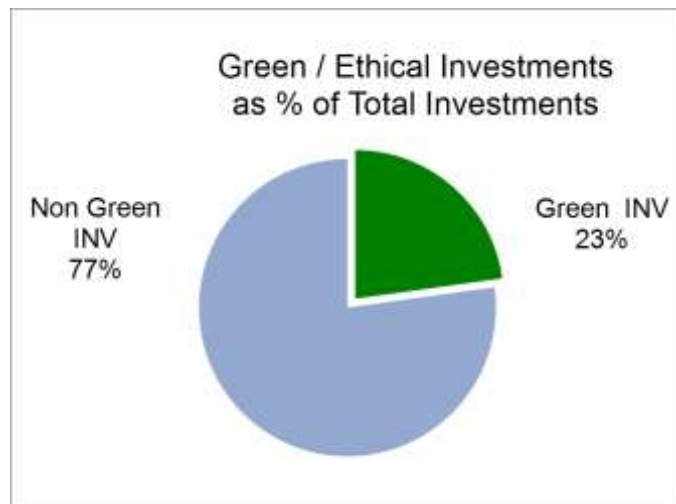
There is no portfolio allocation beyond 210 days due to uncompetitive interest rates offered for term deposit resulting from the RBA interest rate cut on 18 February 2025. There are no long-term investments exceeding one year, as the City's investment strategy aligns with its annual revenue cycle, primarily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

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

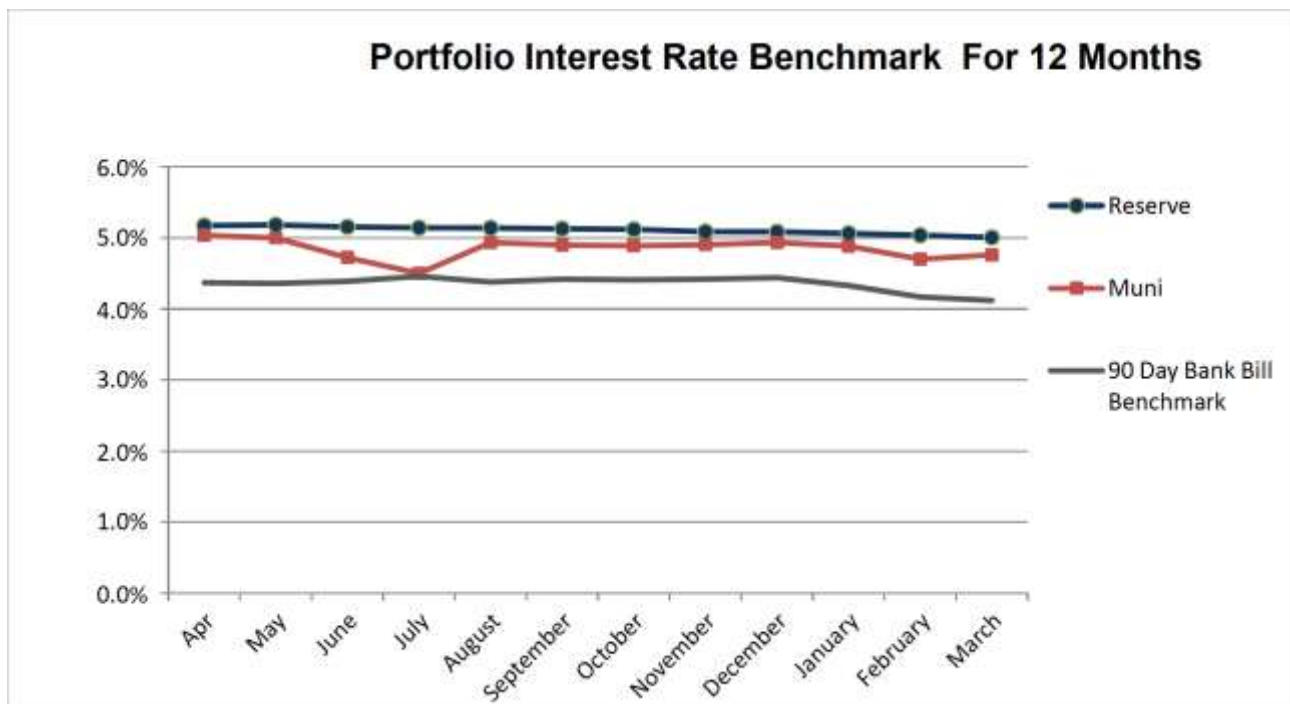
The *Local Government (Financial Management) Regulations 1996* (regulation 19C) allows local governments to deposit funds for a fixed term of three years or less. Deposits of greater than one year may, depending on the shape of the yield curve, enable the City to achieve better investment returns.

Council Policy CP-009 – Investment of Funds provides guidelines with respect to the investment of City of Melville (the City) funds by defining levels of risk considered prudent for public monies. Liquidity requirements are determined to ensure the funds are available as and when required and take account of appropriate benchmarks for rates of return commensurate with the low levels of risk and liquidity requirements. The types of investments that the City has the power to invest in is limited by prescriptive legislative provisions governed by the *Local Government Act 1995*, *Local Government (Financial Management) Regulations 1996* and Part III of the *Trustees Act 1962*.

FINANCIAL IMPLICATIONS

For the period ending 31 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.

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:	<ol style="list-style-type: none"> Payment Details March 2025 ↓ Card Payment Details March 2025 ↓

COUNCIL’S ROLE

Information: For the Council / Committee to note.

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

OFFICER RECOMMENDATION

That the Council notes the Schedule of Accounts paid for the period 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).

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.

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:

SCHEDULE OF PAYMENTS MADE		
MARCH 2025		
<i>Payments made under Delegated Authority DA-035</i>		
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		
<i>Interfund Transfers</i>		
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
<i>New Municipal Investments</i>		
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.

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.

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 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.
--

OFFICER RECOMMENDATION

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).**

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.

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.

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 subregulation (2), are to be —

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
- (b) recorded in the minutes of the meeting at which it is presented.

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

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

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

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

FINANCIAL IMPLICATIONS

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.

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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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.

OFFICER RECOMMENDATION

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.**

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.

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.

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 942m². 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.

CONSIDERATION

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

Urban Planning

Zoning


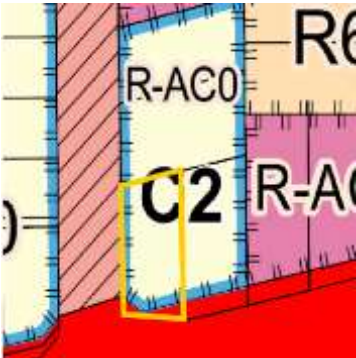
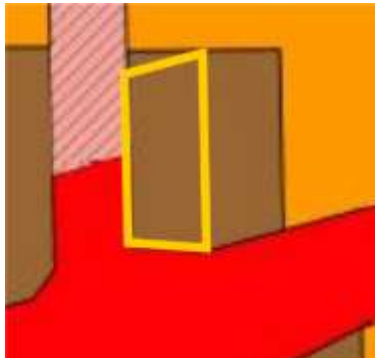
Region Scheme	Local Planning Scheme	Structure Plan
Metropolitan Region Scheme (MRS) <ul style="list-style-type: none"> • Urban • Primary Regional Roads 	City of Melville Local Planning Scheme No. 6 (LPS6) <ul style="list-style-type: none"> • Centre • C2 – District Centre • R-AC0 	Melville District Activity Centre Plan (MDACP) <ul style="list-style-type: none"> • 5 Storey Maximum
		

Table 2: Zoning of 410 Canning Highway, Attadale

Approximately 86m² 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 856m² (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 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 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*.

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.

Land Asset Management Plan at a Glance



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	<ul style="list-style-type: none"> • 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.

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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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

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.

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)

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 4,921m². 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			4,921m²	



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.

The Investigation considers the following:


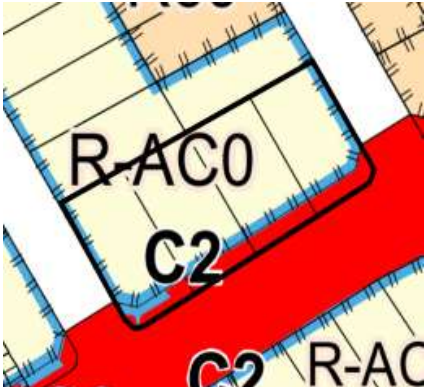
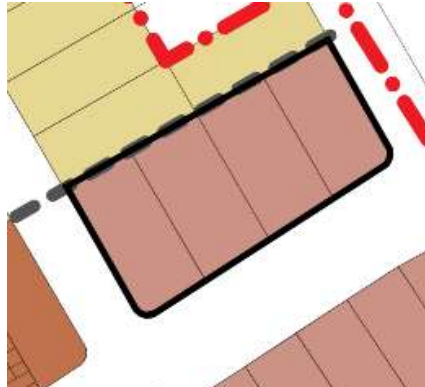
- Council's strategic and policy framework;
- Analysis of various site and contextual matters that will have implications on the site's commercial potential, including urban planning, site condition, existing vegetation, utilities, vehicle access, market conditions, adjoining development and amenity;
- 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) <ul style="list-style-type: none"> • Urban • Primary Regional Roads 	City of Melville Local Planning Scheme No. 6 (LPS6) <ul style="list-style-type: none"> • Centre • C2 – District Centre • R-AC0 	Riseley Activity Centre Structure Plan (RACSP) <ul style="list-style-type: none"> • Precinct 2: Canning Corridor • 5 Storey Maximum
		

Approximately 680m² 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 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-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 4,240m² (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 2,100m² 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.

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 be 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.

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.

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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.

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- 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, 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.

C25/271 2025-2026 Rating Strategy

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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 <i>Local Government Act 1995</i>, this report seeks endorsement to advertise a rate increase of 4.5% for the 2025-2026 financial year and impose rates on differential basis.
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OFFICER RECOMMENDATION

That the Council endorse:

- 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

- 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

- 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.

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.

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.

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.

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.

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.*

(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.

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 request.

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.

<p>SUMMARY</p> <ul style="list-style-type: none"> 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.
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OFFICER RECOMMENDATION

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.

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:

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

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 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 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.

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 deputies 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.

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.

Community Development

Nil

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • Request for removal of a street tree on the verge of 21 Ferguson Street, Alfred Cove. • The tree species is a <i>Lophostemon confertus</i> 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 <i>Lophostemon confertus</i> (Queensland Box) tree at 21 Ferguson Street, Alfred Cove be retained.

OFFICER RECOMMENDATION

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.**

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.

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

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
<p>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.</p> <p>Inconsistent with other Council Policies and strategies to protect and enhance the City’s green spaces.</p>	<p>Major consequences which are possible, resulting in a High level of risk</p>	<p>During the decision-making process ensure the Council is aware and consider the following endorsed Council Policies and Strategy documents.</p> <ul style="list-style-type: none"> - 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.*

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.

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?

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.

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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.

OFFICER RECOMMENDATION

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.**

PURPOSE

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

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).

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.

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.

- 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.

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.

Planning

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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) 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

<p>contribution to high quality residential development or the residential amenity of the City of Melville.</p> <ul style="list-style-type: none"> - 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

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.**

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.

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).

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	<p>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.</p> <p>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.</p>
5.1.3 Lot boundary setbacks (boundary walls)	<p>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;</p> <ul style="list-style-type: none"> ○ Boundary walls allowed to be built up to 3m in height and 9m in length in areas afforded a density code below R20; and ○ 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. <p>LPP3.1 also designates screening structures more than 1.8m above natural ground level in height as boundary walls.</p>
5.2.1 Setbacks of garages and carports	<p>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</p>

	<p>carports from a secondary street, with the following requirements;</p> <ul style="list-style-type: none"> ○ Garages set back 3.0m from a secondary street; and ○ 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 <i>Garage width</i>	<p>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.</p> <p>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.</p>
5.2.4 <i>Street walls and fences</i>	<p>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.</p>
5.2.5 <i>Sight lines</i>	<p>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;</p> <ul style="list-style-type: none"> ○ One pier to a maximum width of 0.35m located within the truncation area. ○ 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 <i>Outbuildings</i>	<p>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.</p>

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.		

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
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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.

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 be 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.

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 LPP3.1 are 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
<i>5.1.2 Street setbacks</i>	To be removed and default to the DTC of the R-Codes.
<i>5.1.3 Lot boundary setbacks (boundary walls)</i>	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.
<i>5.2.1 Setbacks of garages and carports</i>	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.
<i>5.2.2 Garage width</i>	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.
<i>5.2.4 Street walls and</i>	Clause 3 of LPP3.1 are recommended to be modified as follows;

<p>fences</p>	<ul style="list-style-type: none"> - 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 <i>“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 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.”</i> <p>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.</p>
<p>5.2.5 Sight lines</p>	<p>Clause 5 to be modified to permit:</p> <p><i>“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”.</i></p> <p>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.</p> <p>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).</p>
<p>5.4.3 Outbuildings</p>	<p>Recommended to be maintained, without changes.</p>
<p>New R-Code modifications recommended to be included within LPP3.1</p>	
<p>R-Code Provision</p>	<p>Summary of proposed modifications to current LPP3.1</p>
<p>5.1.6 Building Height</p>	<p>Recommended 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;</p> <p><i>“C7 – Where there is a variation in ground level over a development footprint greater than one metre, the specific height requirements contained in Table 3 of the R-Codes (Part B) are modified to include the following;</i></p> <ul style="list-style-type: none"> a) <i>the site survey plan provided is to use levels in Australian High Datum (AHD); and</i> b) <i>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</i> c) <i>the development is designed to address the topography of the lot with higher portions of building located on the lower level of the lot</i>

	<p style="text-align: center;"><i>so that the maximum height above AHD meets the DTC requirement within Table 3”.</i></p> <p>No other modifications to the DTC of R-Code Clause 5.1.6 are proposed to be incorporated into LPP3.1.</p> <p>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.</p>
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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 reworded 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.

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 interpreted 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.

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:
 - o Local Housing objectives;
 - o Deemed to comply; and
 - o Design principles; and
- Reformatted policy requirements section to ensure consistency with LPP 1.6 convention to replace R-Codes provisions for greater clarity.

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:	<ol style="list-style-type: none"> 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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.
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OFFICER RECOMMENDATION

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.

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.

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.

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.

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:	<ol style="list-style-type: none"> 1. Previous Report Minutes from 18 June 2024 Ordinary Meeting of Council ↓ 2. Summary of Submissions ↓ 3. Minutes from 26 February 2025 Statutory Planning Committee 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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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 <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. • 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
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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.

OFFICER RECOMMENDATION

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.

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.

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.

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.

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.

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.

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.

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.

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".

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.

<p>SUMMARY</p> <ul style="list-style-type: none"> • 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 <i>Local Government (Development Assessment Panels) Regulations 2025</i> 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 <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. • 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 <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.

OFFICER RECOMMENDATION

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*.**

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.

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.

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 applicable), 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.

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.

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.

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.

15 MOTIONS WITH PREVIOUS NOTICE

Nil.

16 MOTIONS WITHOUT PREVIOUS NOTICE (approval by absolute majority)

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

RECOMMENDATION

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.

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

19 CLOSURE



**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**

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 HAMPPEL 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 SUBSIDIARY 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

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

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

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

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

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

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

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 ASCENSION PROPERTIES PTY LTD T/AS			\$ 1,133.00
.9337	Traffic facilities	14/03/2025	E127810	\$ 1,133.00

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

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	DATAKOM 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

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.8141	DETAIL MARKETING COMMUNICATIONS PTY LTD			\$ 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

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

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

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

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

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

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

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

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	Laundry 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

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



