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, 8 December 2026 commencing at 6:30pm.

Gail Bowman
Chief Executive Officer

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

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.

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Vision

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

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

Our Approach

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







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

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Making A Deputation

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

Information on making a deputation is available on the City's website. Request to make a Deputation.

Public Question Time

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

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

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

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

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

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

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

Quasi-Judicial *When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

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1 OFFICIAL OPENING

2 ATTENDANCE AND APOLOGIES

In Attendance

Councillors	Ward

Officers

Apologies

On Approved Leave of Absence

Cr C Ross	Applecross - Mount Pleasant Ward

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3 DECLARATIONS BY MEMBERS

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

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)

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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 M Drake, Booragoon

This question was taken on notice at the Ordinary Meeting of Council held on 17 November 2026 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Question 1:

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

Response 1:

We understand the question to be referring to the padel sub-lease arrangement. It may be helpful to clarify that the padel sub-lease and the future management model for the broader facility are two separate matters.

The Bowling Club commenced discussions with Future Padel well before the current Needs Analysis and Feasibility Study. As this was led by the Club with the intent to provide a broader community physical activity opportunity, while allowing a further income stream that contributes to the ongoing financial sustainability of the Club, a sub-lease arrangement was considered the most appropriate. This is consistent with the City's objective of supporting sustainable sporting and community groups.

The possible management options of leasing, operating or hybrid will be investigated for the proposed facility in the upcoming Feasibility Study and do not apply to current management arrangements. Assessing those arrangements is specifically part of the next Feasibility Study, which will consider the various operating and income streams and inform a future recommendation to Council.

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7 AWARDS AND PRESENTATIONS

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 17 November 2026

That the minutes of the Ordinary Council Meeting held on 17 November 2026 be confirmed as a true and accurate record.

9.2 Agenda Briefing Forum – 1 December 2026

That the notes of the Agenda Briefing Forum to be held on 1 December 2026 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

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12 PETITIONS

12.1 Receipt of Petition - Harmony Park Upgrades

On Wednesday, 18 November 2026, the City of Melville (the City) received a petition from Mr D Buckley of Willagee signed by 34 residents of the City. The petition reads as follows:

> *"We, the undersigned, all being electors of the City of Melville, respectfully request that the Council:*
>
> *provides further refurbishment and upgrades or changes to Harmony Park, beyond the currently planned new play equipment, to promote park activation and achieve outcomes that may result in better community safety. This request is made to address long standing and ongoing anti-social behaviour problems that the local residents have been experiencing at the park and surrounding area. Residents are concerned that the configuration, secluded spaces, through pathways and lack of lighting or visibility enable criminal and anti- social behaviour, drug use, and illegal motorised cycle through traffic. Further upgrades or changes could include re configuration of the park layout, including re location of the play equipment, additional infrastructure that may attract young families, or planning changes that may result in better safety outcomes to reduce low visibility areas and park entry/exit points."*

OFFICER RECOMMENDATION

That the Council acknowledge the petition and prepare a report on the matters raised by March 2027 Ordinary Meeting of Council.

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13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

Nil.

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14.2 Reports of the Chief Executive Officer

Management Services

M26/112 Proposed Council Meeting Schedule for 2027

File Number:	
Responsible Officer:	Director Legal, Governance & Risk
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. DRAFT Meeting Schedule 2027 ⇩

COUNCIL'S ROLE

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

SUMMARY

- The Council is required to determine and advertise the meeting dates for Ordinary Meetings of the Council each year.
- The Council holds Elected Member Engagement Sessions, Agenda Briefing Forums and Ordinary Meetings of Council in a set cycle each month. This report recommends the continuation of this cycle commencing February 2027.
- This report also considers indicative 2027 meeting dates for the Audit, Risk and Improvement Committee, Policy & Legislation Working Group and the CEO Performance Review Panels.
- A draft Schedule of Meeting Dates for 2027 is attached for the information of the Council.

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OFFICER RECOMMENDATION

That the Council:

1. **Approves the Ordinary Meetings of Council to be held on the third Tuesday of each month, commencing February 2027, except for October 2027 and December 2027 where the meeting will be brought forward to the second Tuesday of the month.**
2. **Approves the Agenda Briefing Forums to be held on the second Tuesday of each month, commencing February 2027, except for December 2027 where the meeting will be brought forward to the first Tuesday of the month.**
3. **Notes that the Council will go into recess during January 2027 and that neither an Ordinary Meeting of Council nor Agenda Briefing Forum will be scheduled during that month.**
4. **Approves Elected Members Engagement Sessions to be held, as required, on any Tuesday evening that is not required for an Ordinary Council Meeting, Special Council Meeting or Agenda Briefing Forum.**
5. **Notes the indicative meeting dates, subject to changes as required, for the Audit, Risk and Improvement Committee, Policy & Legislation Working Group and the CEO Performance Review Panels for 2027.**
6. **Requests that the Chief Executive Officer make the Schedule of Council Meetings available to the public by publishing it on the City of Melville website.**

PURPOSE

The current monthly Council Meeting Cycle has been in place for several years. It is proposed that this cycle be retained for 2027 to ensure consistency and provide stable, predictable dates for Ordinary Council Meetings and Agenda Briefing Forums

Additionally, this report also considers indicative 2027 meeting dates for the Audit, Risk and Improvement Committee, Policy & Legislation Working Group and the CEO Performance Review Panels.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.4	Strengthen active citizen engagement, participation, and access to information.
	5.1	Provide transparent and accountable good governance.

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BACKGROUND

In 2021 the Council resolved to amend its meeting cycle as follows for each month:

- Second Tuesday – Agenda Briefing Forum
- Third Tuesday – Ordinary Council Meeting
- Every Other Tuesday (as required) – Elected Member Engagement Session

The continuation of this meeting cycle has since been endorsed by the Council each year. The proposed 2027 meeting cycle draft, attached to this report continues this cycle.

CONSIDERATION

The proposed meeting cycle calendar for 2027 provides for a January Recess and does not schedule formal meetings during this time, it should be noted that a Special Meeting of the Council may be called in January 2027 if there are any matters requiring a timely decision of the Council.

As has been the practice in recent years, the meeting dates for December 2027 have been brought forward to allow completion of the meeting cycle on the second Tuesday of December. This allows for the completion of Council business prior to the festive break.

It is also noted that 2027 is a Local Government Ordinary Election year, with Election Day tentatively set as Saturday 16 October 2027. It is recommended that the October 2027 Agenda Briefing Forum and Ordinary Meeting of Council each be scheduled one week earlier ensure all business of the Council is concluded prior to the election.

Special Meetings of Council may be called through 2027 on an as-needed basis in accordance with s5.4 of the *Local Government Act 1995*, it is noted that a Special Meeting may be required:

- Following the October 2027 Election to swear in the new Elected Members;
- For Budget and Council Plan consideration in late June 2027;
- On the third Tuesday in December 2027, with this date being held for any urgent matters that may require consideration prior to the end of the year.

In late 2024 the City revised its committee structure and operations as part of a staged approached to implementing anticipated changes as a result of Local Government Reform and changes to the Local Government Act and Regulations. On 1 January 2026, a range of changes to Committees came into effect.

Following a review of the City's committees against the new legislative requirements, the City resolved to disband the previous Conduct Committee, Policy and Legislation Committee and Governance Committee. In its place, the City has established:

- Audit, Risk and Improvement Committee
- CEO Review Panel
- Policy & Legislation Working Group

This report includes indicative dates for these meetings, which may be subject to change as required.

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ENGAGEMENT

There is no engagement with the community required to set the of the 2027 Council meeting schedule. However, there are a number of meetings which are generally open to members of the public to attend. Those are:

- Agenda Briefing Forums
- Ordinary and Special Meetings of Council
- Audit, Risk and Improvement Committees

The attached schedule indicates which meetings are generally open to the public.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

The City is legislatively required to publish the date, time and place of Ordinary Meetings of the Council that will be open to the public, before the beginning of the year in which they will be held.

FINANCIAL IMPLICATIONS

The costs associated with the holding of Elected Member Engagement Session, Agenda Briefing Forums, Ordinary and Special Meetings of Council and Committee meetings are adopted each year as part of the annual budget process. Costs associated with the operation these meetings can be accommodated in the adopted 2026 – 2027 budget.

CONSEQUENCE

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996* the Council is required to consider and publish its Council meeting dates.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

M26/113 Common Seal December 2026

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

This report details the documents to which the City of Melville Common Seal has been applied for the period from 24 September 2026 up to and including 11 November 2026 for the Council's noting. This is a standing report to the Council.

OFFICER RECOMMENDATION

That the Council notes the actions of the Mayor and the Chief Executive Officer in executing the documents listed under the Common Seal of the City of Melville from 24 September 2026 up to and including 11 November 2026 for the Council's noting.

PURPOSE

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

The following documents were affixed with common seal during the period 24 September 2026 up to and including 11 November 2026.

Register Reference	Parties	Description	ECM Reference
CS2278	City of Melville & Georgios Tsitiridis and Maria Gerou	Deed of Restrictive Covenant – 16 Bass Road Bull Creek. Lot 1 Development limited to a single bedroom dwelling - DA 2026 951	7531990
CS2279	City of Melville & West Australian Planning Commission	Resolution to prepare amendment to local planning scheme Local Planning Scheme No. 6 Amendment No. 18 For submission of scheme amendment to WAPC for review and approval to advertise	7541264

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STRATEGIC ALIGNMENT

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

LEGISLATIVE AND POLICY ALIGNMENT

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

CONSEQUENCE

This is a standard report for the Elected Members that details the documents to which the City of Melville Common Seal has been applied for the period from 24 September 2026 up to and including 11 November 2026 for the Council's noting.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

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Corporate Services

C26/447 Draft Lease and Licence Policy

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Draft Lease and Licence Policy ⇩ 2. DA-007 Leasing/Licensing of Property (Amended) ⇩

COUNCIL'S ROLE

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

SUMMARY

- This report presents the Draft Lease and Licence Policy for consideration, which applies to both Community & Commercial leases or licences.
- Council is requested to consider the Draft Lease and Licence Policy to provide a fair, consistent and transparent framework for the occupation and use of land and buildings owned and managed by the City. The policy applies to community, sporting and commercial tenants, including agreements involving subleases.
- The Policy is intended to support a consistent approach to future lease and licence arrangements while ensuring alignment with the City's broader strategic property management objectives.
- The officer recommendation seeks Council endorsement of the draft Policy for public advertising. The outcomes of the consultation, together with the proposed final Policy, will be presented to a future Council meeting for consideration and adoption.
- A minor amendment to DA-007 – Leasing / Licensing of Property will clarify how the existing delegation applies to subleases and sublicences.

OFFICER RECOMMENDATION

That the Council:

1. **Endorses the Draft Lease and Licence Policy, as set out in Attachment 1, for public advertising.**
2. **Requests the Chief Executive Officer to undertake public advertising on the draft Policy, report the outcomes to Council and present the proposed final Policy for consideration and adoption.**
3. **By Absolute Majority Decision, endorses the amendments to DA-007 Leasing / Licensing of Property as outlined in this report and Attachment 2.**

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PURPOSE

To present the Draft Lease and Licence Policy for Council consideration. The policy establishes a consistent framework for assessing and managing leases, licences and other occupancy arrangements that enable tenants to deliver activities and services that benefit the community and support the City's Council Plan for the Future 2024-2034.

STRATEGIC ALIGNMENT

Outcome	4	Economic prosperity and vibrant resilient communities and businesses.
	5	Leadership and good governance for the benefit of the whole community.
Objective	4	Vibrant and Prosperous
	4.3	Attract investment in strategic locations.
	4.4	Support local business growth and resilience.

BACKGROUND

At its Ordinary Meeting of Council held on 16 November 2021, the Council resolved under point four to:

> ***"Directs the Chief Executive Officer to develop a community leasing and licensing policy to establish a fair and equitable basis on which community groups, associations and sporting and recreation club leases and licenses are prepared and approved by the Chief Executive Officer under a modified delegated authority.***

The City currently has 149 lease and licence agreements over land and buildings that it manages. Tenant types include commercial, government and not for profit groups, local community and sporting organisations.

A recent review of the City's agreements identified significant variation in existing leasing and licensing arrangements, highlighting the need for a clear policy framework to promote consistency, transparency and equity in how the City assesses its properties, establishes rents and other conditions, and manages its land and building assets.

The proposed Policy would establish a fair and consistent approach to these decisions and make the basis for them clear to tenants and the wider community. The Policy has been developed in line with the following principles:

Key Principle	Description
Leasing and License Arrangements	Establishes a framework for granting leases and licences, including the appropriate form of tenure based on the proposed use.
Permitted Use	Outlines expectations regarding the use of facilities and land, ensuring alignment with approved purposes and community outcomes.
Financial Considerations	Provides guidance on rental assessments, applicable concessions and financial obligations.
Subleasing	Establishes requirements for subleasing, shared occupancy including relevant approvals.
Management & Responsibilities	Clarifies the respective responsibilities of the City and occupants regarding maintenance, compliance and ongoing management.

CONSIDERATION

The proposed policy was informed by a review of leasing and licensing practices in other local governments. Most apply a consistent approach to commercial tenancies, setting rent at market value, while approaches to community, sporting and not for profit tenancies are different across the sector.

In developing the proposed approach for non-commercial tenancies, the City considered the following factors:

- The tenant organisation's nature and purpose.
- The tenant's ability to contribute to occupancy costs, based on turnover, grants, sponsorship, membership fees and size, other revenue sources and capacity for cost recovery.
- The size and type of the facility.
- The activities conducted at the facility.
- The community benefit delivered by the tenant's activities and services.

The proposed Policy establishes three broad tenant categories to guide the setting of rent and other occupancy terms:

Category	Group	Description
Category 1	**Community and Sporting**	Not-for-profit organisations providing recreational, social, cultural, educational or similar activities for the benefit of the Melville community, whose members receive no pecuniary profit.
Category 2	**Government / Larger NFP / Charitable**	Larger entities including government agencies, registered charities, sporting bodies and incorporated not-for-profit organisations with greater financial capacity.
Category 3	**Commercial**	Any individual, business or entity operating on a for-profit basis, including sole traders, partnerships and companies.

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Fees and Charges

Fees and charges for leases and licences are determined by the tenant classification assigned at the commencement of the agreement. The following framework applies:

Tenant Classification	Fee Basis	Review Mechanism
Community & Sporting Groups	Annual flat fee (Administration Fee) (inclusive of agreed outgoings), set in the Schedule of Fees and Charges adopted by Council each financial year	Increased annually from 1 July via All Groups CPI Perth (ABS) quarter preceding the City of Melville budget preparation quarter.
Government, Larger NFP, Charitable	Fee set by negotiation, informed by independent market rental valuation	Any concession to the market rate will be subject to consideration and approval in accordance with the City's applicable policies and delegations.
Commercial	Fee set at market rate, determined by independent valuation on commercially negotiated terms	Subject to standard commercial review mechanisms as set out in the agreement

All fees are to be reviewed at the expiry of the initial term, or earlier where expressly provided for in the agreement.

Council Rates and Statutory Charges

The City's current leasing and licensing arrangements apply inconsistent approaches to the recovery of property outgoings, with some tenants and licensees responsible for Council rates, service charges, utilities and other statutory outgoings, while others are not.

The proposed Policy will establish a clear and consistent framework for the allocation and recovery of these costs in all future leases and licences, supporting equitable, transparent and financially responsible management of the City's property portfolio.

Commercial Leasing Arrangements

The City may negotiate commercial lease and licence arrangements on terms that best reflect market conditions, the nature of the premises, the commercial opportunity and the City's strategic objectives.

Commercial agreements may incorporate one or more forms of financial consideration, including rent, licence fees, turnover-based payments, outgoings recovery, capital contributions or other commercial terms.

The commercial structure of each agreement will be determined on its individual merits and is not required to follow a standard rental methodology.

The proposed Lease and Licence Policy establishes a consistent and transparent framework for managing revenue generated through commercial subleasing and sublicensing arrangements involving City owned or managed land and facilities.

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Across the local government sector, there has been increasing interest in commercial partnerships between community sporting organisations and private operators, particularly involving the establishment of padel tennis facilities. Such arrangements provide opportunities for sporting clubs to diversify revenue streams, improve financial sustainability and maximise the utilisation of existing assets.

A review of comparable arrangements at sporting facilities, including within the City, identified the following examples of commercial sublease income:

Sporting club	Commercial operator	Courts and facilities	Reported rent and terms
Reabold Tennis Club	Play Padel	3 courts, a pro shop and a small café or retail area. Approximately 1,360 m²	First 6 months rent-free, then $15,000 for the first year, rising to $22,500 per annum with annual CPI increases. Both amounts exclude GST.
Dalkeith Nedlands Bowling Club	West Coast Padel	3 courts. Approximately 1,600 m²	First 6 months rent-free, then $12,000 for the first year and $24,000 per annum thereafter.
Melville Palmyra Tennis Club	Padel West	2 Courts plus additional 2 courts for construction	$43,400 per annum in additional club income once the additional 2 courts are constructed
Bedford Bowling Club	Outback Padel	3 courts in Stage 1, with a fourth proposed in Stage 2. The Town reports an area of approximately 1,421 m²	Proposed rent of $60,000 per annum, rising to $90,000 per annum once court utilisation reaches 75%. City of Bayswater required 25% of the sublease rent to be paid to the City as a condition of approval.

Source: Town of Victoria Park, Ordinary Council Meeting Minutes, 18 November 2025, Item 13.2. Figures represent reported commercial income.

These examples demonstrate the potential financial benefits associated with commercial subleasing arrangements. However, it is acknowledged that not all community and sporting organisations are equally positioned to pursue such opportunities. The suitability of individual facilities will depend on several factors, including meeting the requirements of the Department of Planning, Lands and Heritage, land tenure, available space, existing utilisation, planning considerations, infrastructure capacity and compatibility with established community activities.

The proposed policy therefore recognises that commercial opportunities will vary across the City's property portfolio and does not seek to impose an expectation that all community and sporting organisations generate commercial income.

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There are generally no restrictions on use of lease of sublease revenue from City owned freehold land, subject to *Local Government Act 1995* provisions. Some appropriate revenue generation is permitted on Crown reserve land, provided that the Local Government will apply the proceeds to the maintenance of the reserve or other reserves managed by the Local Government within the district.

Where commercial subleasing or sublicensing is considered appropriate, the proposed Policy provides for the City to receive up to 50% of the income generated, helping to offset the costs of providing, maintaining and managing these facilities and providing a more equitable balance between the financial benefit retained by tenants and the broader ratepayer investment in City-owned facilities.

The proposed up to 50% payment from commercial arrangements would not apply to short-term hire, casual use and temporary booking arrangements.

This approach recognises both commercial and community value associated with the use of publicly owned or managed land, while enabling community and sporting organisations to retain a proportion of the revenue generated to support their ongoing operations.

The proposed revenue sharing mechanism seeks to achieve an appropriate balance between supporting the financial sustainability of community organisations, ensuring equitable treatment across the City's property portfolio and securing a reasonable financial return to the broader community.

The proposed policy will not be applied retrospectively and would apply to new leases or licences.

The proposed arrangements will be subject to further stakeholder engagement, with consideration given to existing contractual obligations, the nature of commercial activities, capital investment requirements and the circumstances of individual tenants.

ENGAGEMENT

Subject to endorsement for public advertising, an engagement and communications plan will be developed to guide the consultation process. This will include a minimum 21 day public advertising period, supported by a suite of advertising and promotional activities to raise awareness, encourage participation and provide opportunities for community and stakeholder feedback.

The process will seek to ensure that tenants understand the proposed changes, including tenant classifications, rental methodologies, fees and charges, commercial subleasing and sublicensing arrangements, and associated responsibilities.

Feedback received through the engagement process will be reviewed and considered in refining the proposed policy, with the outcomes of consultation and any recommended amendments presented to council for consideration prior to final adoption.

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SUSTAINABILITY IMPLICATIONS

The draft policy is a framework and its anticipated sustainability implications are:

Dimension	Anticipated Implication
Social	The policy supports community benefit and accessibility by aligning the level of City support with the benefit delivered, and by encouraging shared use and co-location so that more community members can access City facilities.
Environmental	Maximising the utilisation of existing City facilities, and considering shared use or co-location for underutilised facilities, makes better use of existing built assets.
Economic	The Policy supports commercial prudence, with market-based fees for commercial tenants and transparent fee arrangements for all tenant categories.

LEGISLATIVE AND POLICY ALIGNMENT

DA-007 Leasing / Licensing of Property

The City has previously granted consent to subleases and sublicences and signed the associated documentation under the general leasing and licensing provisions of DA-007 – Leasing / Licensing of Property. A minor amendment will expressly reference subleases and sublicences in DA-007 to clarify that both the granting of consent and the signing of the associated documentation are covered by the existing delegation.

In considering the draft policy, the following legislation, policies and strategies are relevant:*Local Government Act 1995* (section 3.58 sets out requirements for the disposal of property including by way of lease or licence)

- *Local Government (Functions and General) Regulations 1996*.
- Council Plan for the Future 2024-2034
- Alternative Revenue Plan
- Land Optimisation Strategy
- Council Policy CP-005 Strategic Land Management
- DA-007 Leasing / Licensing of Property

FINANCIAL IMPLICATIONS

The proposed community engagement process is expected to involve minimal additional cost, primarily comprising staff time to coordinate and assess submissions and the cost of required public notices.

The draft Policy is expected to improve the City's financial return from its lease and licence portfolio over time by applying a more consistent approach to rent, licence fees, property outgoings and other charges as new agreements are entered into or existing agreements are renewed or varied.

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CONSEQUENCE

If Council does not endorse the draft Policy for stakeholder engagement, the City will continue to not have a formal policy framework for assessing and managing leases, licences and other occupancy arrangements in a consistent manner.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

C26/448 Schedule of Accounts Paid - October 2026

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Payments Details - October 2026 ⇩ 2. Card Payments Details - October 2026 ⇩

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

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

OFFICER RECOMMENDATION

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

PURPOSE

The Schedule of Payments for the month totals $25,345,622. 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.

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.

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A total of $19,405,997 direct creditor payments were paid during the month, of which, 9% of payments were paid to suppliers located within the City of Melville and 6% to suppliers within the South West Metropolitan Region, compared to 6% and 11% of total of $7,282,188 direct creditor payments made over September 2026 respectively.

The biggest payment of $8,626,782.99 made during the month was the August and September 2026 Monthly ESL to '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 October including Payment Electronic Funds Transfers batches: 1048-1053, Trust Payments, Card Payments and Payroll.

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

SCHEDULE OF PAYMENTS MADE Oct-26 *Payments made under Delegated Authority DA-035*		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Electronic Funds Transfers	EFT Payment Register No. 1048,1050,1051 and 1053	$19,095,890.93
	EFT Payment on Restricted Funds Register No. 1049,1052 and 173	$116,244.23
	Less Cancelled EFTs	($2,597.35)
		$19,209,537.81
Direct Debits	Bank Fees	$38,113.40
	Ampol Fuel	$151,884.05
Direct Payments		$6,462.10
	Total Direct Creditor Payments	***$19,405,997.36***
Payroll	Total Pay 8 and 9	*$5,854,339.12*
	Total Payroll	***$5,854,339.12***
Cards		
	Westpac Purchase Cards	*$85,286.03*
	Total Card Payments	**$85,286.03**
	Total Direct Creditor Payments from Municipal Account	***$25,345,622.51***

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Schedule of Payments Made continued.

INTERFUND & INVESTMENT TRANSACTIONS			
Interfund Transfers			
Municipal			($17,828,834.08)
Reserve			$17,828,834.08
		Total Interfund Transfers	**$0.00**
New Municipal Investments			
BOQ	5/10/2026		$7,000,000.00
Bendigo	20/10/2026		$1,500,000.00
Bendigo	20/10/2026		$1,500,000.00
Westpac	26/10/2026		$3,000,000.00
Bendigo	26/10/2026		$3,000,000.00
Bendigo	28/10/2026		$2,500,000.00
		Total New Investments	**$18,500,000.00**
		Grand Total	**$43,845,622.51**

Details of the payments are shown in attachment 1.

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

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

The list of payments made using purchase cards during September 2026 and settled in October 2026 is provided as an attachment to this report.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

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LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

C26/449 Investment Statements - October 2026

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

This report presents the investment statements for the period ending 31 October 2026 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION

That the Council notes the Investment Report for the period ending 31 October 2026.

PURPOSE

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

The City reviewed the Investment Policy, and Council approved this change at its Ordinary Meeting held on 21 July 2026.

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 5.14% which exceeds the benchmark 12 months Bloomberg AUSBOND Bank Bill Index reference rate of 4.14%.

26.8% of the City's investment portfolio is invested in authorised deposit taking institutions that do not lend to industries engaged in the exploration for, or production of, fossil fuels. This compared to 19.80% in September 2026.

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

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STRATEGIC ALIGNMENT

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

BACKGROUND

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

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

CONSIDERATION

The following statement details the investments held by the City as at 31 October 2026.

CITY OF MELVILLE
STATEMENT OF INVESTMENTS
FOR THE PERIOD ENDING 31 OCTOBER 2026

SUMMARY BY FUND			
Municipal		$	89,490,990
Reserve		$	121,139,535
Citizen Relief		$	258,675
TOTAL		**$**	**210,889,200**
SUMMARY BY INVESTMENT TYPE			
11AM		$	14,335,564
60Days at Call		$	2,000,000
90Days at Call		$	16,600,000
Term Deposit		$	177,953,636
TOTAL		**$**	**210,889,200**
SUMMARY BY CREDIT RATING			
AAA Category	AAA		
AA Category (AA+ to AA-)	AA-	$	154,389,200
A Category (A+ to A-)	A+		
	A		
	A-	$	10,300,000
BBB+ Category	BBB+	$	46,200,000
TOTAL		**$**	**210,889,200**

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The City's total investments amount to $210.88m, mainly held in Municipal Funds $89.49m and Reserve Funds $121.13m which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds ($177.95 million) are invested in term deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts $14.33m this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11AM, and call deposits totalling $18.60m. These funds allow the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.
- The portfolio is considered low risk, with 73% of funds invested in AA-rated institutions, 7% in A-rated institutions and 20% in BBB+ rated institutions

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

Issuer	Rating Group	Face Value	% Total Value
Bank of Queensland Ltd	BBB+ to BBB-	42,400,000.00	20.11%
Bendigo & Adelaide Bank Ltd	A+ to A-	14,100,000.00	6.69%
National Australia Bank Ltd	A1+, AA+ to AA-	35,948,371.93	17.05%
Westpac Banking Corporation Ltd	A1+, AA+ to AA-	118,441,559.90	56.16%
Portfolio Total		210,889,931.83	100.00%

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

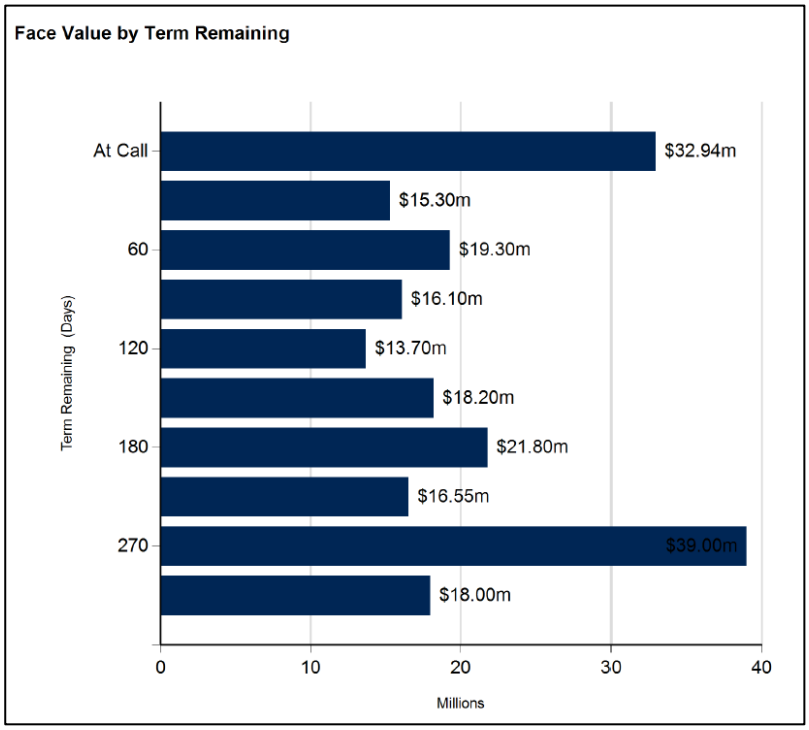
3. Portfolio Credit Framework Limits As At 31 October 2026

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	154,389,931.83	73.21%	100.00%	73.21%	26.79%	0.00%
Tier 2	14,100,000.00	6.69%	60.00%	11.15%	88.85%	0.00%
Tier 3	42,400,000.00	20.11%	35.00%	57.46%	42.54%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	210,889,931.83					

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

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The graph below summarises the maturity profile of the City's investments at market value as at 31 October 2026. The timing of fund requirements depends on the relevant City Fund or Reserve Account. The maturity profile shown in the table above meets the liquidity requirements of Council policy.



The above Investment Maturity Profile graph for October 2026 provides an overview of the City's investment portfolio, categorising term deposits based on their maturity periods. The maturity profile of the City's investments is aligned with Council's investment policy, cash flow requirements, and prevailing market conditions. Interest rate fluctuations will continue to influence the term of the reinvestment decisions to ensure optimal financial outcomes.

The City's current investment approach prioritises short-term liquidity to meet operational needs and unforeseen expenses rather than focusing on long-term yield opportunities. A substantial portion of funds ($15.3m) is available for immediate use, ensuring sufficient liquidity for day-to-day operations. This allows the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services. The estimated average cash outflow requirement of the City is between $13M to $16M per month.

The majority of the investment portfolio is concentrated in short- to medium-term maturities, with limited allocation beyond 270 and 365 days. There are no long-term investments beyond one year, as the City's investment strategy is designed to align with its annual revenue cycle, which is predominantly driven by rates revenue. The recent RBA decision to increase the official cash rate to 4.85% on 3 November 2026 has contributed to increased competitiveness of longer-term deposit rates, influencing this maturity profile.

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

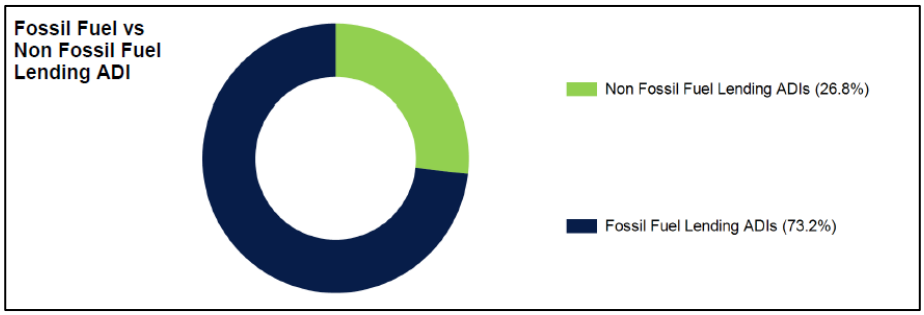
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"Green investments" are authorised investment products made in authorised institutions that respect the environment by not investing in fossil fuel industries.

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

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

The total investment in authorised institutions as of 31 October 2026 was $56.50m or 26.8% of total investment holdings being in non-fossil fuels institutions. compared to $41.00m (19.80%) in September 2026. The total investments holding for October and September were $210.88m, and $206.78m respectively.



Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Stattus	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	20.1%	42,400,000.00
Bendigo & Adelaide Bank Ltd	6.7%	14,100,000.00
	26.8%	56,500,000.00
Fossil Fuel Lending ADIs		
National Australia Bank Ltd	17.0%	35,948,371.93
Westpac Banking Corporation Ltd	56.2%	118,441,559.90
	73.2%	154,389,931.83
Total Portfolio		210,889,931.83

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

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

The City continues to engage in active discussions with financial institutions regarding the availability of ESG Tailored Deposit (ESGTD) products. Westpac has offered AUD Green Tailored Deposits and AUD Social Tailored Deposits, however, there is no suitable investment due to low interest rates offered for these products. Westpac has offered a Social Tailored Deposit with a minimum deposit size of $1 million and a minimum term of 1 year, extendable up to 5 years.

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

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

SUSTAINABILITY IMPLICATIONS

Strategic

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

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

Risk

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

Environmental

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

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation is relevant to this report:

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

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

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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 October 2026:

- Year-to-date investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate were $3.11 million against a year-to-date budget of $2.62 million, representing a favourable variance of $0.49m.
- The weighted average interest rate for Municipal and Trust Fund investments as of 31 October 2026 was 5.14% which compares favourably to the benchmark 12 months Bloomberg AUSBOND Bank Bill Index reference rate of 4.14%.
- The table below shows the 12-month return for the reporting period:

Trading Book		1 Month	3 Month	12 Month	Since Inception
City of Melville					
	Portfolio Return (1)	0.44%	1.30%	4.36%	2.67%
	Performance Index (2)	0.37%	1.11%	4.14%	2.41%
	Excess Performance (3)	0.07%	0.19%	0.22%	0.26%

Notes

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

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

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

C26/450 Statements of Financial Activity - October 2026

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Statement of Financial Activity October 2026 ⇩ 2. Statement of Comprehensive Income October 2026 ⇩ 3. Net Working Capital October 2026 ⇩ 4. Reconciliation Net Working Capital as of October 2026 ⇩ 5. Notes to Statement of Financial Activity October 2026 ⇩ 6. Statement of Financial Position October 2026 ⇩ 7. Summay Rate Debtors October 2026 ⇩ 8. Rates Collection Graph October 2026 ⇩ 9. 90 Days Debtor Summary October 2026 ⇩ 10. Budget Amendments October 2026 ⇩

COUNCIL'S ROLE

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

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 October 2026; and
- Presents the variances for the month of 31 October 2026 and recommends that they be noted by the Council.

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OFFICER RECOMMENDATION

That the Council:

1. **Notes the Rate Setting Statement and Statements of Financial Activity for the month ending 31 October 2026 as detailed in the following attachments:**
   - **Statement of Financial Activity October 2026 (Attachment 1); and**
   - **Statement of Comprehensive Income October 2026 (Attachment 2); and**
   - **Net Working Capital October 2026 (Attachment 3); and**
   - **Reconciliation Net Working Capital as of 31 October 2026 (Attachment 4); and**
   - **Notes to Statement of Financial Activity October 2026 (Attachment 5); and**
   - **Statement of Financial Position as of 31 October 2026 (Attachment 6); and**
   - **Summary Rate Debtors October 2026 (Attachment 7); and**
   - **Rates Collections Graph October 2026 (Attachment 8); and**
   - **General Debtors Aged 90 Days October 2026 (Attachment 9)**
2. **Approves, by Absolute Majority decision, the Proposed Budget Amendment as set out in Attachment 10.**

PURPOSE

The attached draft financial reports reflect a positive financial position of the City of Melville as at 31 October 2026.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	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 draft Statements of Financial Activity for the period ending 31 October 2026 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

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

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Overall Summary of the City's Financial Position

- The City's total investments amount to $210.88m, mainly held in Municipal Funds $89.49m and Reserve Funds $121.13m which are restricted to the defined purpose for which the reserve account was established.
- The total investment in authorised institutions as of 31 October 2026 was $56.50m or 26.8% of total investment holdings being in non-fossil fuels institutions. compared to $41.00m (19.80%) in September 2026. The total investments holding for October and September were $210.88m, and $206.78m respectively.
- Rates raised as at October were $123.69m compared to a year-to-date budget of $122.01m.
- The total outstanding debtors (including all rates and sundry debtors) are $53.74m as of 31 October 2026.

CONSIDERATION

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

1. Statement of Financial Activity

   Provides details on the various categories of income and expenditure.

2. Statement of Comprehensive Income

   Provides details on the Nature classifications.

3. Statement of Financial Position

   Provides details on the Financial Position.

Variances

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

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

Revenue

Rates raised as at October were $123.69m compared to a year-to-date budget of $122.01m.

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Rates Collection

SUMMARY OF RATE DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*	Actuals Current Month YTD
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*3%*	5,412,477
Debtors Raised	152,471,378	151,923,808	*547,570*	*0%*	144,246,960	*6%*	151,923,808
Payments Received	(105,130,162)	(88,476,141)	*(16,654,021)*	*19%*	(100,884,216)	*4%*	(88,476,141)
Closing Balance	52,753,693	68,860,144	*(16,106,451)*	*-23%*	48,635,868	*8%*	68,860,144

Total rate debtor collections for the month equalled $16.11m.

Sundry Debtor Movement

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

SUMMARY OF SUNDRY DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*	Actuals Current Month YTD
Opening Balance - 1 July	826,259	826,259	0	*0%*	428,089	*93%*	826,259
Invoices Raised	4,383,489	3,889,076	494,413	*13%*	2,480,012	*77%*	3,889,076
Receipts	(4,222,978)	(1,910,525)	(2,312,453)	*121%*	(2,232,451)	*89%*	(1,910,525)
Prepayments	3,608	7,646	(4,038)	*-53%*	36,101	*-90%*	7,646
Closing Balance	990,378	2,812,456	(1,822,077)	*-65%*	711,750	*39%*	2,812,456

Sundry debtor balances decreased by $1.82m over the course of October from $2.81m to $0.99m of which the total 90-day sundry debtors for the month are $0.26m, representing 26% of total sundry debtors.

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Corporate Climate Action Plan

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

Corporate Climate Action Plan Expenditure

Description	YTD Actuals 2026-2027	YTD Budget 2026-2027	Total Budget 2026-2027
CAPITAL			
Renewable Energy Projects (not funded)		-	265,000
Piney Lakes Eco Hub - Detailed Design and Refurbishment	5,000	-	150,000
Energy Efficiency & Decarbonisation - Improving Resilience & Efficiency in City Buildings		50,000	250,000
Renewable Energy Projects (Funded by CEUF)	18,063	254,375	1,123,874
	23,063	**304,375**	**1,788,874**
OPERATING			
CREST Funding Program 1.0 2025-2026	-	-	50,000
CREST Funding Program 2.0 2026-2027	-	-	50,000
Scope 3 Carbon Accounting	283	-	28,794
Offset Strategy Development	-	-	30,000
VRO Assessment and Resilience Planning	-	-	60,000
Feasibility of energy efficiency and decarbonisation projects	2,827	16,745	46,110
Sustainability & Climate Action Salaries	106,778	108,197	350,948
	109,888	124,942	**615,852**
Total	**132,951**	**429,317**	**2,404,726**

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

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

Money Expended in an Emergency and Unbudgeted Expenditure

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

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Budget Amendments

Variances greater than $100,000 processed in October 2026 are highlighted in the attachment.

Granting of concession or writing off debts owed to the City

Delegation DA-032 empowers the Chief Executive Officer (CEO) to grant concessions and write off monies owing to the City to a limit of $10,000 for any one item. The CEO has partially on-delegated this to all Directors in relation to granting concessions or writing off debts emanating from their directorate to a value of $5,000, as well as the Chief Financial Officer to a value of $1,000, Manager Healthy Melville to a value of $500 and Revenue Coordinator to a value of $50 for any one item.

Sundry Debtors

No sundry debts were written off for the month of October 2026. The amount written off by Council at its 17 November Ordinary Meeting is being processed during November and will appear in the November sundry debtors report.

Rate Debtors

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

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:

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

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

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

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

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

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

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

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

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

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

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

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

(a) according to nature and type classification; or

(b) by program; or

(c) by business unit.

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

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

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

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

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

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

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FINANCIAL IMPLICATIONS

Variances

Variances are detailed and explained in the attachment Notes to Statement of Financial Activity October 2026 (Attachment 5): Notes on Statement of Variances in excess of $100,000.

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

Community Development

CD26/78 Stakeholder Engagement External Audit Report (Late Covering Report)

This report is scheduled to be distributed to Elected Members and published on the City's website on Friday, 27 November 2026.

OFFICIAL

Environment and Infrastructure

E26/110 Community Consultation Results and Petition - Gunbower Jetty

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

COUNCIL'S ROLE

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

SUMMARY

- Gunbower Jetty was closed in early 2026 after independent inspections found that the structure was not safe for public use. Preliminary estimates indicate approximately $700,000 would be required for like-for-like replacement or reinstatement.
- Community consultation undertaken from 10 to 30 August 2026 received 355 responses. The results demonstrated strong community support for the repair and reopening of Gunbower Jetty, with 90% of respondents supporting this option. A further 8% supported permanent closure, while the remaining respondents did not provide a position.
- A petition submitted on 27 August 2026, signed by 343 City residents and 7 non-residents, requested that Council retain, repair and recommission the jetty or, if repair is not reasonably practicable, replace it with a structure preserving its existing public use and function.
- A direction is required as the jetty cannot remain temporarily closed indefinitely. The decision must balance public safety, community value, accessibility, available alternatives, capital cost and whole-of-life asset obligations.

OFFICER RECOMMENDATION

That the Council:

1. **Notes the outcomes of the community consultation and petition regarding the future of Gunbower Jetty; and**
2. **Includes $100,000 on the draft 2027/28 capital budget for the demolition of the existing jetty; and**
3. **Supports progressing the replacement of Gunbower Jetty, provided the City secures external funding for up to 50% of the total estimated cost.**
4. **Requests the Chief Executive Officer advise the lead petitioner accordingly.**

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PURPOSE

To present the outcomes of community consultation and the petition concerning the future of Gunbower Jetty, and to seek Council direction on the further work required to establish a safe, financially responsible and evidence-based long-term outcome for the asset.

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.
	5.4	Strengthen active citizen engagement, participation, and access to information.

BACKGROUND

Gunbower Jetty is located on The Esplanade in Mount Pleasant and has historically supported fishing, kayaking, river viewing and passive recreation. The City's asset register records the jetty as constructed in 1953.

Following inspections that identified continuing deterioration and structural safety concerns, the jetty was temporarily closed in early 2026. The City determined that closure was necessary to protect public safety while long-term options were assessed. The jetty cannot reasonably remain under temporary closure indefinitely without a clear future direction.

The City's preliminary assessment identified two principal options for consultation: repair and reopen the jetty, or permanently close and decommission it. A preliminary estimate of approximately $700,000 was identified for repair or like-for-like replacement.

Before presenting a final recommendation to Council, the City undertook community consultation from 10 to 30 August 2026. A petition supporting retention of the jetty was also submitted during the consultation period.

CONSIDERATION

Independent inspections found that the jetty was not safe for public use. Information prepared during the engagement process identified failing timber connection plates on concrete-encapsulated piles, together with corrosion protection and connection issues affecting structural integrity. The temporary closure should remain in place until the structure is made safe or another course of action is implemented.

A total of 355 people participated. Of respondents, 92% were City of Melville residents, 48.5% were Mount Pleasant residents, 66.8% lived within walking distance and 61% reported having used the jetty. Prior to closure, 18% reported daily use, 29% weekly use, 15.2% monthly use and 30.1% occasional use; 7.6% reported never having used it.

Ninety per cent supported repair and reopening, while 8% supported permanent closure. Feedback most commonly described the jetty as a place for river access, recreation, family memories, connection to nature and community wellbeing. Other respondents raised concerns about repair cost, competing priorities and nearby alternatives.

More than 70% reported no accessibility issues. Suggestions for a future repair or replacement included improved stairs and entrance, handrails, a ramp or more accessible pathway, wider areas, seating, lighting and improved visibility through management of overhanging vegetation. These suggestions have not been costed, and should be assessed as part of any further design work, noting the original estimate for the like for like replacement, does not include these elements.

On 27 August 2026, Ms N Johnson submitted a petition signed by 343 City residents and 7 non-residents. The petition requested that Council retain, repair and recommission the jetty or, if repair is not reasonably practicable, replace it with a structure that preserves its existing public use and function. The accompanying letter emphasised the jetty's local history, neighbourhood scale, river access, regular community use and the lasting community asset created through repair or replacement.

The consultation responses and petition are separate forms of input.

The consultation outcomes demonstrate strong community support for Gunbower Jetty to be repaired or replaced and reopened for public use. Subject to Council's decision, the City will seek external funding of up to 50% of the total estimated project cost and commence the required permit approvals and renewal planning processes during the 2027/28 financial year. The refurbishment would only proceed if this external funding is secured. This staged approach allows Council to acknowledge the consultation outcomes and petition, while ensuring any further action is progressed only following Council direction and once the final scope, cost, funding requirements, statutory approval pathway, accessibility opportunities and whole-of-life asset implications are confirmed.

ENGAGEMENT

Community consultation was undertaken through the City's Melville Talks platform from 10 to 30 August 2026, supported by on-site and nearby signage, direct communications, social media and other City channels.

- 355 people participated in the survey.
- 984 project webpage views were recorded.
- 349 direct emails and 180 direct letters were issued.
- Social media reach was approximately 11,000.

SUSTAINABILITY IMPLICATIONS

Repair, replacement and removal would each involve works within the river and foreshore environment that will require environmental and heritage approvals. The nature and extent of those impacts cannot be confirmed until a preferred option and scope are developed. Retention could support low-impact recreation and community access to the river, while removal would avoid future renewal of the structure but would permanently remove the local access point.

The engagement outcomes indicate that Gunbower Jetty holds social value for some members of the community, particularly in relation to recreation, wellbeing, family memories, neighbourhood identity and connection to the river environment. Permanent closure would result in the loss of this local amenity, although alternative public jetties are available nearby.

Repair or replacement requires significant capital investment and continuing lifecycle expenditure. Decommissioning may reduce future jetty maintenance and renewal liabilities but would not provide an ongoing community asset at this location.

LEGISLATIVE AND POLICY ALIGNMENT

The engagement and subsequent decision-making should have regard to the City of Melville Stakeholder Engagement Policy CP-002 and associated engagement framework, including transparent reporting of how community input has informed the decision.

Repair, replacement or removal will require valid permit from the Department of Biodiversity, Conservation and Attractions and Department of Planning, Lands and Heritage.

FINANCIAL IMPLICATIONS

The preliminary estimate for a like-for-like replacement is approximately $700,000. This estimate does not include potential enhancements identified through community consultation, including but not limited to lighting, an extended footprint, balustrading, improved steps or other infrastructure upgrades.

Information provided during engagement identified an indicative estimate of approximately $100,000 for removal only. Both figures require confirmation and should not be treated as final project budgets. With either of the options, it will be necessary to demolish the existing jetty. An independent review has indicated that repair of the existing jetty would not be practical and replacement would be necessary.

No confirmed funding source has been identified at this stage. External grant funding may be available to contribute towards the planning, renewal or replacement of the jetty, subject to the project meeting the relevant eligibility and assessment criteria. Any potential external funding should be investigated as part of the further financial and project planning work; however, Council should not assume that grant funding will be secured when determining the preferred pathway. Staff have applied for a grant through the Recreational Boating Facilities Scheme, although the outcome is unknown at the time of writing the report.

Based on a capital cost of $700,000 and an estimated life span of 50 years, the annual depreciation would be approximately $14,000 per annum. In addition, there would be annual inspections and minor repairs, combined with planned maintenance and renewal on a regular basis. It is estimated that these additional costs would be several thousand dollars per annum.

CONSEQUENCE

If Council does not adopt the Officer Recommendation and does not determine an alternative pathway, Gunbower Jetty will remain closed while the unsafe condition of the asset continues to be managed. This would prolong uncertainty regarding the jetty's future and delay resolution of the asset's long-term requirements.

Council may instead direct immediate planning for replacement and include the required funds in future budgets.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

E26/111 Attadale Scout Hall – Roof Replacement

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

COUNCIL'S ROLE

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

SUMMARY

- In May 2026, Council considered the future of the Attadale Scout Hall and requested further investigation into the cost and implications of renewing the roof before a final decision was made regarding the facility. At that time, officers advised that the investigation would determine the scope required, any National Construction Code implications and provide Council with a reliable cost before committing to the works.
- The subsequent feasibility investigation has confirmed that strengthening the existing roof trusses is not practicable and that formalising the temporary tie-down arrangement is not considered an appropriate permanent solution.
- The recommended minimum pathway to enable the building to return to use is replacement of the existing roof and supporting roof structure. The feasibility assessment also found the remainder of the building to be in generally fair condition and confirmed that the proposed works would not trigger other broader compliance upgrades.
- The concept project cost for the base scope is $237,250 excluding GST, including professional fees, design and construction contingencies and escalation.
- Council approval is sought to progress the roof replacement and provide funding of $237,250 excluding GST on the draft capital budget for 2027/28 to enable the project to proceed.

OFFICER RECOMMENDATION

That the Council:

1. **Endorses replacement of the existing roof and supporting roof structure at the Attadale Scout Hall as the minimum practicable scope required to provide a structurally compliant and weatherproof building and enable future reoccupation; and**
2. **Approves funding of $237,250 excluding GST in the draft 2027/28 capital budget for the Attadale Scout Hall roof replacement project.**

PURPOSE

The purpose of this report is to present the outcomes of the investigations undertaken following Council's consideration of the Attadale Scout Hall in May 2026 and seek approval and funding to progress the minimum works required to replace the existing roof and supporting roof structure, providing a safe and certifiable pathway for the building to return to use.

OFFICIAL

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.
	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
Objective	1	Healthy, Safe and Inclusive
	1.4	Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
	5	Good Governance and Leadership
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.
	5.5	Provide excellent customer experiences and ease of access.
	3	Sustainable and Connected Development
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.

BACKGROUND

The Attadale Scout Hall at Marguerite Smith Reserve has been subject to ongoing structural concerns associated primarily with the condition and structural adequacy of its roof. Previous investigations identified severe corrosion to elements of the roof structure and a risk of roof uplift. Temporary tie-down measures were subsequently installed to manage this risk; however, the arrangement requires water ballast tanks and tie-downs within the main hall and prevents the building from being practically occupied.

At its May 2026 Ordinary Meeting, Council considered Item E26/90 concerning the future of the Attadale Scout Hall and Baden Powell Girl Guide Hall. The Officer Recommendation at that time proposed demolition of the Attadale Scout Hall. The Council decision, however, identified roof renewal as an alternative requiring further investigation. Officers advised Council that the Attadale building was generally in fair condition outside of the roof issue and that further work was required to understand both the cost of roof renewal and whether undertaking the works would trigger broader National Construction Code compliance requirements.

The Council was advised that the investigation would establish a reliable scope and cost for the works and that the findings would inform a future budget decision.

Following Council's direction, the City commissioned a detailed feasibility assessment of the building, incorporating architectural, structural, compliance and quantity surveying advice. The investigation was specifically focused on identifying the most economical practicable pathway to enable the Scouts to reoccupy the building, rather than revisiting the broader upgrade scheme previously developed for the facility.

This report completes that process and returns the findings to Council for consideration.

OFFICIAL

CONSIDERATION

Following Council's consideration of the Attadale Scout Hall in May 2026, the City commissioned further feasibility, structural and compliance investigations to determine the most economical practicable pathway to enable the building to be reoccupied.

The investigation considered three approaches:

- Retaining the existing roof and strengthening the trusses was found to be structurally impractical due to the extent of strengthening required.
- Formalising the existing temporary tie-down system was considered technically possible but would leave permanent tie-down rods through the hall and was not considered an appropriate medium-term solution.
- Replacing the roof and supporting structure was identified as the preferred option, providing a structurally certifiable solution and allowing the temporary tie-down system to be removed.

Importantly, the investigation found the remainder of the building to be in generally fair condition and confirmed that the proposed roof works would not trigger the broader compliance upgrades previously identified as a potential concern.

The recommended scope is therefore intentionally limited to the works required to address the structural deficiency and enable future reoccupation. It includes removal and replacement of the existing roof and supporting structure, replacement lighting and minor reinstatement of affected services.

The concept project cost is $237,250 excluding GST, inclusive of professional fees, design and construction contingencies and escalation. Optional improvements, including a new suspended ceiling and replacement eaves/soffits, have been separately costed and are not included in the recommended base scope.

On this basis, officers recommend progressing the roof and supporting-structure replacement as the minimum practicable and cost-effective pathway to enable the Attadale Scout Hall to return to community use.

ENGAGEMENT

The City has maintained ongoing engagement with the Attadale Scout Group and supported interim accommodation while the hall remains unavailable. Specialist architectural, structural, compliance and cost advice was obtained to determine the most economical practicable pathway to reoccupation, with the findings subsequently presented to Elected Members through an Elected Member Engagement Session.

SUSTAINABILITY IMPLICATIONS

The proposed works provide a targeted approach to retaining an existing community asset, limiting investment to the structural works required to enable reoccupation while avoiding demolition and a broader refurbishment. This supports the continued use of the facility and provides a pathway for the Scouts to return to their established location.

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LEGISLATIVE AND POLICY ALIGNMENT

The roof replacement will require structural certification and a Building Permit. The feasibility assessment confirmed the proposed works would not trigger broader compliance upgrades, enabling investment to remain focused on the structural works required for reoccupation

FINANCIAL IMPLICATIONS

The estimated project cost for the recommended roof replacement is $237,250 excluding GST, inclusive of professional fees, design and construction contingencies, and escalation.

It is proposed that funding of $237,250 will be added to the 2027/28 draft capital budget.

CONSEQUENCE

If Council does not approve funding for the roof replacement, the existing structural issue will remain unresolved and the temporary tie-down measures will need to remain in place. These measures materially restrict normal occupation of the hall.

The building would therefore remain unavailable for normal community use while the City continues to retain and manage the asset.

The alternatives investigated through the feasibility assessment, strengthening the existing trusses or formalising the tie-down arrangement, are not recommended. Replacement of the roof and supporting structure is therefore considered the minimum practicable intervention if Council wishes the building to return to occupation

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

E26/112 Verge Collection Review

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

COUNCIL'S ROLE

Executive/Strategic: Includes adopting plans and reports, accepting tenders, directing operations, and setting and amending budgets.

SUMMARY

- The Booked Verge Collection Service commenced in January 2024. It replaced the scheduled service of one bulk waste and three garden organics collections per year.
- This review compares the 2025 booked service with the 2022/23 scheduled service using the City's operational, cost and customer data.
- Costed at 2025 rates, the booked service was about $34,000 cheaper ($961,636 compared with $996,068).
- Resource recovery has been maintained at about 69%. White goods collections and steel recycling has increased and garden organics tonnes fell by about one third.
- Residents rate the service highly, with a Customer Effort Score of 1.62 against a target of 2 or less. It is one of the City's most complimented services.
- Officers recommend that Council endorse the continuation of the Booked Verge Collection Service as the City's standard verge collection service.

OFFICER RECOMMENDATION

That the Council:

1. **Note the outcomes of the review of the Booked Verge Collection Service**
2. **Endorse the continuation of the Booked Verge Collection Service as the City's ongoing verge collection service, providing each property with one bulk waste and two garden organics collections per year, up to 3 cubic metres per collection.**
3. **Note that the booking allocation period will change from a calendar year to a financial year to spread demand and ease peak booking pressure before Christmas.**
4. **Note that officers will continue to improve resource recovery, operational efficiency and the customer experience, including through the ParaQuad bookable charitable collection and moving refrigerator degassing in-house.**

PURPOSE

This report presents the outcomes of the review of the Booked Verge Collection Service, which started in January 2024. It recommends that Council endorse retaining the booked model as the City's ongoing verge collection service.

OFFICIAL

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
Objective	5	Good Governance and Leadership
	5.3	Ensure efficient and effective use of assets, resources and technology.

BACKGROUND

Before January 2024, the City provided a scheduled verge collection service. This included three garden organics collections between January and September and one bulk waste collection between September and December. Each property could place out up to 2 cubic metres per collection.

Bulk waste tonnages kept rising as did complaints about the service. To finish collections on time, the City required three extra labour hire staff and one to two hired rear loading trucks, when available. Over five years, operating costs rose by about $676,000 due to higher volumes, disposal fees, contractor services and labour hire.

The City engaged MRA Consulting Group to assess eight alternative service options. The assessment weighed cost and resource recovery against social, streetscape amenity and governance factors. The City then moved to a booked service of one bulk waste and two garden organics collections per year from January 2024 with each property able place out up to 3 cubic metres per collection. The final scheduled bulk collection took place in September 2023.

The implementation plan included a review of the service within three years. Elected Members received a presentation on the comparative data at an Elected Member Engagement Session on 1 September 2026. This report formalises that review.

CONSIDERATION

The review compares the scheduled service (July 2022 to June 2023) with the booked service (January to December 2025). It uses the City's own collection, cost and customer data.

Service models

- Scheduled: four fixed services a year (one bulk, three garden organics) at 2 cubic metres each. Residents waited up to eight months for bulk and three months for garden organics. The service needed a hired rear loader for four months, plus a contractor flatbed truck, trailer and utility.
- Booked: three services a year (one bulk, two garden organics) at 3 cubic metres each, booked when residents need them. Wait times are usually two to four weeks, or four to six weeks in peak periods. Residents can book up to a year ahead. City staff deliver the entire service in-house.

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Collection outcomes

- Collection numbers fell (bulk from 28,791 to 13,894; garden organics from 41,952 to 8,719). Crews now service only households that need a collection, rather than every street.
- Bulk waste tonnes were essentially unchanged (2,267 to 2,312 tonnes, up 2%). More piles now meet the collection guidelines, with fewer non-accepted items, fewer small 'use it or lose it' piles and fewer oversized piles (4 to 10 cubic metres).
- Garden organics fell by 32% (2,836 to 1,933 tonnes), which lowers processing costs and reduces over-pruning of trees.
- White goods rose by 80% (2,974 to 5,362), showing residents use the service when they need it. Mattresses fell by 12% (3,442 to 3,034).
- The service collected 5,149 e-waste items (14 tonnes), in line with the State's e-waste landfill ban from July 2024.
- Scrap steel recovery rose from 9 to 108 tonnes. Part of this reflects better data from the City's current recycler.

Resource recovery

Recovery has been maintained at about 69.1%, compared with 69.6% under the scheduled service. Garden organics is almost 100% recoverable. As the booked service collects garden organics only on request, bulk waste now forms a larger share of the material collected. This lowers the overall percentage slightly, even though recovery performance is effectively unchanged.

Operating costs

- At the rates that applied at the time, direct disposal and processing costs fell from $867,759 to $813,443.
- Adding the routing and booking software ($82,651) and fuel, total costs were $961,636 compared with $930,934, about $31,000 higher. The software supports route optimisation and bookings across the City's whole domestic and commercial waste fleet of 16 side loading and four rear loading trucks, not just three rear loading verge collection trucks.
- Disposal and processing rates changed between the two periods. When both services are costed at 2025 rates, the booked service is about $34,000 cheaper ($961,636 compared with $996,068).
- Fuel use rose by about 3,800 litres, or around $6,000 at 2025 rates.
- Cost increases in specific areas mainly reflect legislative changes, such as the e-waste ban and service enhancements, rather than inefficiency.
- This comparison does not include staffing and labour hire. Three labour hire staff to assist the scheduled bulk collection for September – December for 15 weeks adds $67,500 to the total cost for the scheduled collection. The booked service needs no hired plant or peak labour hire.

Operational and amenity benefits

- Material sits on the verge briefly and only at booked properties. This reduces illegal dumping, scavenging and mess across whole streets.
- Trucks travel only to booked properties, not every street, and need less traffic management.
- Piles are better sorted and presented, with fewer non-conforming piles and return visits.

- If residents cannot present their material on time, for example due to illness or a missed collection, the City can cancel and rebook the collection. This was not possible under the scheduled service, as trucks moved straight on to garden organics once the bulk collection finished.
- The City has a stable in-house workforce and does not rely on hired trucks or collection contractors. These have been difficult to secure, and several local governments on scheduled services have had to delay or defer collections.
- The City holds residents' contact details. It can notify residents and pause collections during storms, fuel shortages or other incidents before any waste is placed out.
- The City has received fewer operational and amenity complaints and fewer safety incidents.

Customer satisfaction

- The Customer Effort Score (CES) measures how easy residents found the service on a scale of 1 to 5, where 1 is best. The service scores 1.62, better than the target of 2 or less.
- 88% of respondents agreed or strongly agreed that the City made it easy to have their collection (64% strongly agreed). 6% strongly disagreed.
- Survey participation is nearing 20%, so the results represent a large share of service users.
- Common themes are convenience, choice of timing, prompt removal and positive comments about staff. The service is now one of the City's most complimented resource recovery services.

Challenges and mitigation

- Digital access: residents less confident online can phone the City for help to book.
- Peak demand: slots fill and waits stretch before Christmas. Residents can book from the start of the allocation period, which is moving from a calendar year to a financial year to spread demand.
- Awareness: the service needs ongoing promotion. The City uses low-cost online channels.
- Reduced verge 'shopping': the City promotes Buy Nothing groups and the new charitable Paraquad collection. Items left on verges are often damaged by weather or scavenged for parts so cannot always be reused.

Continuous improvement

- ParaQuad charitable collection: a WA-first bookable donation service. Residents book online or through an app, receive two collections a year and leave items inside the property line. It supports reuse, reduces disposal costs and creates jobs for people with disability.
- Officers are working with ParaQuad to expand the service for larger furniture items.
- Refrigerator degassing: moving this work in-house will remove contractor costs.
- Allocation period: changing to a financial year will ease end-of-year booking pressure.

Options

- **Option 1 – Retain the booked service (recommended):** lower like-for-like cost, maintained recovery, better amenity and high customer satisfaction.
- **Option 2 – Return to a scheduled service:** would require the purchase or hire of a rear loader and crew for four months, an ongoing flatbed truck and trailer, increased traffic management and compliance support. It would also bring back long-standing verge piles, illegal dumping and customer service dissatisfaction.

OFFICIAL

ENGAGEMENT

The City measures resident satisfaction through a Customer Effort Score survey after each collection, with participation nearing 20%. Engagement for this review included:

- Resource Recovery, Fleet, Customer Service and Communications teams.
- Elected Members, through an Elected Member Engagement Sessions 26 May and 1 September 2026.
- ParaQuad Industries, on the bookable charitable collection.
- Other local governments and contractors who have asked the City for help with their scheduled collections.

If Council endorses the recommendation, officers will keep promoting the service, including the change to a financial-year allocation period, through the City's website, online channels and Customer Service.

SUSTAINABILITY IMPLICATIONS

Environmental

- Resource recovery has been maintained at about 69%.
- Garden organics tonnes fell by 32%, which reduces over-pruning and supports the City's tree canopy.
- More e-waste, white goods and scrap steel are being diverted from landfill.
- The ParaQuad collection is expected to increase reuse and reduce landfill.
- Fuel use rose by about 3,800 litres. Route optimisation software will continue to assist in managing this.

Social

- Streets look better, with no long-standing piles and less illegal dumping and complaints.
- Residents have more flexibility and no longer wait up to eight months for a bulk and three months for garden organic collections.
- Phone booking supports residents less confident with technology.
- The ParaQuad partnership creates meaningful jobs for people with disabilities.

LEGISLATIVE AND POLICY ALIGNMENT

- Local Government Act 1995 – the City's general function to provide services for the good government of its district.
- Waste Avoidance and Resource Recovery Act 2007 and the Waste Avoidance and Resource Recovery Strategy 2030 – avoiding waste, recovering resources and diverting waste from landfill.
- WA Government e-waste landfill ban (from 1 July 2024) – the booked service separates and recovers e-waste.

OFFICIAL

- Work Health and Safety Act 2020 – the booked service reduces traffic exposure and the hazards caused by scattered verge piles and non-compliant materials.
- The City's Waste Plan and Purchasing Policy – any future procurement for collection or booking services must comply with these and the Local Government (Functions and General) Regulations 1996.

FINANCIAL IMPLICATIONS

Current budget impacts: The booked service is delivered from the existing operating budget. In 2025, it cost $961,636, including disposal, processing, the routing and booking software and fuel.

Future budget impacts: Retaining the booked service has no additional budget impact. Key points:

- Costed at 2025 rates, the booked service is $34,432 cheaper than the scheduled service.
- The routing and booking software ($82,651) is a fleet-wide cost that continues under either model.
- Returning to a scheduled service would add costs for either purchasing or hiring a rear loader and crew for four months, a flatbed truck and trailer, traffic management and compliance support.
- In-house refrigerator degassing and the ParaQuad partnership are expected to reduce future disposal and contractor costs.
- The cost comparison excludes staffing and labour hire. Three labour hire staff to assist the scheduled bulk collection for September – December for 15 weeks is $67,500.

CONSEQUENCE

If Council does not endorse the recommendation, the City would need to return to a scheduled service or design another model. This would mean:

- higher like-for-like costs and a need to source either a new or hired rear loading truck, labour hire and contractors, which are often unavailable;
- a risk of delayed or deferred collections, as other local governments on scheduled services have experienced;
- a return of long-standing verge piles, illegal dumping, scavenging and related complaints; and
- confusion for residents who have adapted well to the booked service, and lower satisfaction.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

E26/113 Problematic Waste

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

COUNCIL'S ROLE

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

SUMMARY

- The Council resolved in June 2026 for a report to be prepared on dedicated tricky waste collection streams in City facilities and wider resident drop-off access.
- Officers support the intent but do not recommend new collection streams in City facilities. These would create operational, financial, safety and storage risks, and soft plastics and polystyrene have limited processing options in Perth.
- Residents already have a broad range of options, including stewardship schemes, City events and City services. Many are State or industry funded or provided at no cost.
- The recommended approach is to promote existing services, investigate more Recycling and E-waste Drop Off Days and accepted items, and strengthen contamination education through the Better Bins Behaviour Change Program and "Break Up With Your Waste" campaign from December 2026.
- Findings of the Community Recycling Facility feasibility study will be reported to Council. Any expansion beyond existing services will be referred for future budget consideration.
- The approach aligns with the City's Resource Recovery and Waste Minimisation Policy and the State's Waste Avoidance and Resource Recovery Strategy 2030.

OFFICIAL

OFFICER RECOMMENDATION

That the Council:

1. **Notes the officer advice in relation to the Council Resolution in relation to tricky waste collection streams and resident access to drop-off options.**
2. **Does not support establishing new dedicated collection streams within City administration buildings and public facilities, due to the operational, financial, safety and storage risks and the limited processing options for soft plastics and polystyrene in Perth.**
3. **Requests the Chief Executive Officer to:**
   - **(a) Increase promotion of existing stewardship schemes, events and services, including B-cycle, MobileMuster, Containers for Change, Household Hazardous Waste facilities, Recycling and E-waste Drop Off Days, Bottle Top Hill, Beyond the Bin stations, booked verge collections, ParaQuad Industries reuse collections and the Repair Lab at EcoHub.**
   - **(b) Investigate options to increase the number of Recycling and E-waste Drop Off Days and the range of recyclable and tricky items accepted.**
   - **(c) Strengthen contamination education via the Better Bins Behaviour Change Program and "Break Up With Your Waste" campaign commencing December 2026, including visual guides, bin stickers, updated education materials and investigation of AI camera technology to identify contamination.**
4. **Notes that the findings of the current Community Recycling Facility feasibility study will be reported to Council, and that any expansion beyond existing services will be referred for future budget consideration.**

PURPOSE

To provide officer advice to Council in response to the June 2026 Council resolution in relation to tricky waste collection streams and resident access to drop-off options. The advice outlines existing City services and stewardship schemes, along with the operational, financial, legislative and sustainability implications of the motion.

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
Objective	2	Clean and Green
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.

OFFICIAL

BACKGROUND

A notice of motion was considered by the Council at the June 2026 Ordinary Meeting of Council. The Council resolved:

That the Council requests the CEO to prepare a report on improved options for tricky/problematic waste and recycling that:

1. ***Investigates options for dedicated collection streams within administration buildings and selected public facilities for:***

    a) ***Batteries, including large-format and lithium-ion batteries that are not currently accepted at City facilities;***
    b) ***E-waste and small electrical items, with reference to the WasteSorted definition of e-waste as anything with a plug, battery or cord;***
    c) ***Other identified problem waste streams such as soft plastics, polystyrene and blister packs.***
2. ***Identifies opportunities to expand access for residents, including:***

    a) ***Additional convenient drop off locations for tricky/problematic waste streams across the City;***
    b) ***Integration of collection points within existing City facilities such as libraries, community centres, leisure centres and administration buildings;***
    c) ***Potential partnerships with specialist recyclers;***
    d) ***Feasibility of establishing a dedicated community recycling centre or hub convenient to residents in Applecross, Mount Pleasant, Bicton, Attadale, Alfred Cove and Ardross, areas which currently have no permanent City-operated drop-off point.***

CONSIDERATION

Officers support the intent of the resolution. However, improved promotion of the City's existing stewardship schemes, events and services is more effective and cost-efficient than establishing new collection streams in City facilities.

Residents already have access to a broad range of options, including:

- Stewardship schemes: B-cycle battery drop-off points, MobileMuster, Containers for Change and Household Hazardous Waste facilities, which are largely State or industry funded
- City events: three Recycling and E-waste Drop Off Days and Bottle Top Hill
- City services: Beyond the Bin stations in four City buildings, booked verge collections, ParaQuad reuse collections and the Repair Lab at EcoHub

Promoting these existing options is preferred because they:

- Are already funded and operating, many at little or no cost to ratepayers
- Use established, compliant recovery pathways
- Avoid the contamination, illegal dumping, storage, servicing and contractor minimum-volume risks of new unattended collection points
- Avoid collecting soft plastics and polystyrene, which have limited processing options in Perth or create storage problems

Officers have assessed the feasibility of a City-operated drop-off point for residents in the northern and western suburbs of Melville. Other than the AH Bracks Library + Creative Space, which already has a Beyond the Bin station, no City facility in these areas is suitable for a drop-off point that is staffed by City officers and open outside business hours.

The current Community Recycling Facility feasibility study will help address the service gap identified. Any expansion beyond existing services would require future budget consideration.

ENGAGEMENT

Investigating new collection streams or drop-off points would require consultation with internal stakeholders, facility managers, waste contractors, stewardship schemes and specialist recyclers such as ParaQuad Industries, Total Green Recycling, Containers for Change operators and Claw Environmental, and may require new service agreements. Ongoing community education, supported by the Better Bins Behaviour Change Program and “Break Up With Your Waste” campaign, remains essential to promote correct disposal and reduce contamination.

SUSTAINABILITY IMPLICATIONS

Improving recovery of tricky waste supports the City’s commitment to reducing landfill and moving towards a circular economy. It aligns with the Waste Avoidance and Resource Recovery Strategy 2030, which sets a State target of recovering 75% of materials by 2030.

Key benefits include:

- Diverting batteries, e-waste, hard plastics, polystyrene and Household Hazardous Waste from landfill and kerbside bins
- Reducing battery fire risks in collection vehicles and processing facilities
- Reducing contamination in recycling and FOGO bins, improving the value of recovered materials
- Supporting reuse and repair through ParaQuad Industries and the Repair Lab at EcoHub
- Using State funded stewardship schemes to limit costs to ratepayers
- Building long-term behaviour change through education and engagement

These benefits must be balanced against risks. Low-volume collections increase transport emissions, unattended collection points can attract contamination and illegal dumping, and materials without viable end markets, such as soft plastics, may still go to landfill. New services should only be introduced where a reliable, verified recovery pathway exists.

OFFICIAL

LEGISLATIVE AND POLICY ALIGNMENT

The City is required to manage waste and recycling services in accordance with relevant State and Federal legislation, including obligations relating to environmental protection, workplace health and safety, hazardous waste handling, and waste transport requirements.

The proposal aligns with the principles of the City's Resource Recovery and Waste Minimisation Policy and the Waste Avoidance and Resource Recovery Strategy 2030 by supporting improved resource recovery outcomes, reducing contamination, and encouraging diversion of material from landfill.

Certain waste streams, including batteries, e-waste, and Household Hazardous Waste, are subject to additional handling, storage, transport, and compliance requirements. Any additional collection points established within City facilities would need to comply with relevant legislation, stewardship schemes, and contractor requirements.

The City currently supports several compliant recovery pathways, including:

- B-cycle for battery recycling (local shopping centres and major retailers)
- Total Green Recycling for e-waste (verge and drop off day collections)
- SIMS Metal for metal recycling (verge collections)
- Tyre Recyclers for tyre processing (dumped tyres and from operations)
- Perth Mattress and Furniture Recycling for mattresses (verge collections)
- Claw Environmental for hard plastics and polystyrene (drop off day collections)
- Cleanaway for Household Hazardous Waste (operations, verge, Beyond the Bin stations and drop off day collections)

FINANCIAL IMPLICATIONS

There will be significant financial implications associated with establishing and maintaining additional collection streams within City facilities and public spaces and increasing the number of E-waste Drop Off Days. These may include:

- Purchase and installation of specialised collection infrastructure and signage
- Ongoing servicing, transport, and disposal costs
- Increased staffing and contractor requirements
- Contamination management and illegal dumping response costs
- Compliance and safety management requirements for hazardous or problematic waste streams
- Additional education and communication campaigns

Some existing services and programs are already funded and operational, including:

- Household Hazardous Waste (HHW) disposal through Cleanaway, State funded
- B-cycle battery stewardship program, State funded
- Verge collection services and scheduled e-waste drop-off days, City funded
- ParaQuad Industries reuse collection service, no cost
- Containers for Change infrastructure within public areas, State funded
- Beyond the Bin stations in four City buildings, City funded
- Repair Lab at Ecohub, City funded
- Three Recycling & E-waste Drop Off Days, City funded - $32,000 per Drop Off Day
- Bottle Top Hill, City funded

Any expansion of services would require future budget consideration and operational resource allocation. To assist in mitigating these financial implications, any items covered under a State funded product stewardship program should be encouraged for use.

There is currently a feasibility study occurring into a Community Recycling Facility that will address the service gap.

CONSEQUENCE

The City currently provides a range of existing disposal and recovery options for residents, including booked verge collections, e-waste drop-off days, Beyond the Bin stations, Repair Lab, Bottle Top Hill, HHW disposal facilities (Fremantle, Canning and Cockburn), ParaQuad reuse collections, and Containers for Change infrastructure.

While additional collection points may improve convenience and accessibility for some residents, several operational challenges and risks remain, including:

- Increased contamination
- Illegal dumping at unattended collection points
- Increased waste volumes and servicing demands
- Limited storage capacity within administration buildings and community facilities
- Additional staffing and compliance requirements
- Ongoing operational and financial impacts
- Available space at facilities
- Minimum volume requirements for some contractor collections, requiring material to be stockpiled and creating storage pressures at the Operations Centre

Soft plastic recycling opportunities in Perth remain limited, with most materials currently directed to general waste due to the lack of stable processing pathways. Polystyrene collection also presents logistical challenges due to its bulky nature and storage requirements.

OFFICIAL

As an alternative to establishing permanent collection infrastructure at City facilities, the City may continue focusing on:

- Expanding education and behaviour change initiatives
- Promoting existing disposal pathways and stewardship schemes
- Investigating targeted pilot programs where feasible
- Supporting regional or industry-led recycling initiatives
- Continuing contamination monitoring and mitigation measures, including visual guides, bin stickers, updated educational materials, and investigation of AI camera technology for contamination identification.
- Investigating options to increase Recycling Drop Off Days and accepted reusable items
- Conducting a feasibility study into a Community Recycling Facility

It is noted that if no action or education occurs or if a minimalistic approach is applied to any of the above, it will increase contamination in the existing services.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

E26/114 Money Road Path Upgrade and Road Rehabilition - Petition Submission

File Number:	
Responsible Officer:	Director Environment & Infrastructure
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No Officer involved in preparing this report has a declarable interest
Attachments:	1. Proposed Plan - Money Road ⇩ 2. Photo's - Money Road - Current condition ⇩ 3. Design Road Safety Audit Report ⇩

COUNCIL'S ROLE

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

SUMMARY

- As part of the City's capital works program, work is proposed on Money Road, between Bridges Road and the cul-de-sac near Canning Highway. The proposed work includes narrowing the road to 5.5m and upgrading the existing path from 1.2m to 1.8m.
- On 14 August 2026, the City received a petition signed by 10 residents from six properties, requesting that Money Road be kept at its current width, the path be widened into the verge and barrier kerb be retained. On 18 August 2026, the Council resolved that a report on the matters raised be presented by the December 2026 OMC.
- The project combines planned road rehabilitation with the path widening identified in the City's Walk and Ride Plan, replacing a narrow path that has trip hazards.
- The proposed design provides a 5.5-metre carriageway, a 1.8-metre path and semi-mountable kerb. The 5.5-metre width is consistent with WAPC guidance for low-volume residential streets and maintains access for waste collection and emergency vehicles.
- Widening the path into the verge is not considered viable due to the steep verge near the cul-de-sac, which would increase crossover grades, potentially require retaining and add significant cost.
- An independent Road Safety Audit by an external consultant identified no issues with the proposed carriageway width or semi-mountable kerb.
- Of the 93 owners and occupiers consulted, five (5.4%) made submissions raising concerns, and no objections were raised by the remaining 88 (94.6%). In response to feedback, the design will be amended to retain the existing path at the cul-de-sac head.
- It is recommended that the Council endorse the proposed design.

OFFICIAL

OFFICER RECOMMENDATION

That the Council:

1. **Notes the petition received on 14 August 2026 regarding the Money Road Rehabilitation Project, and the outcome of community consultation on the proposed works; and**
2. **Endorses the proposed design for Money Road, comprising a 5.5-metre carriageway, a 1.8-metre path and semi-mountable kerb, with the existing path and barrier kerb retained at the cul-de-sac head; and**
3. **Requests the Chief Exexutive Officer advise the lead petitioner of the Council's decision.**

PURPOSE

To report on matters in a petition dated 14 August 2026, for the Money Road Rehabilitation Project.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.

BACKGROUND

On Friday, 14 August 2026, the City of Melville received a petition from Mr M FitzGibbon, Melville signed by 10 residents of the City of Melville. The signatories cover 6 properties. The petition reads as follows:

"We, the undersigned, all being electors of the City of Melville, respectfully request that the Council:

Note the City budgeted Capital Works 2026/2027 item proposing rehabilitation of Money Rd, including widening of the footpath to 1.8m and reduction of the road width to 5.5m, from around existing 6.1m between kerbs, to accommodate widening of the footpath; and

1. ***Support the need to maintain the road at its current longstanding width because existing congestion of the street at peak times creates a safety hazard for vehicles exiting/entering properties with on-street vehicle parking. Already It is difficult to negotiate through the street without the increased difficulty a narrowed street would create.***
2. ***Support usual method of widening a footpath, by around 0.6m, by reducing the width of vegetated verge by the required amount. Two lighting poles, inappropriately located by the City with their under-grounding of lighting pole location responsibility, and modification of two Water Corp pits will be necessary.***
3. ***Recognise Main Roads WA advice that Semi-mountable kerbs are pedestrian unfriendly and retain all kerbing as Barrier Profile which is recognised as safer and more Accessible for pedestrians of all abilities."***

OFFICIAL

At the Ordinary Meeting of Council held in August 2026, the Council resolved:

'That the Council acknowledge the petition and direct that a report on the matters raised be prepared by December 2026 Ordinary Meeting of Council."

CONSIDERATION

Money Road was identified for road rehabilitation to renew and extend the service life of the road asset. The timing of these works also provided an opportunity to coordinate renewal and improvement of the existing path along the corridor. The proposed works therefore combine necessary road and path asset renewal with planned improvements to the City's walking network. The proposed design is shown in Attachment 1.

The path upgrade is identified in the City's Walk and Ride Plan. The Plan identified the existing path as very narrow, particularly for people accessing the bus stop on Canning Highway and recommends widening the path along Money Road between Canning Highway and Bridges Road. Money Road is also a Local Route on the Long Term Cycle Network.

The project therefore brings together planned road rehabilitation and an identified Walk and Ride Plan infrastructure project, allowing both the road and path assets to be renewed as part of a coordinated capital works project. Photos of Money Road's current condition are shown in Attachment 2.

The proposed design seeks to balance road function, pedestrian accessibility, drainage, property access, verge constraints, construction impacts and safety outcomes within the existing road reserve. Each matter raised in the petition is addressed separately below.

1. Road Width and Vehicle Safety

The petitioners are concerned that reducing the carriageway width from approximately 6.1 metres to 5.5 metres may restrict vehicle movement along Money Road, particularly during peak periods when vehicles are parked on-street or entering and exiting properties.

The proposed 5.5-metre carriageway width for Money Road is considered appropriate having regard to the road's function, traffic volumes and speeds, relevant design guidance, and access and servicing requirements.

City traffic counts recorded average weekday volumes of approximately 439 vehicles per day north of Bridges Road and 541 vehicles per day south of Young Street, with 85th percentile speeds of 40.7 km/h and 48.8 km/h respectively. These relatively low volumes are consistent with Money Road's function as a low-volume residential access street.

The WAPC draft Liveable Neighbourhoods 2015 identifies 5.5 metres as the typical pavement width for an Access Street D, within a range of 5.5 to 6.0 metres, for streets carrying up to 1,000 vehicles per day. The guidance notes that a 5.5-metre pavement allows a vehicle to pass a parked or moving vehicle and a car to pass a truck, while parking on both sides directly opposite each other would restrict through movement.

Reducing the existing carriageway from approximately 6.1 metres to 5.5 metres is not expected to materially change the practical operation of Money Road. Where vehicles are parked, motorists may occasionally need to slow or give way to opposing traffic, consistent with the operation of a low-volume residential street. The proposed width maintains property, service and emergency vehicle access, including waste collection vehicles.

The reduced carriageway width also enables the existing approximately 1.2-metre path to be widened to 1.8 metres within the road reserve without extending further into the verge. This avoids greater impacts on the steep verge and reduces the potential need for retaining treatments or increased driveway grades.

On balance, the proposed 5.5-metre carriageway is considered appropriate for Money Road. It is consistent with relevant WAPC guidance for a low-volume residential access street, maintains access and servicing requirements, including waste collection, and enables the wider path to be accommodated without further encroachment into the verge.

2. Footpath Widening and Verge Impacts

The petition proposes widening the path into the vegetated verge rather than towards the carriageway. However, the verge is steep adjacent to properties near the cul-de-sac, with significant level differences between the road, path and adjoining properties. Widening further into the verge would require greater modification of existing levels and potentially retaining treatments.

Importantly, moving the path closer to property boundaries would reduce the available crossover length over which the level difference between the road, path and property can be accommodated. This would increase longitudinal crossover gradients and/or create sharper changes in grade at the path and property interfaces, potentially affecting vehicle clearance, driveway accessibility and the ability to maintain an appropriate path crossfall through the crossover.

Widening into the verge would also affect approximately 122 m² of verge and existing infrastructure, including street lighting and Water Corporation pits, potentially requiring additional works and service authority approvals.

The proposed design instead widens the path towards the carriageway, providing greater flexibility to manage crossover grades and level transitions while maintaining a consistent and accessible path alignment. This reduces impacts on property access, verge levels and existing infrastructure.

3. Kerb Profile

The petition requests that barrier kerb be retained, citing Main Roads WA advice that semi-mountable kerb is less suitable for pedestrians. Main Roads WA's Design of Kerbing guidance does not prescribe barrier kerb for all roads adjoining a footpath. It nominates barrier kerb for built-up areas adjacent to footpaths with considerable pedestrian traffic, while also recognising semi-mountable kerb for pedestrian and cycling environments. Kerb selection therefore depends on the function and operating environment of the road.

OFFICIAL

The proposed design incorporates semi-mountable kerb along the main length of Money Road, with barrier kerb retained at the cul-de-sac head. Money Road is a low-speed, low-volume local street. Semi-mountable kerb is considered appropriate as it provides a defined and durable road edge, a more forgiving interface for cyclists, and accommodates occasional low-speed contact and turning movements by service and emergency vehicles.

Whether barrier or semi-mountable kerb is used, crossover aprons are required at each driveway to transition vehicles between the road and the crossover. These aprons encroach into the path, reducing its effective width through each crossover. With the proposed 1.8-metre path and semi-mountable kerb, an effective width of 1.2 metres is still maintained through the crossovers.

Pedestrian accessibility is primarily provided through the design of the off-road path, including its width, grades, crossfall, crossovers and kerb transitions, rather than kerb profile alone. Accordingly, the proposed semi-mountable kerb is considered appropriate for the function and operating environment of Money Road, with barrier kerb retained at the cul-de-sac head.

An independent detailed design Road Safety Audit of the proposed design was undertaken by an external consultant (Attachment 3). The audit did not identify any issues with the proposed 5.5-metre carriageway width or the use of semi-mountable kerb, providing assurance that these elements of the design are appropriate for Money Road.

The consultation of the proposed plans occurred after the petition was received. After viewing the plans, the lead petitioner and other residents also raised concerns about the proposed removal of the path at the cul-de-sac head. The original design proposed removing this section of path for safety and operational reasons. Within the cul-de-sac, widening is constrained by the road reserve, topography and existing services. Removing the path would have allowed minor widening of the turning area for larger vehicles, particularly waste collection trucks, and reduced the risk of vehicles overrunning the path while manoeuvring, which has previously caused damage to the path. Given the very low traffic volumes in the cul-de-sac, removal of the path was not considered to present a pedestrian safety concern, and the revised layout would have provided a clearer crossing point for pedestrians.

In response to community feedback, officers reviewed the cul-de-sac design. The review found that the safety risks associated with retaining or removing the path are broadly similar. Removing the path would reduce the potential for vehicles to overrun it but would provide only a marginal increase in turning space, while retaining the path maintains a continuous pedestrian route. This section of path was also replaced in 2023 due to its deteriorated and unsafe condition and remains in good condition.

As the risks are comparable under either option, the design will be amended to retain the existing path, consistent with the preference of residents who commented. The turning area will remain at its current dimensions, and vehicle turning within the cul-de-sac will continue to operate as it does now. Retaining the path maintains pedestrian connectivity, makes best use of a recently renewed asset and avoids unnecessary expenditure.

On Tuesday, 10 November 2026, officers met with the lead petitioner on site to review the current condition of the road and path. The lead petitioner supported rehabilitating the road but preferred that the footpath and kerbing stay unchanged. This indicates common ground on the need for road rehabilitation. However, as the photographs at Attachment 2 show, the existing path is narrow and cracked, has trip hazards, and is due for renewal and upgrade.

ENGAGEMENT

Community consultation on the proposed road rehabilitation and path upgrade works commenced on 25 August 2026. Letters describing the proposed works, together with the relevant plans, were mailed to 93 owners and occupiers near the section of Money Road under review. This included the 27 lots with direct access from Money Road between Bridges Road and the cul-de-sac.

The consultation period closed on 20 September 2026. Of the 93 owners and occupiers contacted, five (5.4%) made a submission, each raising concerns about the proposed works, with some requesting that the existing arrangement be retained. No objections or concerns were raised by the remaining 88 owners and occupiers (94.6%). The low number of objections indicates that concerns about the proposal are confined to a small number of residents within the consultation area.

SUSTAINABILITY IMPLICATIONS

The proposed design, which widens the path towards the carriageway rather than into the verge, offers the following sustainability benefits:

1. Minimises disturbance to existing vegetated and grassed areas; and
2. Maintains the existing capacity for on-site stormwater infiltration, consistent with the objective of the City's Stormwater Management Strategy and Verge Treatment Policy to promote infiltration at source.

Conversely, the design amendment proposed by the petitioners has the potential to:

1. reduce the verge area available for rainfall infiltration by approximately 122 m²; and
2. reduce green space and pose a risk of long-term damage to existing vegetation, including the root zones of existing trees and shrubs.

LEGISLATIVE AND POLICY ALIGNMENT

The proposed design aligns with the following Council policies and adopted plans:

- CP-033 Path Policy;
- CP-084 Disability Access and Inclusion Policy;
- CP-086 Verge Treatment Policy;
- City of Melville Walk and Ride Plan; and
- City of Melville Asset Management Strategy.

The City's Disability Access and Inclusion Policy supports its obligations under the *Disability Services Act 1993*.

FINANCIAL IMPLICATIONS

A construction budget of $380,000 has been allocated to the project within the City's 2026/27 capital works program.

The alternative options outlined in the Consequence section of this report can also be delivered within the allocated budget. However, Option 1 does not include renewal of the existing path, which would require separate funding through a future capital works program. Delivering the path renewal as a separate project is likely to result in additional costs to the City, as the efficiencies gained by coordinating the path and road works would be lost.

Deferral of the project is likely to result in increased construction costs and may also expose the City to potential future claims from road and path users. The existing path is in poor condition, and its effective width through crossovers is below the 1.2-metre minimum footpath width referenced in the Austroads *Guide to Road Design Part 6A: Paths for Walking and Cycling* in some locations.

CONSEQUENCE

If the Council does not adopt the Officer Recommendation, the City would face the following consequences:

- increased liability exposure from the existing path, which is narrow and has trip hazards (Attachment 2);
- an effective path width through crossovers that is currently below the 1.2-metre minimum footpath width referenced in the Austroads *Guide to Road Design Part 6A: Paths for Walking and Cycling* in some locations, which may not support the objectives of the City's CP-084 Disability Access and Inclusion Policy;
- further deterioration of the road and path assets, increasing ongoing maintenance costs;
- increased project delivery costs if the works are deferred;
- a second period of construction disruption for residents if the path is renewed as a separate project; and
- the path upgrade identified in the City's Walk and Ride Plan not being delivered.

Widening the path into the verge, as requested in the petition, has not been included as an alternative option as it is not viable due to steep crossover grades near the cul-de-sac, the need for retaining walls and significantly higher project costs (refer Consideration, item 2).

Alternative Options for Council Consideration

Should Council not support the Officer Recommendation, the following alternative options are available for its consideration. All alternative options can be delivered within the existing project budget of $380,000 allocated in the City's 2026/27 capital works program.

Options 2 and 3 include mountable kerb, the advantages and disadvantages of which are outlined under Mountable kerb considerations following the options.

OFFICIAL

Option 1 – Road rehabilitation only

That the Council:

1. Notes the petition received on 14 August 2026 regarding the Money Road Rehabilitation Project, and the outcome of community consultation on the proposed works; and
2. Endorses the rehabilitation of Money Road at its existing carriageway width of approximately 6.1 metres, with the existing path and kerbing retained unchanged, including the existing path and barrier kerb at the cul-de-sac head; and
3. Requests the CEO advise the lead petitioner of the Council's decision.

This option addresses the condition of the road but does not renew the existing path, which is narrow, cracked and has trip hazards (Attachment 2). The path widening identified in the Walk and Ride Plan would not be delivered, and the path would require separate renewal works in the future, funded through a future capital works program. Delivering the path renewal as a separate project is likely to result in additional costs to the City, as the efficiencies gained by coordinating the path and road works would be lost. Until the path is renewed, the City would also remain exposed to risk, including potential claims from path users, due to its deteriorated condition and its narrow width.

Option 2 – Renew the road and path at existing widths with mountable kerb

That the Council:

1. Notes the petition received on 14 August 2026 regarding the Money Road Rehabilitation Project, and the outcome of community consultation on the proposed works; and
2. Endorses the renewal of Money Road at its existing carriageway width of approximately 6.1 metres, with the path renewed at its existing 1.2-metre width and mountable kerb installed, and the existing path and barrier kerb retained at the cul-de-sac head; and
3. Requests the CEO advise the lead petitioner of the Council's decision.

This option renews both assets and provides a consistent 1.2-metre effective path width along the corridor. Mountable kerb is necessary under this option, as new barrier or semi-mountable kerb would require crossover aprons that encroach into the path, reducing its effective width through each crossover to below the 1.2-metre minimum footpath width referenced in the Austroads *Guide to Road Design Part 6A: Paths for Walking and Cycling*. However, the path would remain narrower than the widened path recommended in the Walk and Ride Plan, and the disadvantages of mountable kerb outlined below would apply, including a less defined road edge and increased potential for vehicles to park on or overrun the path. As parking on a path is illegal, this risk can be managed through targeted Melsafe enforcement following completion of the works.

Option 3 – Proposed design with mountable kerb

That the Council:

1. Notes the petition received on 14 August 2026 regarding the Money Road Rehabilitation Project, and the outcome of community consultation on the proposed works; and
2. Endorses a modified design for Money Road, comprising a 5.5-metre carriageway and a 1.8-metre path, with mountable kerb installed in place of semi-mountable kerb, and the existing path and barrier kerb retained at the cul-de-sac head; and
3. Requests the CEO advise the lead petitioner of the Council's decision.

This option delivers the Walk and Ride Plan path upgrade and provides the greatest effective path width for pedestrians, including people using mobility aids and prams. However, the disadvantages of mountable kerb outlined below would apply, including a less defined road edge and increased potential for vehicles to park on or overrun the path. As parking on a path is illegal, this risk can be managed through targeted Melsafe enforcement following completion of the works.

Mountable kerb considerations

Options 2 and 3 include the use of mountable kerb. Unlike barrier or semi-mountable kerb, mountable kerb does not require crossover aprons, allowing the full path width to remain usable by all pedestrians through each crossover. Mountable kerb offers the following advantages:

- crossover aprons are not required, so the full path width remains available to pedestrians through each crossover;
- smoother transitions for vehicles entering and exiting driveways; and
- simpler construction at the kerb line where crossovers meet the road.

However, mountable kerb also has the following disadvantages:

- a less defined road edge, making it easier for vehicles to mount the kerb and park on, or overrun, the path and verge;
- reduced physical separation between vehicles and pedestrians, particularly where the path adjoins the kerb;
- a less distinct tactile cue at the road edge for people with vision impairment; and
- a lower kerb face with reduced capacity to contain and direct stormwater along the road, particularly on steeper sections.

The risk of vehicles parking on the path can be managed. Stopping or parking a vehicle with any portion on a path is an offence under regulation 165 of the *Road Traffic Code 2000*, and the *City of Melville Parking Local Law 2023* also prohibits any portion of a parked vehicle being on or over a footpath. Melsafe can target enforcement in Money Road once the project is complete to deter this behaviour. Mountable kerb is also widely used on similar residential streets in new subdivisions, where it operates effectively alongside footpaths.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

Planning

UP26/132 Draft Local Planning Policy 1.24 - Regulated Trees on Private Land - Report Back Following Community Engagement

File Number:	
Responsible Officer:	Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Application Number:	N/A
Applicant:	N/A
Owner:	City of Melville
Proposal:	Consideration of Draft Local Planning Policy for the management of trees on private land, following community engagement.
Attachments:	1. Draft Local Planning Policy - Regulated Trees on Private Land - LPP 1.24 ⇩ 2. Draft Local Planning Policy 1.24 - Regulated Trees on Private Land - Engagement Outcome Report ⇩ 3. Amendment Wording for LPP 1.17 – Exemption of Trees From Development Approval (Should Council Resolve not to Adopt LPP 1.24) ⇩

COUNCIL'S ROLE

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

SUMMARY

- Council authorised public advertising of draft Local Planning Policy 1.24 (LPP 1.24) on 16 June 2026 (Attachment 1). The policy was not adopted or implemented and was required to return to Council after consultation.
- The draft Policy established a regulatory approach to require mature tree retention where reasonable and practical. Stated exemptions and options in the draft Policy outlined circumstances where tree removal may occur and where replacement trees were required.
- Advertising of the draft Policy occurred between 31 August and 31 October 2026. A total of 1451 valid submissions were received.
- Feedback indicates continued recognition of the value of mature trees and urban canopy, yet material opposition to the requirement for development approval to assess tree removal on private property along with associated costs and delays.
- It is recommended that Council not adopt LPP 1.24 and to progress the corresponding non-regulatory pathway to establish tree damaging activity as being exempt from development approval.
- The proposed amendment to Local Planning Policy 1.17 (LPP 1.17) (Additional Development Exemptions) is consequential to a decision to not proceed with draft LPP 1.24 and further advertising of this change is not recommended as the comprehensive policy development, public advertising and Council consideration process has effectively tested both the regulatory proposal and the alternative exemption pathway.

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OFFICER RECOMMENDATION

That the Council:

1. **Determines that in accordance with Clause 4 of Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 not to proceed with and not to adopt draft Local Planning Policy 1.24 - Regulated Trees on Private Land.**
2. **Notes the community feedback demonstrates support for the benefits of mature trees and urban canopy, but overall opposition to the regulatory framework proposed by draft Local Planning Policy 1.24.**
3. **Adopts the amendment to Local Planning Policy 1.17 - Additional Development Exemptions at Attachment 3, in accordance with Clause 4 of Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, to provide that tree damaging activity to a tree on privately owned land is exempt from the requirement to obtain development approval, subject to any other applicable statutory approval or requirement.**
4. **Determines that the amendment to Local Planning Policy 1.17 is administrative and consequential to Council's decision not to adopt the advertised draft LPP 1.24, and that separate public advertising is not required.**
5. **Authorises the Chief Executive Officer to make minor drafting, formatting and administrative changes to achieve the amendment to Local Planning Policy 1.17 that do not alter its intent and to complete the prescribed notification and publication requirements.**
6. **Requests the Chief Executive Officer continue education and initiatives relating to the retention and planting of trees on City-managed land consistent with the City's Urban Forest Strategy.**

PURPOSE

To present the outcomes of public advertising of draft LPP 1.24 - Regulated Trees on Private Land and seek Council's final policy position. The report recommends that Council not adopt the regulatory policy and instead formalise an exemption through LPP 1.17 - Additional Development Exemptions.

STRATEGIC ALIGNMENT

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

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	2.4	Provide and improve parks and green open spaces.
	2.5	Mitigate and adapt to climate change impacts.
	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.4	Protect and promote the City's character and heritage.

BACKGROUND

Council has considered the management of trees on private land through community engagement, Elected Member workshops and Council reports since 2022. In December 2025, Council, through resolution, requested preparation of a local planning policy intended to encourage retention of mature trees, allow reasonable development and provide for long-term canopy growth where removal was necessary.

On 16 June 2026, Council resolved to proceed with the regulatory approach by advertising draft LPP 1.24, rather than pursuing the proposed non-regulatory exemption pathway. The draft policy is required to return to Council following advertising for a final decision and will not operate unless and until Council adopts it and the required education phase is completed.

The June 2026 decision was therefore a decision to test the option of a detailed regulatory proposal with the community and to inform a final Council decision. Council is now required to consider the submissions and determine whether to adopt, modify or not proceed with the draft policy.

CONSIDERATION

Nature and scale of the issue

The treatment of trees on private land requires Council to balance two legitimate but competing public interests. Mature trees contribute to neighbourhood character, shade, cooling, biodiversity, habitat, stormwater management and the broader urban forest. At the same time, private trees are located on land owned and maintained by residents, and regulation would affect ordinary property management, redevelopment decisions, costs and the way owners use their land.

The issue is broader than whether trees are valued. The central question is whether the City of Melville (the City) should introduce a local development approval framework for specified trees on private land, with associated assessment, replacement, financial contribution, monitoring and enforcement requirements, or adopt a non-regulatory position supported by education and existing planning controls that apply when separate development or subdivision proposals are considered.

Council's final position needs to be clear because uncertainty would create inconsistent advice to residents and officers about whether tree damaging activity, by itself, requires development approval. The decision also has long-term consequences for the City's urban canopy objectives, the regulatory burden placed on landowners and the resources required to administer the planning framework.

Policy development and matters tested

The City's consideration of trees on private land has been progressing. Earlier engagement identified broad community interest in retaining mature trees and increasing canopy. Council subsequently requested preparation of a local planning policy so that the practical implications of a regulatory approach could be properly developed and tested.

Draft LPP 1.24 translated the broad canopy objective into a defined regulatory model. It proposed categories of medium and large regulated trees, a requirement for development approval for relevant tree damaging activity, assessment criteria for retention or removal, exemptions for specified circumstances, replacement planting requirements and a financial contribution where replacement planting could not reasonably occur on the land. Implementation would also require advice, assessment, record keeping, monitoring, compliance, enforcement and community education

This detail was important. General support for mature trees does not necessarily establish support for a particular approval system. Advertising draft LPP 1.24 allowed the community to consider the actual consequences of regulation, rather than respond only to the broader objective of protecting tree canopy.

Council's June 2026 consideration

On 16 June 2026, Council considered two clear policy pathways: progressing draft LPP 1.24 as a regulatory framework for trees on private land or pursuing a non-regulatory approach through amendments to LPP 1.17 that would exempt tree damaging activity from development approval. Council resolved to proceed with advertising draft LPP 1.24 to obtain community feedback before making a final decision.

Importantly, the June resolution did not adopt or commence the proposed regulatory controls. It required the draft policy to return to Council following consultation for final consideration, with implementation only to occur following final adoption and completion of an education phase.

The decision therefore established a consultation pathway rather than a settled regulatory position. Following advertising, Council retains the ability to consider the community feedback and determine whether to adopt the proposed framework, modify it, or pursue an alternative approach, including the exemption pathway previously considered.

Community engagement process

Draft LPP 1.24 was advertised from 31 August to 31 October 2026 through Melville Talks and supporting communication channels. Details of the engagement and results are outlined in Attachment 2 and summarised below:

Engagement Promotion:

- Website/Melville Talks 13,330 page views
- eNews (eight editions) Combined circulation 125,112
- Direct emails 21,540 emails issued
- Social media 93,880 views/reach
- Newspaper advertising 40,600 circulation
- General promotion Various flyers, digital signage, corporate signatures.

The engagement invited the community to consider the defined policy framework, including the proposed tree thresholds, development approval requirement, exemptions, replacement planting and financial contribution provisions. The engagement resulted in 1,451 valid submissions.

Submission Profile:

95.9% of submissions were received from residents/owners of the City of Melville, with submissions distributed across all suburbs.

Stated connections to the City included residents (92%), non-residents (4.6%), business/developer (0.8%), student (0.2%) and visitors (0.9%).

Submission responses regarding presence of a regulated tree on their property comprised 31% with a regulated tree, 44% with no regulated tree and 24 not sure/not disclosed.

Submission Responses:

Overall responses to the engagement indicated:

Question	Support	Oppose
In principle support for policy regulation of trees on private land	27.2%	69.9%
Support for the proposed Policy	24.1%	73.4%

Opposition to the proposed policy was evident among property owners (75.6% opposition) and respondents residing in the City of Melville (74.3% opposition).

Feedback on Policy Content:

Different levels of support were noted for specific provisions of the draft Policy. Provisions relating to flexibility in policy interpretation and opportunities to remove trees received greater support than provisions such as the definition of a regulated tree and the need to seek development approval for tree damaging activity:

- Support for proposed regulated tree identification criteria – 22.8 % support; 65.7% oppose
- Requirement for development approval for tree removal – 26.6% support, 69.8% oppose
- Encouraging retention/protection where practical and reasonable – 42.5% support, 48.9% oppose
- Removal where retention is not reasonable or practical – 58.5% support, 25.2% oppose
- Required technical evidence to support application – 28.4%support, 59.4% oppose
- Replacement option following removal – 40.6% support, 48.8% oppose
- Financial contribution in lieu of on-site replacement – 19.5% support, 62.6% oppose

Summary of Engagement Findings:

The consultation identified substantial opposition to the draft Policy, alongside a range of views about the importance of protecting mature trees on private land and how this should be achieved.

Recognition of the Value of Mature Trees:

Written feedback demonstrated that some respondents recognised the environmental and community benefits of retaining mature trees, including shade, urban cooling, biodiversity, wildlife habitat and neighbourhood character. Submissions noted the time required to replace established canopy and the concern that redevelopment can result in permanent canopy loss.

Supportive respondents considered stronger protections necessary to prevent the continued loss of established trees, particularly where replacement planting would take many years to provide comparable environmental benefits.

However, recognising the value of mature trees did not necessarily translate into support for the regulatory approach. Some respondents supported tree retention in principle but questioned whether the proposed planning controls were the most appropriate way to achieve this.

Opposition to the Proposed Regulatory Approach:

The consultation identified considerable concern about introducing additional planning controls over trees on private property.

Recurring concerns included:

- Restrictions on property owners' ability to manage or remove trees
- Additional costs associated with arborist assessments, maintenance, development approvals, compliance/enforcement and replacement planting
- Potential impacts on property development, renovations and subdivision
- Responsibility and liability for trees causing damage or presenting safety risks
- The practicality and fairness of applying the same requirements across properties with different characteristics

These concerns were particularly evident in written feedback, where respondents questioned how the proposed requirements would operate in practice and whether sufficient flexibility would be available.

Support for Individual Policy Provisions and Greater Flexibility:

Although overall opposition to the draft Policy was high, responses to individual provisions demonstrated that levels of support varied depending on the requirement being considered.

For example, 58.5% supported allowing tree removal where retention was not reasonable or practical due to development-related circumstances. In comparison, only 19.5% supported the proposed financial contribution alternative.

Written feedback also identified requests for clearer exemptions, simpler assessment processes, greater flexibility for individual property circumstances and additional support for property owners.

Suggested Alternative Responses:

In addition to commenting on the draft Policy, respondents suggested alternative or complementary approaches to encouraging tree retention.

These included financial incentives, education and awareness programs, assistance with tree maintenance, support for replacement planting and greater emphasis on protecting and increasing tree canopy on public land.

Some respondents considered these approaches preferable to mandatory regulation, while others suggested they could complement stronger protections for established trees.

Assessment of Available Policy Pathways

Council has three practical pathways available following advertising: adopt draft LPP 1.24 substantially as advertised; adopt a narrower regulatory model and, if required, undertake further advertising; or not adopt LPP 1.24 and give effect to the exemption pathway through LPP 1.17.

Adoption of LPP 1.24 would provide the strongest direct local mechanism for considering retention, replacement and financial contributions towards improved urban canopy. It would, however, establish a new approval and compliance regime despite the overall direction of feedback available to date. It would also require ongoing administrative and staffing resources and would expose residents to the costs and processes identified during engagement.

A modified or narrower policy could reduce impacts by increasing thresholds to define a regulated tree, limiting application to redevelopment or higher-density sites, or reducing replacement and contribution requirements. This would retain some capacity to address canopy loss associated with development. However, it would not fully respond to the central concern evident through the consultation phase as to whether the City should regulate private tree removal through a separate development approval process. Material changes (to thresholds defining a regulated tree or circumstance where the Policy may apply) could also require the revised model to be developed, tested and advertised again.

The exemption pathway provides the clearest response to the majority sentiment of the engagement. It avoids a stand-alone approval process for private tree removal, does not create the replacement planting or contribution obligations proposed under LPP 1.24, and avoids establishing a dedicated assessment and compliance function. Its principal limitation is that the City would have less direct capacity to prevent the removal of mature trees or require replacement solely because a private tree is affected.

Recommended Position

Having regard for the detailed feedback, on balance, it is recommended that Council not adopt draft LPP 1.24 and instead amend LPP 1.17 to state that tree damaging activity on privately owned land is exempt from development approval, subject to any other applicable statutory approval or requirement (Attachment 3).

The recommended position reflects the sequence of Council's consideration. The exemption was expressly identified in June 2026 as the required alternative to regulation. Council decided to first advertise the developed regulatory proposal. The community has now had the opportunity to consider that proposal in practical terms. The report back enables Council to make the final decision on a fully informed basis.

This position does not conclude that mature trees or urban canopy are unimportant. It concludes that the specific regulatory model advertised is not proportionate to the level of community acceptance, impacts on private landowners, implementation requirements, and ongoing compliance obligations identified through the process.

The City should continue to pursue canopy outcomes through education, planting on City-managed land and through the planning framework. Existing planning and subdivision controls, such as R-Code requirements to provide trees and to retain trees would continue to be applicable to new development.

Amendment to LPP 1.17 and Decision Not to Readvertise

A separate advertising process for the amendment to LPP 1.17 is not considered necessary. The central policy question has already been considered through a comprehensive process comprising earlier community engagement, policy preparation, Council consideration in December 2025, Elected Member workshops, the competing pathways debated in June 2026, and public advertising of the detailed regulatory proposal between 31 August and 31 October 2026.

The exemption pathway formed part of Council's express consideration and understanding of the options in June. The subsequent engagement tested the alternative regulatory model and provided the evidence required for Council to determine whether that model should proceed. The amendment to LPP 1.17 is therefore consequential to Council's final decision not to adopt LPP 1.24 and to give administrative effect to that decision.

Further advertising would repeat the underlying question of whether the City should require development approval for private tree removal. It would not test a new regulatory burden or introduce additional obligations on residents. A Council decision not to adopt LPP 1.24 would reflect consideration of the engagement results, the available alternatives, the reasons for preferring the exemption, and highlight that the process undertaken is both comprehensive and sufficient.

Scope and Effect of the Exemption

The proposed exemption applies where the relevant activity is tree damaging activity to a tree on privately owned land. It is intended to clarify that development approval is not required for that activity. The exemption does not remove or alter any separate approval, consent or legal requirement that may apply under other legislation, the planning scheme, an existing development approval, subdivision conditions, heritage controls, environmental or clearing requirements, bushfire requirements, easements, covenants, or controls relating to street trees and trees on City-managed land. Provisions in the R-Codes, for example, seeking retention of trees and requirement for new tree planting would be unaffected by the proposed exemption.

Plain-language communication will be required so that residents understand both the exemption and its limits. This is important to avoid the decision being represented as a general authorisation to remove any tree in any circumstance.

R-Code Provisions Relating to Retention of Trees and Required New Tree Plantings:

R-Code provisions relating to incentivising tree retention and planting of new trees associated with development would not be affected by a tree regulation exemption approach. These provisions are summarised below:

Tree Retention Incentives:

- Reductions to required soft landscaping areas where a significant tree is retained
- Reduction to minimum site area requirements where a significant tree is retained
- Retained tree may offset, replacement tree requirements

Requirements for Tree Plantings for New Developments:

- Grouped dwellings: 1-2 trees per dwelling depending on lot size
- Multiple Dwellings: 1-2 trees for lots up to 1000 square metres and then one tree per 400 square metres.

ENGAGEMENT

The City undertook community engagement on draft LPP 1.24 from 31 August to 31 October 2026. A summary of the engagement results is provided under the Considerations heading above, with additional detail provided in Attachment 2.

If Council adopts the Officer Recommendation, the outcome and amended LPP 1.17 will be publicly notified through the City's normal policy publication channels. Communications should clearly explain that Council considered the advertised regulatory policy, listened to the feedback and chose not to introduce a new development approval framework for private tree removal.

SUSTAINABILITY IMPLICATIONS

Mature trees provide shade, urban cooling, habitat, biodiversity, water management, amenity and community health benefits. Not adopting draft LPP 1.24 removes a proposed mechanism for retaining and replacing regulated trees on private land and may limit the City's ability to influence private-land canopy loss.

Therefore, the recommended pathway should be accompanied by continued education, verge and public-land planting, and use of existing planning controls where a separate development or subdivision approval applies. These measures will not provide the same control as draft LPP 1.24 but are more consistent with the community preference for a non-regulatory approach.

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LEGISLATIVE AND POLICY ALIGNMENT

Local planning policies are prepared and amended under the Planning and Development (Local Planning Schemes) Regulations 2015. Council must consider the submissions received on draft LPP 1.24 and determine whether to proceed with the policy, proceed with modifications, or not proceed.

The State Administrative Tribunal decision in Zorzi v Town of Cambridge [2025] WASAT 77 confirms that removal of a mature tree may constitute development in an urban planning context. The decision confirms that regulation is legally available, but it does not require Council to adopt a regulatory policy. A policy position not to require development approval for tree removal or damage will, however, require such works to be formally listed as exempt through an amendment to LPP 1.17.

FINANCIAL IMPLICATIONS

Adoption and implementation of draft LPP 1.24 would involve the preliminary recurring staffing requirement of approximately two FTE and $200,000 per annum identified for assessment, exemption advice, compliance, enforcement and education under the regulatory model. Not adopting LPP 1.24 would avoid these costs. Minor officer costs will arise from finalising and publishing the LPP 1.17 amendment and communicating Council's decision. These costs can be met from existing operational resources.

RISK MANAGEMENT

Risk	Consequence	Treatment	Residual position
Challenge to decision not to undertake separate advertising	The basis for treating the amendment as consequential may be questioned.	Document the complete policy development, engagement and Council consideration process; record the available alternatives and reasons for the decision; complete required notification and publication.	Low
Continued private-land canopy loss	Reduced shade, amenity and environmental benefits over time.	Continue education and planting programs; use existing development and subdivision controls where applicable.	High
Community perception that canopy objectives have been abandoned	Reputational impact and criticism from policy supporters.	Publish full engagement outcomes and explain the distinction between canopy objectives and the rejected regulatory mechanism.	Medium
Uncertainty for owners and officers	Inconsistent advice about whether approval is required.	Adopt clear LPP 1.17 wording and issue plain-language guidance.	Low

CONSEQUENCE

If Council does not support the Officer Recommendation, the principal alternatives are to adopt draft LPP 1.24, modify the content of the draft Policy and readvertise it, if required. Should the recommendation not to adopt LPP 1.24 be supported, there would also be the option to separately advertise the LPP 1.17 exemption.

Adopting the regulatory policy would introduce new assessment and compliance responsibilities and would not reflect the overall direction of the current consultation. Modifying the policy could narrow its application but may not resolve the central concerns about property rights, cost and regulatory burden. Separately advertising the exemption would reduce procedural risk but extend the process and repeat consultation on the central question already tested.

The recommended pathway provides a final, clear and proportionate policy position. It recognises the environmental value of mature trees and alternative approaches to expand tree canopy, while responding to the community's overall rejection of the proposed regulatory model.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OFFICIAL

UP26/131 Response to Notice of Motion - Impact of Proposed State Planning Reforms on Local Planning Scheme No. 6

File Number:	
Responsible Officer:	Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Attachments:	1. Land Economics Report ⇩ 2. Letter to WAPC Chair ⇩

COUNCIL'S ROLE

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

SUMMARY

- The Council's resolution to the notice of motion considered at the 18 August 2026 Ordinary Meeting of Council (OMC) requested further assessment of the implications of proposed State R-Code reforms, engagement with State planning agencies, development of an advocacy position and reporting back to Council before the next draft of Local Planning Scheme 6 (LPS6) is considered.
- In September 2026, Council subsequently amended the City's Advocacy Strategy to include the priority of preserving low-density suburbs while targeting more intensive development in strategic centres and along suitable public transit corridors aligned with the adopted Local Planning Strategy. This has effectively addressed the advocacy component of the August motion.
- The City of Melville (the City) undertook modelling of the potential housing outcomes of the proposed LPS6 changes and broader State reform scenarios. The modelling indicates that changes to lower-density R-Code lot-size requirements would have a comparatively modest effect, whereas applying a minimum R30 density across Melville could result in substantially greater and more dispersed growth across established residential areas.
- The modelling also demonstrates that most housing growth to 2050 is expected to occur through existing development opportunities, including established higher-density and structure plan areas. The current proposed LPS6 changes are forecast to contribute approximately 2,182 additional dwellings by 2050, representing a comparatively minor component of overall growth while responding to State expectations for additional housing around centres and transport corridors.
- Therefore, the recommended approach is to continue progressing the targeted LPS6 changes in alignment with the Local Planning Strategy and Council's adopted advocacy priority. This provides an evidence-based alternative to applying broad minimum-density increases across established low-density suburbs.
- The City has engaged with the Department of Planning, Lands and Heritage (DPLH) and written to the Chair of the Western Australian Planning Commission (WAPC) seeking support for this targeted approach. Further engagement with the Minister for Planning is proposed once Council has committed to a revised draft Scheme.

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OFFICER RECOMMENDATION

That the Council:

1. **Note the advocacy priority adopted at the September 2026 OMC in response to the August 2026 resolution.**
2. **Note the updated modelling of the City of Melville's dwelling capacity and forecast dwelling growth, including the impacts from the proposed State-led reform scenarios.**
3. **Endorses the City progressing targeted residential density changes through the review of Local Planning Scheme No.6, consistent with the City's adopted Local Planning Strategy (2016), and having regard to:**
   a. **The additional development opportunities anticipated from the proposed R-Code reforms.**
   b. **Existing housing growth opportunities provided through the City's established planning framework, including structure plan and activity centre areas.**
   c. **The longer-term opportunity to work with the State Government on future planning for the Bull Creek and Murdoch station precincts.**

PURPOSE

To respond to the Council's decision, resolved in relation to a notice of motion at the 18 August 2026 Ordinary Meeting of Council (OMC) by reporting the comparative housing modelling, confirming the City's adopted advocacy position and setting out the next steps for State Government advocacy before Council considers the revised draft LPS6.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.3	Plan for urban growth and local commercial activity centres.
	3.4	Protect and promote the City's character and heritage.

BACKGROUND

In July 2026, the Minister for Planning announced proposed reforms to the State Planning Codes-Residential Design Codes, which included reducing the required land area needed to subdivide lots in low density areas. The Minister also acknowledged the possibility that, as part of the review of their local planning schemes, local governments may be required to adopt a minimum residential density. With the City in the process of reviewing LPS6, it was necessary to consider the impacts of these draft reforms prior to Council endorsing any revisions to LPS6.

At the 18 August 2026 OMC, the Council requested further assessment of the proposed reforms, additional engagement with State planning agencies, development of an advocacy position and to report back to Council by December 2026. The resolution confirmed that this work was to support, rather than delay, the Scheme review.

The following month Council adopted a new advocacy priority in response to the August resolution, seeking to prioritise the preservation of the City's low-density suburbs while targeting more intensive development in strategic centres and along suitable public transit corridors. Therefore, this report does not propose a new advocacy position. It explains how the LPS6 review and supporting evidence can be used to implement the position already adopted by Council.

CONSIDERATION

Comparison of State reform scenarios

The State Government is proposing changes to the R-Codes that would increase development opportunities on some lower-density residential land through changes to the amount of land required to subdivide.

More consequentially, the Minister for Planning has publicly raised the prospect of R30 becoming a minimum density for new and reviewed metropolitan planning schemes unless a lower density can be justified.

Land economists appointed by the City have considered the capacity and likely uptake of new housing in the City based on these two approaches. The modelling offers the City insight into the impact on likely housing growth over the next 25 years.

Scenario	What it represents
Scenario 1	The City continues with its targeted LPS6 density changes, while also assuming the proposed R-Code reforms take effect. Existing density codes are generally retained, but subdivision becomes easier for some lower-density properties.
Scenario 2	The City does not proceed with the proposed LPS6 density changes and R30 instead becomes the minimum residential density across the City. Existing densities below R30 would therefore be increased to R30.

(Refer to Appendix 2 of Attachment 1)

The difference between the scenarios is not simply how much housing could be delivered, but where that housing is likely to occur. Scenario 1 retains the City's existing pattern of residential densities and supplements this with targeted increases around centres, corridors and other locations identified through the Local Planning Strategy. The proposed R-Code reforms create some additional subdivision opportunities (an estimated 3,000-4,000 additional dwellings by 2050), but do not fundamentally change this pattern or form of suburban development. Therefore, Scenario 1 represents the City persisting with its strategic approach, now inclusive of the subdivision opportunities created by changes to the R-Codes.

By comparison, Scenario 2 would represent a fundamental shift in the planning approach for the City. Applying R30 as a minimum would create substantially greater subdivision potential throughout the City's established suburbs, affecting tens of thousands of properties, all of which would gain the ability to be subdivided into 2, 3 or 4 lots depending on their existing lot size. Compared to the dwelling growth modelled for Scenario 1, this significant redistribution of development potential is forecast to deliver a further 8,000 dwellings by 2050. That means considerably more future growth would occur through dispersed suburban infill, rather than being directed towards the centres, corridors and other locations the City considers better suited to accommodate additional density.

Broader implications of State reforms

The impact of the proposed State-led reforms extends beyond analysing where and when more housing will be built in Melville. Through the technical work supporting the review of LPS6, the City has also considered the following differences between the two scenarios:

- Tree canopy: Neither State reform scenario is beneficial for tree retention. However, the proposed R-Code reforms (Scenario 1) create substantially fewer redevelopment opportunities than a minimum R30 approach (Scenario 2). R30 would spread redevelopment more broadly through established suburbs and reduce the proportion of growth occurring in centres and other higher-density locations, where concentrated development generally produces better overall canopy outcomes.
- Traffic: The R-Code reforms primarily create additional subdivision opportunities in southern and south-eastern Melville, with comparatively limited additional growth around Canning Highway. A minimum R30 approach would create substantially more development potential across northern Melville, potentially compounding congestion on Canning Highway. Further traffic modelling of the R-Code reforms will be reported with the revised draft Scheme.
- Public open space: Both scenarios would increase demand on public open space as population grows. These implications will be considered through the City's current review of its Public Open Space Strategy.
- Infrastructure: A broadly applied R30 density would disperse additional growth across a much larger part of Melville, making infrastructure planning and investment more complex. The City's targeted approach provides greater certainty about where more intensive growth is intended, while responsibility for major infrastructure ultimately remains with the relevant State agencies and service providers.

Overall, these considerations strengthen the case for a targeted approach to growth and provide further justification for opposing broad minimum-density increases across established suburbs.

Housing growth and the role of LPS6

The attached Land Economics Report and its appendices (Attachment 1) demonstrate that the vast majority of the City's future housing growth is expected to occur independently of the proposed LPS6 density changes (approximately 83%). Existing development opportunities, particularly within established activity centres, structure plan areas and other existing higher-density locations, already provide substantial capacity. Further opportunities are expected from the proposed R-Code reforms, while future station precinct planning will provide an additional longer-term contribution.

Against this broader picture, the proposed LPS6 density changes are forecast to contribute approximately 2,182 additional dwellings by 2050.

While comparatively modest in numerical terms, these changes remain strategically important. They provide the City with an opportunity to deliberately direct additional housing choice towards centres, corridors and other locations identified through the Local Planning Strategy, rather than relying on dispersed growth across established low-density suburbs.

This approach also responds to the City's 2021 Report of Review, anticipated demand for a broader range of housing types and clear State planning expectations for additional housing around centres and transport infrastructure.

Recommended approach

The modelling reinforces the merit of continuing the LPS6 review based on targeted density changes aligned with the Local Planning Strategy.

This approach acknowledges:

- Development capacity already available within the existing planning framework.
- The additional opportunities likely to arise through expected R-Code reforms.
- The longer-term potential for coordinated planning with the State Government around the Bull Creek and Murdoch train stations.

Importantly, these other contributors do not remove the strategic purpose of the LPS6 changes. Most are either existing opportunities, changes outside the City's direct control or potential future initiatives.

Progressing the targeted LPS6 changes therefore provides the City with a practical means of demonstrating that substantial housing growth can be accommodated while maintaining a deliberate spatial focus on centres and suitable transport corridors. This provides the strongest evidence base for advocating against the application of broad minimum-density increases (i.e. R30) across Melville's established low-density suburbs.

Advocacy and State engagement

The City has engaged with the DPLH and the WAPC. Departmental advice has confirmed that the established State planning direction towards centres and corridors remains relevant, while also indicating that broader baseline density reform remains under consideration.

The City has written to the Chair of the WAPC seeking support for the City's targeted strategy. Once Council has committed to a revised draft Scheme, officers propose targeted engagement with the Minister for Planning. The advocacy case will rely on the adopted advocacy priority, the comparative dwelling modelling, the City's technical studies and evidence that the proposed approach can accommodate substantial housing growth without resorting to indiscriminate upcoding.

ENGAGEMENT

The LPS6 review has included community engagement on the proposed density changes in both 2024 and 2026, as well as numerous Elected Member workshops, input from technical consultants and engagement with State agencies. Minor revisions following the recent preliminary engagement are being considered and workshopped with Elected Members before being incorporated into the draft scheme maps.

Further community and stakeholder engagement will occur following endorsement of the draft scheme content by Council, and after the Minister for Planning has reviewed the draft changes and determined it to be in a form suitable for community consultation.

SUSTAINABILITY IMPLICATIONS

Targeting growth around centres and suitable transport corridors supports housing choice, more efficient use of existing services and reduced reliance on private vehicles. Additional redevelopment can also place pressure on tree canopy, neighbourhood character and infrastructure. The LPS6 review allows these impacts to be considered spatially and supported by planning controls and complementary City initiatives, rather than relying on broad, dispersed upcoding.

LEGISLATIVE AND POLICY ALIGNMENT

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*, including the local planning scheme review, preparation and referral processes
- State Planning Strategy 2050 and Perth and Peel @ 3.5 million planning frameworks;
- State Planning Policy 7.3 Residential Design Codes
- City of Melville Local Planning Strategy 2016
- City of Melville 2021 Report of Review
- City of Melville Advocacy Strategy, as amended in September 2026

Note, Council is responsible for determining the content of the draft LPS6, but the WAPC and Minister for Planning retain statutory roles in determining whether the draft may proceed to advertising and whether further modifications are required.

FINANCIAL IMPLICATIONS

The comparative modelling and station precinct work were funded from existing Strategic Planning project budgets. Future targeted advocacy and communications can be undertaken within existing resources.

Any future precinct planning, infrastructure planning or expanded advocacy program may require additional funding.

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CONSEQUENCE

If the Council does not endorse the approach, further workshops will be required with Elected Members to determine how to progress with the review of LPS6. In addition, the City may have a weaker basis to advocate against broad baseline upcoding and less ability to influence where future growth is directed. Alternative approaches which move away from targeted density in centres and corridors are also likely result in density changes and associated impacts across a wider area of the City.

The Council could alternatively request changes to the advocacy approach or further modelling, noting that this may delay presentation of the revised draft Scheme.

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

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15 MOTIONS WITH PREVIOUS NOTICE

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

19 CLOSURE

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2027 Meeting Schedule

Meetings Open to the Public

ABF = Agenda Briefing Forum | OMC = Ordinary Meeting of Council | ARIC = Audit Risk and Improvement Committee | SMC = Special Meeting of Council | EMES = Elected Member Engagement Session | P&LWG = Policy and Legislation Working Group | Public Holiday | Election | School Holidays

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
January						1 New Years Day Public Holiday	2	3	4	5	6	7	8	9	10	10	10	13	14	15	16	17	18	19	20	21	22	23	24	25	26 Australia Day Public Holiday	27	28	29	30	31
February		1 AGME (TBC)	2 EMES	3	4	5	6	7	8	9 ABF	10	11	12	13	14	15	16 OMC	17	18	19	20	21	22	23 EMES	24 CEO Panel	25	26	27	28								
March		1 Labour Day	2 EMES	3	4	5	6	7	8 ARIC	9 ABF	10	11	12	13	14	15	16 OMC	17	18	19	20	21	22 P&L WG	23 EMES	24	25	26 Good Friday	27	28	29 Easter Monday	30 EMES	31					
April					1	2	3	4	5	6 EMES	7	8	9	10	11	12	13 ABF	14	15	16	17	18	19	20 OMC	21	22	23	24	25 ANZAC Day	26 ANZAC Day Public Holiday	27 EMES	28	29	30		
May	1	2	3 P&L WG	4 EMES	5	6	7	8	9	10	11 ABF	12	13	14	15	16	17 OMC	18	19	20	21	22	23	24	25 EMES	26	27	28	29	30	31						
June				1 EMES	2	3	4	5	6	7 WA Day Public Holiday	8 ABF	9	10	11	12	13	14 OMC	15	16	17	18	19	20	21	22 EMES	23	24	25	26	27	28 ARIC	29 EMES	30				
July					1	2	3	4	5 CEO Panel	6 EMES	7	8	9	10	11	12	13 ABF	14	15	16	17	18	19	20 OMC	21	22	23	24	25	26 P&L WG	27 EMES	28	29	30	31	
August		1	2	3 EMES	4	5	6	7	8	9 CEO Panel	10 ABF	11	12	13	14	15	16 OMC	17	18	19	20	21	22	23	24 EMES	25	26	27	28	29	30 P&L WG	31 EMES					
September					1	2 Caretaker Period (TBC)	3	4	5	6 ARIC	7 EMES	8	9	10	11	12	13 ABF	14	15	16	17	18	19	20 OMC	21	22	23	24	25	26	27 Kings Birthday Public Holiday	28 EMES	29	30		
October						1	2	3	4	5 ABF	6	7	8	9	10	11	12 OMC	13	14	15	16 Election Day (TBC)	17	18	19 SMC Election	20	21	22	23	24	25	26 EMES	27	28	29	30	31
November		1	2 EMES	3	4	5	6	7	8	9 ABF	10	11	12	13	14	15	16 OMC	17	18	19	20	21	22 ARIC	23 EMES	24	25	26	27	28	29 P&L WG	30 EMES						
December				1	2	3	4	5	6	7 ABF	8	9	10	11	12	13	14 OMC	15	16	17	18	19	20	21	22	23	24	25 Christmas Day	26 Boxing Day	27 Christmas Day Public Holiday	28 Boxing Day Public Holiday	29	30	31		

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DRAFT Lease and Licence Policy

Policy Type: Council Policy **Policy Owner: Head of Property**	**Policy No.: CP-XXX** **Last Review Date: XX Month 2026**

Policy Objectives

To provide a fair, consistent and transparent framework for the leasing and licencing (Including subleases and sublicences) of land and buildings owned or managed by the City of Melville, enabling community, sporting and commercial tenants to deliver activities and services that benefit the community in support of the City's vision.

Policy Scope

This Policy applies to leasing, licensing and occupancy arrangements across the City's land and property portfolio, including subleases and sublicences, but excludes short-term hire, casual use and temporary booking arrangements.

Policy Statement

1. Principles

The City will manage its properties in the best interests of the community. In doing so, the City will be guided by the following principles:

- Fairness – groups using comparable premises on comparable terms are subject to the same obligations;
- Transparency – tenant categories, fees and responsibilities are publicly available and consistently applied;
- Simplicity – agreements are straightforward for both the City as Landlord and the tenant;
- Optimal Use – City property assets are used to maximise utilisation; underutilised facilities will be considered for shared-use or co-location; and
- Community Benefit – use of City properties maximises benefit to the Melville community. The level of support provided by the City should reflect the extent of community benefit, accessibility and utilisation associated with the facility.
- Commercial Prudence – the City will seek to achieve appropriate commercial outcomes from the use and occupation of its City property assets while balancing community benefit and strategic objectives.

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2. Tenant Classification

The City classifies tenants into four categories. The applicable group determines fees, outgoings and maintenance responsibilities as set out in the City's Lease and Licence Framework:

CATEGORY	GROUP	DESCRIPTION
CATEGORY 1	**Community and Sporting**	Not-for-profit organisations providing recreational, social, cultural, educational or similar activities for the benefit of the Melville community, whose members receive no pecuniary profit.
CATEGORY 2	**Government / Larger NFP / Charitable**	Larger entities including government agencies, registered charities, sporting bodies and incorporated not-for-profit organisations with greater financial capacity.
CATEGORY 3	**Commercial**	Any individual, business or entity operating on a for-profit basis, including sole traders, partnerships and companies.

3. Fees and Charges

Fees and Charges

Fees and charges for leases and licences are determined by the tenant classification assigned at the commencement of the agreement. The following framework applies:

Tenant Classification	Fee Basis	Review Mechanism
Community & Sporting Groups	Annual flat fee (Administration Fee) (inclusive of agreed outgoings), set in the Schedule of Fees and Charges adopted by Council each financial year	Increased annually from 1 July via All Groups CPI Perth (ABS) quarter preceding the City of Melville budget preparation quarter.
Government, Larger NFP, Charitable	Fee set by negotiation, informed by independent market rental valuation	Any concession to the market rate will be subject to consideration and approval in accordance with the City's applicable policies and delegations.
Commercial	Fee set at market rate, determined by independent valuation on commercially negotiated terms	Subject to standard commercial review mechanisms as set out in the agreement

All fees are to be reviewed at the expiry of the initial term, or earlier where expressly provided for in the agreement.

Council Rates and Statutory Charges

All tenants and licensees are responsible for payment of Council rates, service charges, utility charges and any other statutory outgoings attributable to the leased or licensed premises.

Eligibility for any rating exemption, concession, waiver or reimbursement is not automatic and will be determined separately by Council on a case by case basis.

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Commercial Leasing Arrangements

The City may negotiate commercial lease and licence arrangements on terms that best reflect market conditions, the nature of the premises, the commercial opportunity and the City's strategic objectives.

Commercial agreements may incorporate one or more forms of financial consideration, including rent, licence fees, turnover-based payments, outgoings recovery, capital contributions or other commercial terms.

The commercial structure of each agreement will be determined on its individual merits and is not required to follow a standard rental methodology.

Lease and Licence Income

Where the City has granted approval for a tenant to sublease or grant a sublicence on a commercial basis over City premises, the tenant is required to remit to the City a proportion of all gross rental or sublease or sublicence income received from the sublessee or sublicensee.

The applicable proportion is up to 50% of gross income and is set out in the City's Schedule of Fees and Charges as adopted by Council each financial year.

The following conditions apply to all approved sublease and licence arrangements:

- Requires the City's expressed approval and consent;
- The tenant must disclose to the City all proposed income terms prior to the commencement of the arrangement;
- Payment of the City's proportion is due (quarterly / annually) in arrears, unless otherwise agreed in writing; and
- The City reserves the right to audit income received by the tenant under any approved sublease or licence arrangement.
- The City may provide concessional terms to eligible organisations where the proposed use delivers a demonstrable community benefit and aligns with the City's strategic objectives. The level of concession will be determined on a case-by-case basis, having regard to the nature and extent of the community benefit, the organisation's financial capacity and the market value of the property.
- Failure to disclose income or remit the required proportion to the City constitutes a breach of the head lease or licence agreement.

Disposal of Property Interests

The City will ensure that any lease, licence, sublease, assignment, renewal, variation, surrender or other arrangement involving the occupation or use of City property assets is considered and managed in accordance with the requirements of the *Local Government Act 1995* (s3.58) and any other applicable legislation.

Where a proposed lease or licence constitutes a disposition of property, the City will have regard to:

- compliance with all statutory requirements;
- the market value of the interest being granted;
- the financial, strategic and community benefits arising from the proposed arrangement;
- the principles of transparency, accountability and equitable treatment; and
- the long-term interests of the City and its community.

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4. Agreement Terms

The initial term for Community and Sporting tenants is five years with an option for a further five years.

No lease or licence shall exceed ten years inclusive of option periods, unless approved by Council.

The Chief Executive Officer is delegated authority to enter into, vary and renew lease and licence agreements in accordance with DA-007, this Policy and the City's Leasing and Licencing Framework. Agreements outside these parameters are to be referred to Council for consideration.

5. Maintenance Responsibilities

Maintenance responsibilities are shared between the City and the tenant and allocated on the basis of the nature of the tenancy, extent of use, and the condition and classification of the asset. All responsibilities are clearly documented in each lease or licence agreement.

As a general principle:

- The City is responsible for structural and capital renewal of the asset.
- The tenant is responsible for day-to-day general maintenance arising from their use and occupation of the asset.
- Commercial tenants are responsible for structural and capital maintenance of the asset unless subject to lease conditions.

Where the allocation of a specific maintenance item is not addressed in the agreement, the parties will seek to resolve the matter collaboratively, having regard to the principles above and the City's Lease and Licence Framework.

Work Health and Safety obligations for both the City and lease/licence holder, including compliance with relevant legislation and risk management requirements are included as expressed terms in the lease/licence agreement.

Existing Arrangements

Where an existing lease or licence agreement provides for a maintenance allocation that differs from the standard framework set out in this section, the terms of that agreement will prevail for the duration of the current term. At the next renewal or extension, the City will seek to align the arrangement with this Framework where practicable.

Where such a variation exists, the City will ensure that:

- the agreed maintenance responsibilities are explicitly documented in the lease or licence agreement;
- the arrangement is reviewed at the next renewal or extension to assess whether the allocation remains appropriate, equitable, and consistent with this Framework; and
- any material departure from the standard allocation is noted in the relevant Council report at the time of renewal or approval.

Nothing in this clause reduces the City's statutory obligations with respect to the land or asset, regardless of the maintenance allocation agreed with the tenant.

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6. Shared Use

The City will seek to maximise the utilisation, accessibility and community benefit of City owned facilities through shared use, co-location and increased community access.

Where premises are occupied on a seasonal, periodic or part-time basis, tenants will be expected to facilitate casual or regular use by other approved users during periods when the premises are not required for the tenant's activities. Appropriate shared use and access arrangements will be incorporated into the lease or licence where applicable.

7. Compliance

Tenants must comply with all terms and conditions of their lease or licence. Non-compliance may result in a rectification notice, dispute resolution or termination in accordance with the agreement and the *Local Government Act 1995*. The City will work constructively with tenants to resolve issues before taking formal action.

8. Recognition

Where a tenant or licensee receives funding or other financial support from the City, they must acknowledge the City's contribution through appropriate public recognition, such as signage, plaques, or similar. The type and extent of recognition should reflect the level of funding provided and comply with any City branding requirements. This requirement applies to both current and future funding arrangements and must be agreed in writing as part of the relevant funding, lease, or licence agreement.

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Definitions

Term	Definition
Lease	A lease provides the occupant with exclusive use of land and buildings for a specific time period in return for an agreed rent. It is commonly used where a tenant occupies the entire premises for one purpose.
Management Licence (Licence)	A licence provides permission for the occupant to access premises for a particular purpose, at specific times and under conditions, in return for an agreed licence fee. It is most commonly used where premises are shared or the occupant uses only part of the land or building. A Seasonal Management Licence is for a term of 6 months between 2 Sporting Clubs in which both agreements mirror the other for the 12 month period. A seasonal agreement can be entered into for up to a 5 year period.
Schedule of Fees and Charges	The City's annual schedule of fees and charges adopted by Council each financial year, which sets the actual fee amounts applicable to each category. The current Schedule of Fees and Charges is available on the City's website.

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9. Fee Structure Framework

9.1 Principles

- Fees are fixed during the initial lease term unless otherwise agreed
- Reflect usage, exclusivity, and facility scale
- Support community accessibility
- Include bundled services for simplicity

10. Annual Fees

Category	Group	Annual Fee
Category 1	**Community and Sporting**	Set by Council each year in the City of Melville's Annual Budget
Category 2	**Government / Larger Not-for-Profit and Charitable Organisations**	Market rate as determined by market valuation, discounted up to a maximum concession of 30% in the initial term only at the City's sole discretion
Category 3	**Commercial**	By negotiation based on market valuation

11. Notes

- Rates and charges are not included in the annual fee and will be applied in accordance with the lessee's category and the terms of the agreement.

12. Non-Retrospective Application

This Policy does not apply retrospectively. Existing leases, licences and occupancy arrangements remain subject to their current approved terms unless varied, renewed or replaced.

13. Governance & Implementation

References that may be applicable to this Policy

Legislative Requirements:	Local Government Act 1995 (s.3.58) Local Government (Functions and General) Regulations 1996
Procedures, Process Maps, Work Instructions:	Lease and Licence Framework
Other Plans, Frameworks, Documents Applicable to Policy:	Council Plan for the Future 2024-2034 Land Optimisation Strategy 2026-2031 Asset Management Plan Cultural Infrastructure Strategy Strategic Land Management CP-05
Delegated Authority No:	[TBC]

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ORIGIN/AUTHORITY		**Item No.**
Ordinary Meeting of Council	Insert date of meeting	Insert Item No.
Reviews		
Insert name of Council Meeting	Insert date of meeting	Insert Item No.

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DA-007 Leasing/Licensing of Property

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 007** **Last Review Date: ~~16 June~~ 8 December 2026**
Description	Authority to: • Dispose of property by way of lease/licence or hire agreement including to advertise disposal in accordance with section 3.58 of the Act; and • Approve sublease and sublicence proposals at City owned and leased facilities; and • Negotiate, execute and administer lease and other contractual documents for the purposes of a lease, licence, sublease, sublicense or hire agreement, including assignment, extension and renewal; and • Amend or extend existing parent agreements, if required, to accommodate approval of sublease or sublicence arrangements.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.58(2) & (3): Disposing of property
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development (restricted to leases and management licences with community, sporting groups, government agencies, artists and cultural organisations, and to commercial parking leases) • Director Corporate Services (any lease/licence) • Head of Property (any lease/licence)
Conditions on Delegation/Sub Delegation	Delegation to CEO limited to disposal of an interest in land/property by lease, licence, sublease, sublicence or a hire agreement to an annual property rental value of $100,000 per annum (excl. GST) and a maximum lease term of ten years. This includes agreement ~~lease~~ extensions and renewals. Sub-delegation is limited to disposal of property by way of lease/licence or hire agreement to a value of $50,000 per annum (excl. GST) and a maximum term of five years.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions & General) Regulations 1996* Regulation 30: Dispositions of property with market value less than $20,000 excluded from section 3.58 of Act. *Property Law Act 1969* *Commercial Tenancy (Retail Shops) Agreements Act 1985*
Policy Reference	CP-005 – Land and Property Retention, Disposal and Acquisition Related Delegation: DA-008 Disposition of Land and Other Assets
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: PROPERTY MANAGEMENT – Leases-Licences-Agreements-Contracts 22.07 7D

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	COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF OCTOBER 2026 PRESENTED TO THE ORDINARY MEETING OF COUNCIL TO BE HELD ON 8 DECEMBER 2026 ITEM C26/6001

Over $25,000.00

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

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19086	**AAAC TOWING PTY LTD**			**$**	**4,442.68**
19086	Vehicle towing	21/10/2026	E142539	$	4,442.68
19622	**AARON CLARINGBOLD**			**$**	**1,100.00**
19622	Photography	30/10/2026	E142757	$	1,100.00
10366	**ABAXA WH LOCATION SERVICES PTY LTD T/AS**			**$**	**2,199.34**
10366	Underground Service Location	21/10/2026	E142527	$	2,199.34
19885	**ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD**			**$**	**5,326.75**
19885	Environmental consultancy services	15/10/2026	E142426	$	5,326.75
15032	**ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS**			**$**	**1,100.00**
15032	Entertainers	15/10/2026	E142263	$	1,100.00
15960	**ACS SWAN EXPRESS PRINT**			**$**	**253.00**
15960	Stationery	15/10/2026	E142278	$	253.00
14888	**ACTION GLASS & ALUMINIUM**			**$**	**3,285.81**
14888	Glazing supplies and services	15/10/2026	E142260	$	2,301.31
14888	Glazing supplies and services	30/10/2026	E142644	$	984.50
16876	**ACTIVE DISCOVERY HUMPHREY GROUP AUSTRALIA PTY LTD ATF HUMPHREY GROUP TRUST**			**$**	**7,469.00**
16876	Playground equipment and maintenance	30/10/2026	E142689	$	7,469.00
16926	**ACURIX NETWORKS PTY LTD**			**$**	**654.50**
16926	Telecommunication services	15/10/2026	E142316	$	654.50
14456	**ADVANCE PRESS (2013) PTY LTD**			**$**	**495.00**
14456	Outsourced printing	30/10/2026	E142641	$	495.00
19048	**ADVERTISING - MARKETFORCE SUBSIDARY OF OMNICOM**			**$**	**16,814.82**
19048	Marketing and communication services	15/10/2026	E142375	$	16,814.82
16138	**AE HOSKINS BUILDING SERVICES THE TRUSTEE FOR M R HOSKINS FAMILY TRUST T/AS**			**$**	**287,039.18**
16138	Leeming Bowls Club ramps and Balustrading	15/10/2026	E142283	$	178,770.08
16138	Demolition of 23-27 Moreau Mews	30/10/2026	E142666	$	108,269.10
18494	**AGILE DOGS**			**$**	**880.00**
18494	Training services	30/10/2026	E142725	$	880.00
19279	**AIDAN D'ADHEMAR AIDAN MARK D'ADHEMAR T/AS**			**$**	**440.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19279	Community events	30/10/2026	E142746	$	440.00
16855	**AIR LIQUIDE AUSTRALIA LIMITED**			**$**	**1,281.07**
16855	Other utilities	15/10/2026	E142314	$	1,281.07
18379	**AKWAABA AFRICAN DRUMMING AKWAABA AFRICAN ART AND CRAFT T/AS**			**$**	**660.00**
18379	Entertainers	15/10/2026	E142360	$	660.00
20096	**ALEMBA PTY LTD**			**$**	**38,500.00**
20096	IT software/licensing and maintenance	30/10/2026	E142783	$	38,500.00
19947	**ALINAL PTY LTD**			**$**	**601.65**
19947	Catering services and supplies	15/10/2026	E142434	$	601.65
13350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			**$**	**480.00**
13350	Landscaping services and supplies	15/10/2026	E142234	$	240.00
13350	Landscaping services and supplies	30/10/2026	E142620	$	240.00
19609	**ALLSPORTS TROPHIES ALWAYSAWINNER PTY LTD T/AS**			**$**	**80.17**
19609	Flowers and gifts and awards	15/10/2026	E142412	$	80.17
13806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**5,819.67**
13806	Other Library Expenses	15/10/2026	E142243	$	3,954.39
13806	Other Library Expenses	30/10/2026	E142627	$	1,865.28
17395	**ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS**			**$**	**847.20**
17395	Hygiene services	15/10/2026	E142329	$	847.20
16088	**ALYKA PTY LTD**			**$**	**8,470.00**
16088	Website expenses	15/10/2026	E142282	$	8,470.00
18254	**AMANDA CURTIN CURTIN, AMANDA ROBYN T/AS**			**$**	**336.00**
18254	Other Library Expenses	15/10/2026	E142354	$	336.00
16949	**AMARE SAFETY PTY. LTD. AMARE SAFETY PTY LTD T/AS**			**$**	**1,166.55**
16949	Protective clothing	30/10/2026	E142694	$	1,166.55
19653	**AMAZON WEB SERVICES AUSTRALIA PTY LTD**			**$**	**666.60**
19653	IT technical services	30/10/2026	E142758	$	666.60
12755	**AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS**			**$**	**8,066.82**
12755	Facilities management services	30/10/2026	E142608	$	8,066.82

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19049	**AMCS AUSTRALIA PTY LTD**			**$**	**7,306.04**
19049	IT software/licensing and maintenance	30/10/2026	E142737	$	7,306.04
17052	**AMPED DIGITAL AMPED IT PTY LTD T/AS**			**$**	**2,948.00**
17052	Marketing materials and promotional items	30/10/2026	E142700	$	2,948.00
13016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**982.13**
13016	Fuel	30/10/2026	E142611	$	982.13
19130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,351.82**
19130	Councillor expenses	15/10/2026	E142385	$	3,351.82
16113	**ANIMAL PEST MANAGEMENT SERVICES THE TRUSTEE FOR BUTCHER FAMILY TRUST T/AS**			**$**	**7,810.00**
16113	Animal management and pound expenses	30/10/2026	E142665	$	7,810.00
11149	**APACE AID INCORPORATED**			**$**	**4,509.73**
11149	Nursery supplies	30/10/2026	E142588	$	4,509.73
15333	**AQUAMONIX PTY LTD**			**$**	**4,361.50**
15333	Irrigation and watering systems	30/10/2026	E142650	$	4,361.50
13515	**ARBOR CARBON PTY LTD**			**$**	**7,676.55**
13515	Environmental consultancy services	15/10/2026	E142238	$	7,676.55
19081	**ARBOR CENTRE GROUP PTY LTD**			**$**	**5,500.00**
19081	Environmental consultancy services	15/10/2026	E142377	$	5,500.00
19260	**ARBOR URBAN PTY LTD**			**$**	**7,062.00**
19260	Arborists and tree services	15/10/2026	E142398	$	2,486.00
19260	Arborists and tree services	30/10/2026	E142745	$	4,576.00
17422	**ARCHAE-AUS PTY LTD**			**$**	**14,585.38**
17422	Other consulting services	15/10/2026	E142330	$	14,585.38
18287	**ARNOWA ARNOWA PTY LTD T/AS**			**$**	**2,849.00**
18287	IT technical services	15/10/2026	E142356	$	2,849.00
17585	**ART DISPLAY HIRE**			**$**	**10,285.00**
17585	Artists and artworks	15/10/2026	E142336	$	1,320.00
17585	Artists and artworks	30/10/2026	E142710	$	8,965.00

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20240	**ASSET ENGINEERS PTY LTD**			**$**	**2,414.50**
20240	Asset management services	30/10/2026	E142793	$	2,414.50
13899	**ATCO GAS AUSTRALIA ATCO GAS AUSTRALIA PTY LTD T/AS**			**$**	**1,013.56**
13899	Gas	15/10/2026	E142245	$	702.46
13899	Gas	30/10/2026	E142630	$	311.10
18197	**ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS**			**$**	**120.00**
18197	Waste collection and disposal	30/10/2026	E142720	$	120.00
20018	**ATTURRA DATA & INTEGRATION ANATAS PTY LTD T/AS**			**$**	**108,768.00**
20018	Consulting services	15/10/2026	E142442	$	108,768.00
13723	**AURION CORPORATION PTY LTD**			**$**	**10,751.54**
13723	IT software/licensing and maintenance	30/10/2026	E142626	$	10,751.54
20046	**AURORA ENVIRONMENTAL PERTH AURORA ENVIRONMENTAL (PERTH) PTY LTD & Others T/AS**			**$**	**1,309.06**
20046	Environmental consultancy services	15/10/2026	E142443	$	1,309.06
15610	**AUSCONTACT ASSOCIATION LIMITED**			**$**	**880.00**
15610	Other memberships	15/10/2026	E142276	$	880.00
15138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$**	**11,905.70**
15138	Vehicle Repairs and Maintenance	15/10/2026	E142266	$	11,219.97
15138	Vehicle Repairs and Maintenance	21/10/2026	E142537	$	685.73
13155	**AUSTRAFFIC WA WATS MANAGEMENT PTY LTD T/AS**			**$**	**32,580.35**
13155	Surveyors	6/10/2026	E142128	$	18,140.10
13155	Surveyors	15/10/2026	E142231	$	14,440.25
11523	**AUSTRALIA POST PERTH**			**$**	**30,537.69**
11523	Postage	15/10/2026	E142214	$	3,163.36
11523	Postage	21/10/2026	E142529	$	27,374.33
14967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**420.97**
14967	Uniforms and corporate wardrobe	15/10/2026	E142262	$	348.92
14967	Uniforms and corporate wardrobe	30/10/2026	E142647	$	72.05
11804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**32,451.35**
11804	Air conditioning maintenance and services	15/10/2026	E142219	$	10,019.39
11804	Air conditioning maintenance and services	30/10/2026	E142599	$	22,431.96

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18381	**AUSTRALIAN MEDICAL SUPPLIES AUSMED SUPPLIES PTY LTD T/AS**			**$**	**3,276.13**
18381	Medical expenses	15/10/2026	E142361	$	3,276.13
15968	**AVELING TONY AVELING & ASSOCIATES PTY LTD T/AS**			**$**	**750.00**
15968	External training courses	15/10/2026	E142279	$	750.00
20098	**AXIELL PTY LTD**			**$**	**9,790.00**
20098	IT software/licensing and maintenance	30/10/2026	E142784	$	9,790.00
17313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**24,405.63**
17313	Fencing supplies and services	30/10/2026	E142706	$	24,405.63
15941	**BASKETBALL RINGLEADER GORMAN DESIGN ENGINEERING T/AS**			**$**	**145,387.00**
15941	Supply and Installation of new roof mounted basketball system for 3 courts at LFM	30/10/2026	E142661	$	145,387.00
15661	**BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS**			**$**	**8,675.20**
15661	General hardware and tools	15/10/2026	E142277	$	6,569.00
15661	General hardware and tools	30/10/2026	E142658	$	2,106.20
18624	**BEAUTIFUL FLOWERS BY STACEY PTY LTD**			**$**	**2,200.00**
18624	Flowers and gifts and awards	15/10/2026	E142368	$	2,200.00
13098	**BEE ADVICE NEWCOMBE, MICHAEL ROY T/AS**			**$**	**800.00**
13098	Animal management and pound expenses	15/10/2026	E142230	$	600.00
13098	Animal management and pound expenses	30/10/2026	E142614	$	200.00
14980	**BEST CONSULTANTS PTY LTD**			**$**	**6,600.00**
14980	Engineering consulting services	30/10/2026	E142648	$	6,600.00
19888	**BING TECHNOLOGIES PTY LIMITED**			**$**	**4,051.83**
19888	IT and telecommunications expenses	15/10/2026	E142427	$	4,051.83
19999	**BLACKOUT X PTY LTD**			**$**	**13,502.50**
19999	Plant maintenance	15/10/2026	E142440	$	1,925.00
19999	Sauna Maintenance at LFB	30/10/2026	E142776	$	11,577.50
10027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**2,795.47**
10027	General hardware and tools	30/10/2026	E142564	$	2,795.47
15352	**BLUE GUM CHILD CARE CENTRE INCORPORATED**			**$**	**254.90**
15352	MCH and children services supplies and toys	30/10/2026	E142651	$	254.90

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11364	**BLUE GUM PARK TENNIS CLUB INC.**			**$**	**4,490.00**
11364	Sport and recreation subsidies	30/10/2026	E142593	$	4,490.00
10187	**BORAL CONSTRUCTION MATERIALS GROUP LTD**			**$**	**1,716.66**
10187	Pavement construction and streetscape services	15/10/2026	E142188	$	1,716.66
18185	**BOS CIVIL PTY LTD**			**$**	**1,114,122.28**
18185	Goolugatup Welcome Space S2 Progress Claim	15/10/2026	E142353	$	1,114,122.28
19913	**BRETT NANNUP BRETT MICHAEL NANNUP T/AS**			**$**	**1,550.00**
19913	Artists and artworks	30/10/2026	E142773	$	1,550.00
14708	**BRIDGESTONE AUSTRALIA LTD.**			**$**	**36,098.36**
14708	Tyres	6/10/2026	E142130	$	1,282.49
14708	Tyres	15/10/2026	E142258	$	34,815.87
16739	**BRIGHTMARK GROUP PTY LTD**			**$**	**76,667.87**
16739	Commercial cleaning	15/10/2026	E142307	$	64,701.27
16739	Commercial cleaning	30/10/2026	E142685	$	11,966.60
10399	**BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS**			**$**	**57,882.11**
10399	Commercial cleaning	6/10/2026	E142126	$	1,945.79
10399	Commercial cleaning	15/10/2026	E142194	$	52,224.78
10399	Commercial cleaning	30/10/2026	E142570	$	3,711.54
16998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**1,225.36**
16998	Staff supplies	15/10/2026	E142317	$	980.55
16998	Staff supplies	30/10/2026	E142697	$	244.81
19835	**BUG BUSTERS THE TRUSTEE FOR BUGBUSTERS UNIT TRUST T/AS**			**$**	**1,140.70**
19835	Pest & Weed Control	15/10/2026	E142423	$	456.28
19835	Pest & Weed Control	21/10/2026	E142542	$	684.42
99995	**BUILDING COMMISSION DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND T/AS**			**$**	**53,654.23**
99995	Regulatory fees and government charges	20/10/2026	E142524	$	53,654.23
15511	**BULL CREEK TENNIS CLUB INC.**			**$**	**250.00**
15511	Donations, Sponsorship & Contributions	15/10/2026	E142274	$	250.00
10036	**BUNNINGS GROUP LIMITED**			**$**	**3,835.70**
10036	Building construction materials and services	15/10/2026	E142184	$	1,912.94
10036	Building construction materials and services	30/10/2026	E142565	$	1,922.76

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20063	**BUSINESS ONE STOP SHOP (BOSS)**			**$**	**1,980.00**
20063	External training courses	15/10/2026	E142445	$	990.00
20063	External training courses	30/10/2026	E142779	$	990.00
16627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**3,465.00**
16627	Street sweeping services	15/10/2026	E142300	$	1,155.00
16627	Street sweeping services	30/10/2026	E142679	$	2,310.00
18131	**CABCHARGE PAYMENTS PTY LTD**			**$**	**219.82**
18131	Taxis	15/10/2026	E142349	$	219.82
19167	**CAMERON CHISHOLM NICOL CAMERON CHISHOLM & NICOL (W.A.) PTY LTD T/AS**			**$**	**740.03**
19167	Environmental consultancy services	15/10/2026	E142389	$	740.03
17201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**1,960.00**
17201	Cleaning of CoM Vehicles	15/10/2026	E142325	$	1,690.00
17201	Cleaning of CoM Vehicles	30/10/2026	E142702	$	270.00
19940	**CARE TO REWEAR STEPHANIE MAURICETTE PONTET T/AS**			**$**	**2,010.00**
19940	Community events	15/10/2026	E142433	$	2,010.00
18124	**CARLA ADAMS ADAMS, CARLA MELITA**			**$**	**234.00**
18124	Artists and artworks	30/10/2026	E142718	$	234.00
14598	**CAT HAVEN CAT WELFARE SOCIETY INC T/AS**			**$**	**95.00**
14598	Animal management and pound expenses	15/10/2026	E142257	$	95.00
17269	**CDM AUSTRALIA PTY LTD**			**$**	**155,503.55**
17269	Other IT and telecommunications expenses	15/10/2026	E142326	$	429.00
17269	Other IT and telecommunications expenses	30/10/2026	E142704	$	155,074.55
15529	**CHOICEONE PTY LTD**			**$**	**27,854.05**
15529	Temporary labour	15/10/2026	E142275	$	6,027.18
15529	Temporary labour	30/10/2026	E142656	$	21,826.87
10442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**80,866.50**
10442	Architectural and design services	15/10/2026	E142195	$	80,866.50
18722	**CHURCHILL IMAGING ATF THE BOWERS FAMILY TRUST T/AS**			**$**	**1,385.24**
18722	Photography	15/10/2026	E142371	$	1,385.24

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10955	**CITY OF ARMADALE**			**$**	**1,933.96**
10955	Local Government	15/10/2026	E142203	$	939.08
10955	Local Government	30/10/2026	E142578	$	994.88
11670	**CITY OF FREMANTLE**			**$**	**100.00**
11670	Local Government	30/10/2026	E142597	$	100.00
12006	**CITY OF WANNEROO**			**$**	**619.96**
12006	Local Government	30/10/2026	E142601	$	619.96
19337	**CIVIL PRODUCTS WA ASCENTION PROPERTIES PTY LTD T/AS**			**$**	**1,457.50**
19337	Other traffic facilities	30/10/2026	E142750	$	1,457.50
14326	**CIVITUS INTELIFE GROUP LIMITED T/AS**			**$**	**7,225.94**
14326	Commercial cleaning	15/10/2026	E142254	$	7,225.94
12774	**CLEANAWAY DANIELS SERVICES PTY LTD**			**$**	**234.52**
12774	Hazardous materials and sharps and chemical waste	30/10/2026	E142609	$	234.52
19821	**CLED ENTERPRISES THE TRUSTEE FOR THE CLED TRUST T/AS**			**$**	**657.80**
19821	Architectural and design services	30/10/2026	E142767	$	657.80
20071	**CLEO-JEANINE MARIE SAYERS**			**$**	**64.00**
20071	Creative services and graphic design	30/10/2026	E142782	$	64.00
17962	**CLIVE ROSS COUNCILLOR**			**$**	**3,351.82**
17962	Councillor expenses	15/10/2026	E142346	$	3,351.82
20273	**CMAK TECHNOLOGIES PTY LTD**			**$**	**4,594.03**
20273	CCTV	15/10/2026	E142468	$	1,246.01
20273	CCTV	30/10/2026	E142798	$	3,348.02
10754	**COCKBURN CEMENT LIMITED**			**$**	**966.06**
10754	Building construction materials and services	15/10/2026	E142201	$	966.06
11083	**COCKBURN PARTY HIRE THE TRUSTEE FOR L JEFFERY FAMILY TRUST T/AS**			**$**	**1,842.98**
11083	Event equipment hire	30/10/2026	E142585	$	1,842.98
18107	**COLE BAXTER PHOTOGRAPHY COLE BAXTER T/AS**			**$**	**1,540.00**
18107	Photography	15/10/2026	E142348	$	1,540.00
16526	**COLONIAL PRINT AND PROMOTIONS ORIANNA PTY LTD T/AS**			**$**	**1,049.95**

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16526	Marketing materials and promotional items	15/10/2026	E142296	$	1,049.95
14441	**COMMERCIAL AQUATICS AUSTRALIA PTY LTD**			**$**	**45,455.30**
14441	Swimming pool costs	15/10/2026	E142255	$	3,098.70
14441	Swimming pool costs	30/10/2026	E142640	$	42,356.60
19192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**2,235.20**
19192	Pest & Weed Control	15/10/2026	E142393	$	291.50
19192	Pest & Weed Control	30/10/2026	E142743	$	1,943.70
17074	**COMPLETE OFFICE SUPPLIES**			**$**	**8,299.67**
17074	Stationery	15/10/2026	E142321	$	8,299.67
13935	**CONTRA-FLOW PTY LTD**			**$**	**235,010.37**
13935	Traffic control services	15/10/2026	E142247	$	64,945.78
13935	Traffic control services	21/10/2026	E142535	$	8,943.35
13935	Traffic control services	30/10/2026	E142632	$	161,121.24
20090	**COOL THING VISUAL PRODUCTIONS RYAN WINTERS T/AS**			**$**	**2,337.50**
20090	Promotional videos	21/10/2026	E142545	$	2,337.50
19037	**COOLROOM HIRE WA FGS CAPITAL TRADING PTY LTD T/AS**			**$**	**490.00**
19037	Event equipment hire	30/10/2026	E142736	$	490.00
19110	**COOPER & OXLEY GROUP PTY LTD**			**$**	**7,408.50**
19110	Building construction materials and services	30/10/2026	E142740	$	7,408.50
15158	**CORELOGIC RP DATA PTY LTD**			**$**	**3,588.02**
15158	Other subscriptions	15/10/2026	E142267	$	3,588.02
17250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**470.80**
17250	Sport and recreation equipment	30/10/2026	E142703	$	470.80
16831	**COVS GPC ASIA PACIFIC T/AS**			**$**	**25,490.81**
16831	Plant purchase/Parts	15/10/2026	E142311	$	1,424.95
16831	Plant purchase/Parts	30/10/2026	E142688	$	24,065.86
19951	**CRAWFORD GUY YORKE (ELECTED MEMBER)**			**$**	**3,351.82**
19951	Councillor expenses	15/10/2026	E142435	$	3,351.82
17859	**CS LEGAL THE PIER GROUP PTY LTD T/AS**			**$**	**27.50**
17859	Debt collection services	15/10/2026	E142340	$	27.50

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11677	**CSE CROSSCOM PTY LTD**			**$**	**4,587.00**
11677	Creative services and graphic design	15/10/2026	E142217	$	2,293.50
11677	Creative services and graphic design	30/10/2026	E142598	$	2,293.50
14005	**CURTIN UNIVERSITY**			**$**	**9,028.80**
14005	External training courses	30/10/2026	E142633	$	9,028.80
19738	**CUSTOM QUIP ENGINEERING PTY LTD**			**$**	**1,676.09**
19738	Other vehicles and trailers	30/10/2026	E142760	$	1,676.09
12389	**CYGNET WEST THE TRUSTEE FOR CHESTERTON UNIT TRUST T/AS**			**$**	**1,199.00**
12389	Valuation services	15/10/2026	E142223	$	1,199.00
14386	**DA CHRISTIE PTY LTD**			**$**	**422.40**
14386	Outdoor furniture and shades and exercise equipment	30/10/2026	E142639	$	422.40
19849	**DAN MURPHY'S ENDEAVOUR GROUP LIMITED T/AS**			**$**	**312.00**
19849	Catering services and supplies	21/10/2026	E142543	$	312.00
20220	**DANICA ERIN ZUKS**			**$**	**330.00**
20220	Photography	30/10/2026	E142788	$	330.00
12131	**DATA#3 LIMITED**			**$**	**6,086.02**
12131	IT software/licensing and maintenance	15/10/2026	E142221	$	5,448.22
12131	IT software/licensing and maintenance	30/10/2026	E142603	$	637.80
14067	**DATACOM SYSTEMS (AU) PTY LTD - WA DIVISION**			**$**	**125.20**
14067	IT software/licensing and maintenance	15/10/2026	E142248	$	125.20
17502	**DAVID ALEXANDER WHISH-WILSON**			**$**	**522.00**
17502	Other Library Expenses	15/10/2026	E142332	$	522.00
19957	**DE VINE CELLARS THE TRUSTEE FOR AFL UNIT TRUST T/AS**			**$**	**756.93**
19957	Catering services and supplies	30/10/2026	E142774	$	756.93
18346	**DEB FITZPATRICK**			**$**	**1,700.00**
18346	Other Library Expenses	15/10/2026	E142358	$	1,700.00
14051	**DEPARTMENT OF FIRE AND EMERGENCY SERVICES**			**$**	**8,626,782.99**
14051	August 2026 Monthly ESL Remittance	6/10/2026	E142129	$	7,270,417.41
14051	September 2026 Monthly ESL Remittance	30/10/2026	E142634	$	1,356,365.58

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13857	**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**			**$**	**12,129.00**
13857	Regulatory fees and government charges	30/10/2026	E142628	$	12,129.00
11918	**DEPARTMENT OF TRANSPORT WA**			**$**	**3,830.10**
11918	Registrations	30/10/2026	E142600	$	3,830.10
19812	**DEPARTMENT OF TREASURY AND FINANCE**			**$**	**1,017.05**
19812	Regulatory fees and government charges	30/10/2026	E142766	$	1,017.05
18141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$**	**6,930.00**
18141	Marketing and communication services	15/10/2026	E142350	$	6,930.00
16541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$**	**5,940.00**
16541	Architectural and design services	30/10/2026	E142676	$	5,940.00
10213	**DORMAKABA AUSTRALIA PTY LTD**			**$**	**1,737.94**
10213	Other maintenance and services	15/10/2026	E142191	$	1,102.74
10213	Other maintenance and services	30/10/2026	E142569	$	635.20
13459	**DOWNER EDI WORKS PTY LTD**			**$**	**189.86**
13459	Roads and paving supplies - asphalt and bitumen	21/10/2026	E142534	$	189.86
16693	**DOWSING GROUP PTY LTD**			**$**	**203,871.22**
16693	Roads and paving supplies - quarry products and rubble	15/10/2026	E142304	$	154,853.42
16693	Roads and paving supplies - quarry products and rubble	30/10/2026	E142683	$	49,017.80
13309	**DRAINFLOW SERVICES PTY LTD**			**$**	**12,708.63**
13309	Drainage services	15/10/2026	E142232	$	9,018.13
13309	Drainage services	30/10/2026	E142618	$	3,690.50
16794	**DURACRAFT ACCIDENT REPAIR CENTRE DURACRAFT PTY LTD T/AS**			**$**	**3,750.00**
16794	Vehicle Repairs and Maintenance	15/10/2026	E142308	$	1,250.00
16794	Vehicle Repairs and Maintenance	30/10/2026	E142687	$	2,500.00
17544	**DUSHONG ART KICKETT, ROHIN PATRICK T/AS**			**$**	**605.00**
17544	Artists and artworks	15/10/2026	E142333	$	605.00
10986	**E & MJ ROSHER PTY LTD**			**$**	**37,539.65**
10986	Purchase of Mower	15/10/2026	E142205	$	35,716.25
10986	Purchase of Mower	30/10/2026	E142581	$	1,823.40

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20170	**EARTHWORM ACADEMY SAMANTHA ROSE MERRITT T/AS**			**$**	**600.00**
20170	Community events	15/10/2026	E142454	$	600.00
16654	**ECLIPSE SOILS PTY LTD**			**$**	**7,905.61**
16654	Nursery supplies	30/10/2026	E142681	$	7,905.61
19082	**ECO ACTION PTY LTD**			**$**	**1,320.00**
19082	Community events	15/10/2026	E142378	$	1,320.00
19822	**ECO RESOURCES THE TRUSTEE FOR KINGFISHER ASSET TRUST T/AS**			**$**	**10,998.92**
19822	Waste collection and disposal	30/10/2026	E142768	$	10,998.92
12721	**ECOBURBIA THE TRUSTEE FOR SOUTH BEACH ECO TRUST T/AS**			**$**	**715.00**
12721	External training courses	30/10/2026	E142607	$	715.00
19101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**264.00**
19101	Electricity Infrastructure Maintenance or Installation	15/10/2026	E142382	$	264.00
18907	**EGC CONSULTANTS CHAN, GALLANT WAI CHEUK T/AS**			**$**	**2,680.00**
18907	Engineering consulting services	30/10/2026	E142732	$	2,680.00
18536	**EINSTEINS AUSTRALIA TLC SAFETY PTY LTD T/AS**			**$**	**825.00**
18536	Community events	6/10/2026	E142134	$	825.00
19456	**ELIO NOVELLO**			**$**	**250.00**
19456	Other Library Expenses	15/10/2026	E142407	$	250.00
16230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**4,359.83**
16230	Locksmith supplies and services	15/10/2026	E142285	$	2,480.26
16230	Locksmith supplies and services	30/10/2026	E142669	$	1,879.57
13891	**ELITE POOL COVERS PTY LTD**			**$**	**509.30**
13891	Swimming pool costs	15/10/2026	E142244	$	212.30
13891	Swimming pool costs	30/10/2026	E142629	$	297.00
17101	**ELLIOTTS FILTRATION ELLIOTTS IRRIGATION PTY LTD T/AS**			**$**	**1,386.00**
17101	Irrigation and watering systems	15/10/2026	E142322	$	693.00
17101	Irrigation and watering systems	30/10/2026	E142701	$	693.00
11380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**165,337.38**
11380	Building construction materials and services	15/10/2026	E142211	$	127,000.70
11380	Building construction materials and services	21/10/2026	E142528	$	396.00

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11380	Building construction materials and services	30/10/2026	E142594	$	37,940.68
19872	**ENNOVATIVE PTY LTD**			**$**	**66,558.80**
19872	IT software/licensing and maintenance	15/10/2026	E142425	$	20,497.40
19872	IT software/licensing and maintenance	30/10/2026	E142770	$	46,061.40
17316	**ENSIGN SERVICES (AUST.) PTY. LTD**			**$**	**4,318.07**
17316	Laundering and dry cleaning	15/10/2026	E142328	$	4,318.07
20169	**ENVIRONEX INTERNATIONAL PTY LTD**			**$**	**10,004.72**
20169	Water chemicals	15/10/2026	E142453	$	4,623.30
20169	Water chemicals	30/10/2026	E142785	$	5,381.42
19332	**ENVIROPATH PTY LTD**			**$**	**9,535.64**
19332	Street sweeping services	30/10/2026	E142749	$	9,535.64
19979	**ESRI-AUSTRALIA PTY LTD**			**$**	**1,326.60**
19979	IT software/licensing and maintenance	15/10/2026	E142438	$	1,326.60
20258	**ESSEMY THE TRUSTEE FOR ESSEMY UNIT TRUST T/AS**			**$**	**10,560.00**
20258	External training courses	30/10/2026	E142796	$	10,560.00
19602	**EUROTECH GROUP PTY LTD**			**$**	**266.76**
19602	Other signage and sign writing	30/10/2026	E142756	$	266.76
19541	**EV CHARGING SYSTEMS PTY LTD**			**$**	**5,392.20**
19541	Electrical and lighting maintenance supplies and services	30/10/2026	E142755	$	5,392.20
16489	**EXCEL KERBING PTY LTD TRUSTEE FOR EXCEL KERBING TRUST T/AS**			**$**	**2,640.00**
16489	Roads and paving supplies - other	15/10/2026	E142294	$	2,640.00
20101	**FAVOR DESIGN STUDIO PTY LTD**			**$**	**740.03**
20101	Architectural and design services	15/10/2026	E142449	$	740.03
10531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**2,820.79**
10531	Other subscriptions	15/10/2026	E142197	$	1,325.91
10531	Other subscriptions	30/10/2026	E142574	$	1,494.88
17335	**FLEET FITNESS O'SHAUGHNESSY FAMILY TRUST T/AS**			**$**	**264.00**
17335	Sport and recreation equipment	30/10/2026	E142707	$	264.00
14774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**796.40**

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14774	Sport and recreation equipment	30/10/2026	E142642	$	796.40
18338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**10,117.21**
18338	Temporary labour	15/10/2026	E142357	$	5,548.36
18338	Temporary labour	30/10/2026	E142721	$	4,568.85
10204	**FLICK ANTICIMEX**			**$**	**354.48**
10204	Hygiene services	15/10/2026	E142189	$	354.48
19632	**FN FOCUS PTY LTD**			**$**	**4,840.00**
19632	Community events	15/10/2026	E142414	$	4,840.00
19758	**FORLANO DESIGN PENELOPE FORLANO T/AS**			**$**	**56.25**
19758	Artists and artworks	30/10/2026	E142763	$	56.25
15369	**FOXTEL**			**$**	**350.00**
15369	Cloud services	15/10/2026	E142271	$	350.00
19787	**FRANCESCANO PAINTING PTY LTD**			**$**	**5,104.00**
19787	Painting supplies and services	15/10/2026	E142419	$	5,104.00
18623	**FRONT RUNNER AVL PTY LTD**			**$**	**759.00**
18623	Community events	15/10/2026	E142367	$	759.00
13227	**FULTON HOGAN INDUSTRIES PTY LTD**			**$**	**26,069.75**
13227	Building construction materials and services	30/10/2026	E142617	$	26,069.75
19901	**FUN FACES PERTH NUNKI ANTARESIA T/AS**			**$**	**680.00**
19901	Community events	30/10/2026	E142772	$	680.00
20204	**FURROW MANAGEMENT SYSTEMS AUSTRALIA PTY LTD**			**$**	**5,042.08**
20204	Turf and Equipment	30/10/2026	E142787	$	5,042.08
13121	**GARRARDS PTY LTD**			**$**	**2,284.61**
13121	Animal management and pound expenses	30/10/2026	E142616	$	2,284.61
19987	**GECKO CONTRACTING TURF AND LANDSCAPE MAINTENANCE GAS ASSETS PTY LTD T/AS**			**$**	**155,377.20**
19987	Landscaping services and supplies	15/10/2026	E142439	$	155,377.20
19962	**GEORGE ANTHONY PANAYOTOU**			**$**	**3,351.82**
19962	Councillor expenses	15/10/2026	E142437	$	3,351.82

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18588	**GESHA COFFEE CO. PTY. LTD. THE TRUSTEE FOR LANPA TRUST T/AS**			**$**	**731.36**
18588	Catering services and supplies	15/10/2026	E142366	$	555.00
18588	Catering services and supplies	30/10/2026	E142727	$	176.36
16824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			**$**	**6,295.30**
16824	Other consulting services	15/10/2026	E142310	$	6,295.30
19834	**GIANT FLOWERS AUSTRALIA NATALIYA HOLOVINA T/AS**			**$**	**1,650.00**
19834	Community events	15/10/2026	E142422	$	1,650.00
17017	**GLYNIS BARBER COUNCILLOR**			**$**	**4,644.06**
17017	Councillor expenses	15/10/2026	E142319	$	3,351.82
17017	Councillor expenses	30/10/2026	E142698	$	1,292.24
20268	**GO CULTURAL ABORIGINAL TOURS & EXPERIENCES THE TRUSTEE FOR BIBBUL TRUST T/AS**			**$**	**2,850.00**
20268	Community events	30/10/2026	E142797	$	2,850.00
17615	**GO2CUP PTY LTD**			**$**	**743.60**
17615	Catering services and supplies	30/10/2026	E142712	$	743.60
15996	**GOODLIFE OPERATIONS PTY LTD**			**$**	**300.00**
15996	Sport and recreation subsidies	30/10/2026	E142662	$	300.00
15245	**GPS LINE MARKING THE TRUSTEE FOR LANE FAMILY TRUST T/AS**			**$**	**4,070.00**
15245	Road line marking	15/10/2026	E142270	$	4,070.00
14096	**GRA PARTNERS PTY LTD**			**$**	**11,000.00**
14096	Business and management consulting and services	15/10/2026	E142249	$	11,000.00
15101	**GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS**			**$**	**7,426.50**
15101	Graffiti removal services	30/10/2026	E142649	$	7,426.50
20266	**GREENACRES TURF GROUP GTF PTY LTD T/AS**			**$**	**38,133.14**
20266	Turf and Equipment	15/10/2026	E142466	$	38,133.14
17956	**H.W. & ASSOCIATES TOMLIN HOLDINGS (WA) PTY LTD T/AS**			**$**	**4,400.00**
17956	Surveyors	15/10/2026	E142345	$	4,400.00
19484	**HAITCH STUDIO PTY LTD**			**$**	**1,100.00**
19484	Artists and artworks	15/10/2026	E142408	$	1,100.00
17002	**HAMES SHARLEY (WA) PTY LTD**			**$**	**11,680.35**

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17002	Architectural and design services	15/10/2026	E142318	$	11,680.35
19183	**HART SPORT AUSTRALIA PTY LTD**			**$**	**1,452.95**
19183	Sport and recreation equipment	15/10/2026	E142391	$	1,452.95
17569	**HATCH PTY LTD**			**$**	**380.60**
17569	Architectural and design services	15/10/2026	E142334	$	380.60
14312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			**$**	**74,817.98**
14312	Temporary labour	15/10/2026	E142253	$	32,469.33
14312	Temporary labour	30/10/2026	E142638	$	42,348.65
17810	**HILTON HARVEST COMMUNITY GARDEN INC**			**$**	**5,500.00**
17810	Park maintenance charges	30/10/2026	E142715	$	5,500.00
11642	**HINDS SAND SUPPLIES**			**$**	**12,293.38**
11642	Building construction materials and services	15/10/2026	E142216	$	4,609.44
11642	Building construction materials and services	21/10/2026	E142530	$	7,683.94
16705	**HODGE COLLARD PRESTON ARCHITECTS HODGE COLLARD PRESTON UNIT TRUST T/AS**			**$**	**3,542.00**
16705	Architectural and design services	15/10/2026	E142306	$	3,542.00
15489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			**$**	**111,862.47**
15489	Irrigation and watering systems	15/10/2026	E142273	$	101,009.87
15489	Irrigation and watering systems	30/10/2026	E142655	$	10,852.60
16183	**HUMAN SYNERGISTICS AUSTRALIA PTY LIMITED**			**$**	**1,353.00**
16183	Other consulting services	30/10/2026	E142668	$	1,353.00
20256	**HUMPHREY MAXWELL BOWER**			**$**	**6,000.00**
20256	Community events	30/10/2026	E142794	$	6,000.00
19062	**HYDROQUIP PUMPS & IRRIGATION PTY LTD**			**$**	**1,534.50**
19062	Irrigation and watering systems	30/10/2026	E142738	$	1,534.50
16282	**HYLAND MANAGEMENT & CONTRACTORS PTY LTD**			**$**	**80,410.00**
16282	Architectural and design services	30/10/2026	E142671	$	80,410.00
17744	**ICON AUDIOVISUAL KPR PRODUCTIONS PTY LTD**			**$**	**8,644.64**
17744	Event equipment hire	30/10/2026	E142713	$	8,644.64
18748	**ID CONSULTING PTY LTD**			**$**	**24,751.10**

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18748	Other subscriptions	30/10/2026	E142729	$	24,751.10
20061	**IMPRINT PLASTIC THE TRUSTEE FOR JAHAYA REIGN FAMILY TRUST T/AS**			**$**	**37.95**
20061	Outsourced printing	30/10/2026	E142778	$	37.95
10114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			**$**	**1,375.76**
10114	General hardware and tools	15/10/2026	E142186	$	570.18
10114	General hardware and tools	30/10/2026	E142567	$	805.58
16016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			**$**	**17,090.11**
16016	Temporary labour	15/10/2026	E142280	$	9,240.34
16016	Temporary labour	30/10/2026	E142663	$	7,849.77
18178	**INFOCOUNCIL PTY LTD**			**$**	**2,475.00**
18178	IT software/licensing and maintenance	15/10/2026	E142352	$	2,475.00
10009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**1,081.70**
10009	Hygiene services	30/10/2026	E142563	$	1,081.70
20004	**INSIGHT ENTERPRISES AUSTRALIA PTY LTD**			**$**	**3,791.87**
20004	IT software/licensing and maintenance	21/10/2026	E142544	$	3,791.87
16615	**INSTANT TOILETS & SHOWERS INSTANT PRODUCTS HIRE T/AS**			**$**	**1,182.92**
16615	Event equipment hire	15/10/2026	E142299	$	1,182.92
19493	**INTERLINK TRAINING CHALCEDONY INVESTMENTS PTY. LTD. T/AS**			**$**	**5,250.00**
19493	External training courses	15/10/2026	E142409	$	3,500.00
19493	External training courses	21/10/2026	E142541	$	1,750.00
18915	**INTERTEK INFORM SAI GLOBAL AUSTRALIA PTY LTD T/AS**			**$**	**233.79**
18915	Business and management consulting and services	30/10/2026	E142733	$	233.79
13365	**J TAGZ PTY LTD**			**$**	**2,722.23**
13365	General hardware and tools	15/10/2026	E142235	$	2,722.23
14872	**JACKSON MCDONALD**			**$**	**6,183.10**
14872	Legal and conveyancing services	6/10/2026	E142131	$	6,183.10
15119	**JANA BRADDOCK COM EMPLOYEE**			**$**	**540.00**
15119	Other staff reimbursements	15/10/2026	E142264	$	540.00
18644	**JANDAKOT ACCIDENT REPAIR CENTRE FALMAC PTY LTD T/AS**			**$**	**2,500.00**

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18644	Vehicle Repairs and Maintenance	15/10/2026	E142369	$	2,500.00
11406	**JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS**			**$**	**367.75**
11406	IT hardware	30/10/2026	E142595	$	367.75
17782	**JB ROSE PTY LTD THE TRUSTEE FOR THE JBR TRUST**			**$**	**456.50**
17782	Other consulting services	30/10/2026	E142714	$	456.50
17971	**JENNIFER SPANBROEK COUNCILLOR**			**$**	**3,351.82**
17971	Councillor expenses	15/10/2026	E142347	$	3,351.82
18585	**JESSEE LEE JOHNS**			**$**	**959.64**
18585	Artists and artworks	15/10/2026	E142365	$	959.64
12155	**JONES LANG LASALLE ADVISORY SERVICES PTY LIMITED**			**$**	**11,000.00**
12155	Real estate and property management	21/10/2026	E142531	$	11,000.00
20263	**JUDITH HUANG HUANG, JUDITH SI YING T/AS**			**$**	**250.00**
20263	Community events	15/10/2026	E142465	$	250.00
18546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			**$**	**245.96**
18546	Artists and artworks	15/10/2026	E142364	$	142.50
18546	Artists and artworks	30/10/2026	E142726	$	103.46
15448	**K2 AUDIOVISUAL PTY LTD**			**$**	**19,756.00**
15448	AV equipment and cameras	30/10/2026	E142653	$	19,756.00
16279	**KAREN WHEATLAND COUNCILLOR**			**$**	**3,351.82**
16279	Councillor expenses	15/10/2026	E142286	$	3,351.82
20224	**KATHERINE ANN MORRIS**			**$**	**330.00**
20224	Community events	15/10/2026	E142457	$	330.00
12898	**KATHERINE MAIR COUNCILLOR**			**$**	**10,820.04**
12898	Councillor expenses	15/10/2026	E142227	$	10,270.50
12898	Councillor expenses	30/10/2026	E142610	$	549.54
17576	**KATIE GLASKIN GLASKIN, KATHERINE ANNE T/AS**			**$**	**112.50**
17576	Artists and artworks	30/10/2026	E142709	$	112.50
17305	**KB SWIM EQUIP KIRBY SWIM EQUIP PTY LTD T/AS**			**$**	**1,683.00**
17305	Sport and recreation equipment	15/10/2026	E142327	$	1,683.00

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16394	**KENNARDS HIRE PTY LTD**			**$**	**1,869.99**
16394	Event equipment hire	15/10/2026	E142291	$	1,191.99
16394	Event equipment hire	30/10/2026	E142674	$	678.00
18652	**KENNEDYS (AUSTRALASIA) PARTNERSHIP**			**$**	**4,431.90**
18652	Legal and conveyancing services	15/10/2026	E142370	$	4,431.90
16453	**KENTICO SOFTWARE PTY LTD**			**$**	**7,370.00**
16453	Other IT and telecommunications expenses	15/10/2026	E142293	$	7,370.00
19146	**KINTA THE TRUSTEE FOR KINTA TRUST T/AS**			**$**	**4,512.50**
19146	Sport and recreation equipment	6/10/2026	E142135	$	4,512.50
17951	**KIT PRENDERGAST**			**$**	**990.00**
17951	Community events	15/10/2026	E142344	$	990.00
11636	**KLEENHEAT GAS WESTFARMERS KLEENHEAT GAS PTY LTD T/AS**			**$**	**23,220.72**
11636	Gas	15/10/2026	E142215	$	23,220.72
16770	**KLEENIT PTY LTD**			**$**	**9,578.14**
16770	Graffiti removal services	30/10/2026	E142686	$	9,578.14
20074	**KWINANA ENERGY RECOVERY THE TRUSTEE FOR KWINANA WTE PROJECT TRUST T/A**			**$**	**187,291.97**
20074	Waste collection and disposal	15/10/2026	E142448	$	187,291.97
11115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**5,435.72**
11115	Regulatory fees and government charges	15/10/2026	E142208	$	1,941.15
11115	Regulatory fees and government charges	30/10/2026	E142587	$	3,494.57
14841	**LFA FIRST RESPONSE PTY LTD THE TRUSTEE FOR LFA UNIT TRUST T/AS**			**$**	**2,755.90**
14841	Workplace health and safety services	15/10/2026	E142259	$	2,755.90
10490	**LGISWA**			**$**	**1,143,268.76**
10490	Insurance premiums	15/10/2026	E142196	$	3,546.44
10490	Insurance premiums	30/10/2026	E142572	$	1,139,722.32
19237	**LITTLE TREASURES COMPANY PTY LTD**			**$**	**2,700.00**
19237	Community events	15/10/2026	E142397	$	2,700.00
16451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**63,995.11**
16451	Turf and Equipment	15/10/2026	E142292	$	32,437.76

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16451	Turf and Equipment	30/10/2026	E142675	$	31,557.35
15475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**77,319.25**
15475	Landscaping services and supplies	15/10/2026	E142272	$	70,121.80
15475	Landscaping services and supplies	30/10/2026	E142654	$	7,197.45
17275	**LUMEN IT LUMEN IT PTY LTD T/AS**			**$**	**177,459.59**
17275	Other IT and telecommunications expenses	30/10/2026	E142705	$	177,459.59
20064	**LUXEUM LIGHTART PTY LTD**			**$**	**998.25**
20064	Event equipment hire	30/10/2026	E142780	$	998.25
18605	**MACKAY URBAN DESIGN FEED THE TIGER PTY LTD T/AS**			**$**	**2,714.25**
18605	Architectural and design services	30/10/2026	E142728	$	2,714.25
13607	**MAGNETISM ART & DESIGN DUGGAN, DANIEL ALLEN T/AS**			**$**	**7,533.04**
13607	Community events	15/10/2026	E142240	$	3,763.52
13607	Community events	30/10/2026	E142624	$	3,769.52
11723	**MAIN ROADS WA**			**$**	**54,601.05**
11723	Pavement construction and streetscape services	15/10/2026	E142218	$	54,601.05
10141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			**$**	**9,345.73**
10141	Vehicle Repairs and Maintenance	6/10/2026	E142125	$	2,325.52
10141	Vehicle Repairs and Maintenance	15/10/2026	E142187	$	1,544.37
10141	Vehicle Repairs and Maintenance	30/10/2026	E142568	$	5,475.84
20226	**MARK GUTHRIE ILLUSTRATION GUTHRIE, MARK JAMES T/AS**			**$**	**225.00**
20226	Artists and artworks	15/10/2026	E142458	$	225.00
16886	**MARSHALL BEATTIE AUTOMATION MARSHALL BEATTIE PTY LTD T/AS**			**$**	**2,973.03**
16886	Vehicle Repairs and Maintenance	30/10/2026	E142692	$	2,973.03
15232	**MATTHEW WOODALL COUNCILLOR**			**$**	**5,519.15**
15232	Councillor expenses	15/10/2026	E142269	$	5,519.15
19960	**MAXIMA TRAINING GROUP (AUST) LIMITED**			**$**	**4,571.87**
19960	Recruitment expenses	15/10/2026	E142436	$	1,782.74
19960	Recruitment expenses	30/10/2026	E142775	$	2,789.13
12678	**MAXWELL ROBINSON AND PHELPS PEST CONTROL THE TRUSTEE FOR TEEKMAR FAMILY TRUST T/AS**			**$**	**216.33**
12678	Pest & Weed Control	15/10/2026	E142226	$	216.33

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19324	**MCLEODS LAWYERS PTY LTD**			**$**	**15,026.00**
19324	Legal and conveyancing services	15/10/2026	E142400	$	14,287.90
19324	Legal and conveyancing services	30/10/2026	E142748	$	738.10
11060	**MELVILLE CARES**			**$**	**6,316.00**
11060	Donations, Sponsorship & Contributions	30/10/2026	E142584	$	6,316.00
16638	**MELVILLE TOYOTA SERVCO AUSTRALIA MELVILLE PTY LTD T/AS**			**$**	**35,128.13**
16638	Purchase of 1 toyota Carolla Hybrid	15/10/2026	E142301	$	34,810.99
16638	Vehicle Repairs and Maintenance	30/10/2026	E142680	$	317.14
19166	**MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD T/AS**			**$**	**110.00**
19166	Other IT and telecommunications expenses	15/10/2026	E142388	$	110.00
20124	**MICHAEL JOHN MCGOLDRICK**			**$**	**3,351.82**
20124	Staff reimbursements	15/10/2026	E142451	$	3,351.82
19802	**MIDLAND MINICRETE FUTURO NOMINEES PTY LTD T/AS**			**$**	**2,536.60**
19802	Roads and paving supplies - concrete	15/10/2026	E142421	$	895.00
19802	Roads and paving supplies - concrete	30/10/2026	E142765	$	1,641.60
11480	**MILES NOEL NOEL, MILES FELIX T/AS**			**$**	**1,375.00**
11480	Photography	15/10/2026	E142212	$	1,375.00
19228	**MINIQUIP HIRE THE TRUSTEE FOR FENTON FAMILY TRUST T/AS**			**$**	**5,751.63**
19228	Plant hire	15/10/2026	E142396	$	5,428.50
19228	Plant hire	30/10/2026	E142744	$	323.13
16694	**MINTERELLISON**			**$**	**2,925.34**
16694	Legal and conveyancing services	15/10/2026	E142305	$	2,925.34
18391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**8,904.50**
18391	Playground equipment and maintenance	15/10/2026	E142362	$	8,695.50
18391	Playground equipment and maintenance	30/10/2026	E142723	$	209.00
20068	**MIRLINY J.M BOUNDRY & S.J BOUNDRY & D.J SHILLITO T/A**			**$**	**1,865.38**
20068	Community events	15/10/2026	E142446	$	1,865.38
20251	**MOBICAM PTY LTD**			**$**	**5,238.20**
20251	CCTV	15/10/2026	E142464	$	5,238.20

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19494	**MOBILE SCREENING PTY LTD**			**$**	**1,815.00**
19494	Workplace health and safety services	30/10/2026	E142752	$	1,815.00
18768	**MODE DESIGN CORP PTY LTD**			**$**	**14,611.03**
18768	Architectural and design services	30/10/2026	E142730	$	14,611.03
10212	**MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS**			**$**	**691.07**
10212	Asbestos removal and disposal	15/10/2026	E142190	$	691.07
14273	**MT PLEASANT BOWLING CLUB**			**$**	**7,300.00**
14273	Accounting and financial services	30/10/2026	E142637	$	7,300.00
19741	**MULTISPARES LIMITED**			**$**	**11,680.20**
19741	Plant purchase/Parts	30/10/2026	E142761	$	11,680.20
19373	**MY NONNA LIFE AMY VICTORIA SLOAN T/AS**			**$**	**1,175.00**
19373	Community services and respite	15/10/2026	E142404	$	1,175.00
19316	**NANI CREATIVE PTY LTD**			**$**	**3,366.00**
19316	Advertising and media buy	30/10/2026	E142747	$	3,366.00
19201	**NATIONAL CRIME CHECK NATIONAL CRIME CHECK PTY LTD T/AS**			**$**	**192.00**
19201	HR and workforce services	15/10/2026	E142394	$	192.00
16044	**NATSYNC ENVIRONMENTAL THE TRUSTEE FOR THE PRODIGY TRUST T/AS**			**$**	**3,942.50**
16044	Animal management and pound expenses	15/10/2026	E142281	$	1,342.00
16044	Animal management and pound expenses	30/10/2026	E142664	$	2,600.50
17940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**131,013.85**
17940	Bush regeneration	15/10/2026	E142343	$	131,013.85
14477	**NATURE PLAY SOLUTIONS PTY LTD**			**$**	**86,644.80**
14477	Landscape design and architecture services	15/10/2026	E142256	$	86,644.80
16837	**NETSTAR AUSTRALIA PTY LTD**			**$**	**1,367.30**
16837	Minor machinery	15/10/2026	E142312	$	1,367.30
16698	**NEVILLE JOSEPH COLLARD**			**$**	**1,552.00**
16698	Community events	6/10/2026	E142132	$	500.00
16698	Community events	30/10/2026	E142684	$	1,052.00
12969	**NICOLE ROBINS COUNCILLOR**			**$**	**3,351.82**

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12969	Councillor expenses	15/10/2026	E142228	$	3,351.82
16810	**NOMA NOMA PTY LTD T/AS**			**$**	**250.03**
16810	Artists and artworks	15/10/2026	E142309	$	250.03
17658	**NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS**			**$**	**12,228.92**
17658	Architectural and design services	15/10/2026	E142339	$	12,228.92
13408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$**	**305,487.06**
13408	Electrical and lighting maintenance supplies and services	15/10/2026	E142236	$	66,773.91
13408	Electrical and lighting maintenance supplies and services	21/10/2026	E142533	$	4,202.06
13408	Electrical and lighting maintenance supplies and services	30/10/2026	E142621	$	234,511.09
15866	**NRP ELECTRICAL SERVICES**			**$**	**7,821.00**
15866	Electrical and lighting maintenance supplies and services	30/10/2026	E142660	$	7,821.00
11020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$**	**21,931.30**
11020	Irrigation and watering systems	30/10/2026	E142582	$	21,931.30
19893	**O'BRIEN KONTROLS PTY LTD**			**$**	**1,144.00**
19893	Electrical and lighting maintenance supplies and services	15/10/2026	E142428	$	1,144.00
19629	**OCEAN DISCOVERY EDUCATION CHARLOTTE KRAUSE T/AS**			**$**	**500.00**
19629	Community events	15/10/2026	E142413	$	500.00
13729	**OCE-AUSTRALIA LIMITED (CANON GROUP)**			**$**	**275.00**
13729	Printer ink and toner	15/10/2026	E142242	$	275.00
11012	**O'CONNOR LAWNMOWER & CHAINSAW CENTRE THE TRUSTEE FOR PARAKLETOS FAMILY TRUST T/AS**			**$**	**541.60**
11012	Mowing and slashing services	15/10/2026	E142206	$	541.60
13905	**ONE ACHORD COMMUNITY CHOIR INC.**			**$**	**600.00**
13905	Donations, Sponsorship & Contributions	30/10/2026	E142631	$	600.00
13439	**OTIS ELEVATOR COMPANY PTY LTD**			**$**	**4,290.00**
13439	Lift maintenance and services	30/10/2026	E142622	$	4,290.00
10713	**OUR COMMUNITY PTY LTD**			**$**	**14,610.00**
10713	IT software/licensing and maintenance	15/10/2026	E142200	$	14,610.00
18281	**PAPER BIRD CHILDREN'S BOOKS AND ARTS BIRDBOOKS PTY LTD T/AS**			**$**	**54.00**
18281	Other Library Expenses	15/10/2026	E142355	$	54.00

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20257	**PAPERBARK DESIGN STUDIO THE TRUSTEE FOR PAPERBARK PRINTS TRUST T/AS**			**$**	**13,750.00**
20257	Creative services and graphic design	30/10/2026	E142795	$	13,750.00
12629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**2,970.00**
12629	Nursery supplies	15/10/2026	E142225	$	700.00
12629	Nursery supplies	30/10/2026	E142605	$	2,270.00
19889	**PASES AQUA PTY LTD**			**$**	**6,703.00**
19889	Water treatment services	30/10/2026	E142771	$	6,703.00
19175	**PATRICK SIMS SIMS, PATRICK JAMES T/AS**			**$**	**747.50**
19175	Architectural and design services	30/10/2026	E142742	$	747.50
19746	**PAXON GROUP THE TRUSTEE FOR THE PAXON TRUST T/AS**			**$**	**29,458.00**
19746	Other consulting services	15/10/2026	E142417	$	17,160.00
19746	Other consulting services	30/10/2026	E142762	$	12,298.00
19672	**PAXUS AUSTRALIA PTY LIMITED**			**$**	**24,854.08**
19672	Recruitment expenses	15/10/2026	E142416	$	1,441.09
19672	Recruitment expenses	30/10/2026	E142759	$	23,412.99
10082	**PENSKE AUSTRALIA PTY LTD**			**$**	**4,055.32**
10082	Vehicle Repairs and Maintenance	15/10/2026	E142185	$	207.87
10082	Vehicle Repairs and Maintenance	30/10/2026	E142566	$	3,847.45
18339	**PEOPLESENSE BY ALTIUS PEOPLESENSE PTY LTS T/AS**			**$**	**4,775.59**
18339	Workplace health and safety services	30/10/2026	E142722	$	4,775.59
20230	**PERTH DIGITAL & TECHNOLOGY THE TRUSTEE FOR THE S&C PERTH DIGITAL & TECHNOLOGY UNIT TRUS**			**$**	**25,520.00**
20230	Recruitment expenses	15/10/2026	E142459	$	8,800.00
20230	Recruitment expenses	30/10/2026	E142789	$	16,720.00
16305	**PERTH ENERGY PTY LTD**			**$**	**610.53**
16305	Gas	15/10/2026	E142288	$	610.53
19648	**PERTH GEOTECHNICS PTY LTD**			**$**	**1,100.00**
19648	IT technical services	15/10/2026	E142415	$	1,100.00
19498	**PERTH HIRE SHOP ROMANA INVESTMENTS PTY LTD T/AS**			**$**	**849.75**
19498	Plant hire	30/10/2026	E142753	$	849.75

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20235	**PERTH LIGHTING CONSULTANTS PTY. LTD.**			**$**	**3,080.00**
20235	Electrical and lighting maintenance supplies and services	15/10/2026	E142461	$	3,080.00
19013	**PERTH MATTRESS & FURNITURE RECYCLING COMPANY SC GREIG & SM GREIG T/AS**			**$**	**7,501.63**
19013	Waste collection and disposal	30/10/2026	E142735	$	7,501.63
19184	**PERTH MEDICAL VOLUNTEERS INC**			**$**	**343.20**
19184	Workplace health and safety services	15/10/2026	E142392	$	343.20
19366	**PERTH SOCIAL BOOTH**			**$**	**550.00**
19366	Photography	15/10/2026	E142401	$	550.00
19149	**PHASE 3 MAINTENANCE PTY LTD**			**$**	**2,681.80**
19149	Landscape design and architecture services	30/10/2026	E142741	$	2,681.80
19925	**PJA HOLDINGS (AUSTRALIA) PTY LTD**			**$**	**11,550.00**
19925	Engineering consulting services	15/10/2026	E142431	$	11,550.00
10413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**358.92**
10413	Park maintenance charges	30/10/2026	E142571	$	358.92
20285	**PRINCH A/S**			**$**	**14,966.12**
20285	Electronic Equipment	30/10/2026	E142800	$	14,966.12
20188	**PRO CRACK SEAL THE TRUSTEE FOR JAS FAMILY TRUST T/AS**			**$**	**8,910.00**
20188	Roads and paving supplies - asphalt and bitumen	15/10/2026	E142455	$	3,190.00
20188	Roads and paving supplies - asphalt and bitumen	30/10/2026	E142786	$	5,720.00
16558	**PROFESSIONAL SEARCH GROUP AUSTRALIA - PSG PROFESSIONAL SEARCH GROUP PTY LTD T/AS**			**$**	**11,475.11**
16558	Temporary labour	15/10/2026	E142297	$	6,560.68
16558	Temporary labour	30/10/2026	E142677	$	4,914.43
19506	**PWE PROPERTY CONSULTANTS & VALUERS PWE CONSULTING (WA) PTY LTD T/AS**			**$**	**2,750.00**
19506	Valuation services	15/10/2026	E142411	$	2,750.00
13693	**QED ENVIRONMENTAL SERVICES PTY LTD**			**$**	**4,268.00**
13693	Environmental consultancy services	15/10/2026	E142241	$	3,696.00
13693	Environmental consultancy services	30/10/2026	E142625	$	572.00
10977	**QUALITY PRESS THE TRUSTEE FOR ALBA UNIT TRUST T/AS**			**$**	**2,371.60**
10977	Outsourced printing	30/10/2026	E142579	$	2,371.60

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16280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**20,582.07**
16280	Roofing services	15/10/2026	E142287	$	2,157.88
16280	Roofing services	30/10/2026	E142670	$	18,424.19
20010	**RE.CYCLE (CANNING VALE) PTY LTD**			**$**	**441,166.68**
20010	City of Melville Gates fees FOGO and Green Waste September 2026	30/10/2026	E142777	$	441,166.68
20114	**RED HAWK INVESTMENTS PTY LTD**			**$**	**2,400.00**
20114	Carpentry services	15/10/2026	E142450	$	2,400.00
19109	**REDIMED PTY LTD**			**$**	**1,523.50**
19109	Medical expenses	15/10/2026	E142383	$	1,523.50
17445	**REINO INTERNATIONAL PTY LIMITED**			**$**	**11,340.73**
17445	Parking meters	15/10/2026	E142331	$	618.02
17445	Parking meters	30/10/2026	E142708	$	10,722.71
12002	**RENT A FENCE PTY LTD THE TRUSTEE FOR THE RENT A FENCE AUSTRALIA TRUST T/AS**			**$**	**15.24**
12002	Fencing supplies and services	15/10/2026	E142220	$	15.24
10979	**RENTOKIL INITIAL PTY LTD**			**$**	**802.34**
10979	Hygiene services	15/10/2026	E142204	$	401.17
10979	Hygiene services	30/10/2026	E142580	$	401.17
16853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**9,370.61**
16853	Road line marking	15/10/2026	E142313	$	9,370.61
10234	**RICHGRO GARDEN PRODUCTS A RICHARDS PTY LTD T/AS**			**$**	**858.00**
10234	Landscape design and architecture services	21/10/2026	E142525	$	858.00
10703	**RICOH AUSTRALIA PTY LTD**			**$**	**53.31**
10703	Other IT and telecommunications expenses	15/10/2026	E142199	$	37.95
10703	Other IT and telecommunications expenses	30/10/2026	E142576	$	15.36
16939	**ROAD AND TRAFFIC SERVICES PTY LTD**			**$**	**15,152.50**
16939	Road line marking	30/10/2026	E142693	$	15,152.50
17916	**ROK RILEY RACHEL SALMON - LOMAS T/AS**			**$**	**300.00**
17916	Entertainers	30/10/2026	E142717	$	300.00
10592	**ROTARY CLUB OF APPLECROSS INC**			**$**	**25,000.00**
10592	Donations, Sponsorship & Contributions	30/10/2026	E142575	$	25,000.00

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17182	**RTRFM 92.1 LTD**			**$**	**3,465.00**
17182	Advertising and media buy	15/10/2026	E142324	$	3,465.00
17578	**SAGE CONSULTING ENGINEERS PTY LTD**			**$**	**9,867.00**
17578	Engineering consulting services	15/10/2026	E142335	$	9,867.00
17878	**SALLY BOWER**			**$**	**90.00**
17878	Community events	15/10/2026	E142341	$	90.00
10615	**SATELLITE SECURITY SERVICES**			**$**	**6,361.59**
10615	Security systems/Monitoring	15/10/2026	E142198	$	6,361.59
10911	**SCOTT PRINTERS PTY LTD**			**$**	**1,919.50**
10911	Outsourced printing	15/10/2026	E142202	$	996.60
10911	Outsourced printing	30/10/2026	E142577	$	922.90
19444	**SECURE FENCING WA**			**$**	**8,118.00**
19444	Building maintenance and services	15/10/2026	E142406	$	8,118.00
16677	**SECURITY MANAGMENT AUSTRALASIA PTY LTD**			**$**	**148.50**
16677	Security systems/Monitoring	15/10/2026	E142302	$	148.50
20001	**SENVERSA PTY LTD**			**$**	**6,930.00**
20001	Other waste expenses	15/10/2026	E142441	$	6,930.00
20238	**SERIN TOWING & RECOVERY PTY LTD**			**$**	**843.57**
20238	Vehicle towing	15/10/2026	E142462	$	553.28
20238	Vehicle towing	30/10/2026	E142792	$	290.29
19502	**SERVO CLEAN PTY LTD**			**$**	**3,232.35**
19502	Commercial cleaning	15/10/2026	E142410	$	385.00
19502	Commercial cleaning	30/10/2026	E142754	$	2,847.35
19102	**SHORE WATER MARINE PTY LTD**			**$**	**194,700.00**
19102	Wharf and jetty materials and services Point Walter	21/10/2026	E142540	$	194,700.00
17882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**29,593.06**
17882	Playground equipment and maintenance	30/10/2026	E142716	$	29,593.06
16919	**SIGNARAMA MYAREE KOOLFRO PTY LTD T/AS**			**$**	**1,325.42**
16919	Other signage and sign writing	6/10/2026	E142133	$	1,325.42

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**201,914.34**
15122	Building construction materials and services	15/10/2026	E142265	$	5,535.89
15122	Building construction materials and services	21/10/2026	E142536	$	196,378.45
14214	**SLATER GARTRELL SPORTS ATF GARTRELL FAMILY TRUST T/AS**			**$**	**14,784.00**
14214	Sport and recreation equipment	15/10/2026	E142251	$	1,210.00
14214	Sport and recreation equipment	30/10/2026	E142635	$	13,574.00
20245	**SOCKS OFF THEATRE KYLA ROSE CLARK T/AS**			**$**	**400.00**
20245	Other Library Expenses	15/10/2026	E142463	$	400.00
18872	**SOLAIR GROUP SOLAIR GROUP PTY LTD T/AS**			**$**	**54,669.56**
18872	Water treatment services	30/10/2026	E142731	$	54,669.56
19139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,351.82**
19139	Councillor expenses	15/10/2026	E142386	$	3,351.82
19897	**SOPHIA PENELOPE HALL**			**$**	**440.00**
19897	Other consulting services	15/10/2026	E142429	$	440.00
15606	**SOUTH METROPOLITAN TAFE**			**$**	**1,103.70**
15606	External training courses	30/10/2026	E142657	$	1,103.70
16173	**SOUTH SIDE WIRE SEAGRIM, PHILIP LESLIE T/AS**			**$**	**13,634.50**
16173	Temporary fencing	15/10/2026	E142284	$	385.00
16173	Temporary fencing	30/10/2026	E142667	$	13,249.50
16880	**SPORTS CIRCUIT LINEMARKING JV HOLDINGS WA PTY LTD T/AS**			**$**	**462.00**
16880	Park maintenance charges	30/10/2026	E142690	$	462.00
15440	**SPRAYLINE SPRAYING EQUIPMENT MATOPOS PTY LTD MALEMI UNIT TRUST T/AS**			**$**	**1,149.86**
15440	General hardware and tools	30/10/2026	E142652	$	1,149.86
11220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			**$**	**4,141.91**
11220	External training courses	15/10/2026	E142210	$	906.90
11220	External training courses	30/10/2026	E142591	$	3,235.01
10491	**STATE EMERGENCY SERVICE MELVILLE (SES MELVILLE) MELVILLE STATE EMERCENCY SERVICE UNIT (INC) T/AS**			**$**	**1,309.82**
10491	Community services and respite	30/10/2026	E142573	$	1,309.82
20281	**STATE OF ROSE THE TRUSTEE FOR ROSE FAMILY TRUST T/AS**			**$**	**5,194.15**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20281	Artists and artworks	30/10/2026	E142799	$	5,194.15
20212	**STATEWIDE TURF PTY LTD**			**$**	**151,951.80**
20212	Turf and Equipment	15/10/2026	E142456	$	151,951.80
20153	**Strata Administration Services Pty Ltd OWNERS OF 12 HAYDEN COURT SS 26542 T/AS**			**$**	**1,529.24**
20153	Property sale costs	15/10/2026	E142452	$	1,529.24
17635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			**$**	**659.34**
17635	Landscaping services and supplies	15/10/2026	E142338	$	659.34
11210	**SUPER BOWL MELVILLE**			**$**	**300.00**
11210	Sport and recreation subsidies	30/10/2026	E142590	$	300.00
13539	**SUPERIOR PAK PTY LTD**			**$**	**13,695.77**
13539	Parts and repairs	15/10/2026	E142239	$	6,866.42
13539	Parts and repairs	30/10/2026	E142623	$	6,829.35
14867	**SURUN SERVICES PTY LTD**			**$**	**36,300.00**
14867	Electrical and lighting maintenance supplies and services	30/10/2026	E142643	$	36,300.00
20269	**SUSAN JANE HARPER SUE HARPER PHOTOGRAPHY T/AS**			**$**	**360.00**
20269	Photography	15/10/2026	E142467	$	360.00
19289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			**$**	**1,526.25**
19289	Landscaping services and supplies	15/10/2026	E142399	$	1,526.25
20070	**SWIFT FLOW THE TRUSTEE FOR THE SWIFT FLOW UNIT TRUST T/A**			**$**	**26,121.15**
20070	Plumbing maintenance supplies and services	15/10/2026	E142447	$	3,614.53
20070	Plumbing maintenance supplies and services	30/10/2026	E142781	$	22,506.62
16605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			**$**	**311,446.13**
16605	Electricity Services	15/10/2026	E142298	$	251,324.37
16605	Electricity Services	30/10/2026	E142678	$	60,121.76
16881	**TASTY FRESH PTY LTD**			**$**	**308.00**
16881	Food and beverages	15/10/2026	E142315	$	180.40
16881	Food and beverages	30/10/2026	E142691	$	127.60
18917	**TEAM GLOBAL EXPRESS PTY LTD**			**$**	**811.41**
18917	Couriers	15/10/2026	E142373	$	677.36
18917	Couriers	30/10/2026	E142734	$	134.05

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19372	**TELSTRA LIMITED**			**$**	**24,057.17**
19372	Telecommunication services	6/10/2026	E142136	$	12,612.63
19372	Telecommunication services	15/10/2026	E142403	$	63.80
19372	Telecommunication services	30/10/2026	E142751	$	11,380.74
18393	**TENDER IS THE NIGHT LOUIS AND THE HONKYTONK T/AS**			**$**	**26.25**
18393	Entertainers	30/10/2026	E142724	$	26.25
16307	**TENDERLINK.COM EXPERIAN AUSTRALIA OPERATIONS PTY LTD T/AS**			**$**	**5,702.67**
16307	Advertising and media buy	15/10/2026	E142289	$	5,702.67
19060	**THE POSTER GIRLS THOMPSON, LEONIE HELEN T/AS**			**$**	**653.40**
19060	Outsourced printing	15/10/2026	E142376	$	653.40
19367	**THE REAL GOOD COMPANY PTY LTD WJS TRAINING T/AS**			**$**	**1,750.50**
19367	Workplace health and safety services	15/10/2026	E142402	$	1,750.50
11242	**THE TARTAN SCOTTISH COUNTRY DANCERS OF WA INC**			**$**	**300.00**
11242	Donations, Sponsorship & Contributions	30/10/2026	E142592	$	300.00
15749	**THOMPSON BRUSHES K & D THOMPSON PTY LTD T/AS**			**$**	**3,137.19**
15749	General hardware and tools	30/10/2026	E142659	$	3,137.19
19206	**THREE CHILLIES DESIGN PTY LTD**			**$**	**35,125.09**
19206	Landscape design and architecture services	15/10/2026	E142395	$	35,125.09
19032	**THREE GREENS NATASHA BENSON T/AS**			**$**	**1,656.00**
19032	Landscaping services and supplies	15/10/2026	E142374	$	1,656.00
12076	**TIGER TEK PTY LTD**			**$**	**693.00**
12076	General hardware and tools	30/10/2026	E142602	$	693.00
11019	**TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS**			**$**	**40,831.94**
11019	Light Vehicle purchase	15/10/2026	E142207	$	40,831.94
12528	**TNS PAYMENT PLATFORMS PTY LIMITED**			**$**	**1,077.08**
12528	Cash collection services	15/10/2026	E142224	$	1,077.08
18170	**TONE LIST TONE LIST INC. T/AS**			**$**	**93.00**
18170	Artists and artworks	15/10/2026	E142351	$	9.75
18170	Artists and artworks	30/10/2026	E142719	$	83.25

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18415	**TOP NOTCH FENCING & MAINTENANCE THE TRUSTEE FOR THE WATSON FAMILY TRUST 2 T/AS**			**$**	**23,226.50**
18415	Fencing supplies and services	15/10/2026	E142363	$	23,226.50
13917	**TOTAL GREEN RECYCLING PTY LTD**			**$**	**1,596.56**
13917	General recycling	15/10/2026	E142246	$	1,596.56
17890	**TOTAL TOOLS CANNING VALE ATF A & I FAMILY INVESTMENT TRUST T/AS**			**$**	**640.00**
17890	General hardware and tools	15/10/2026	E142342	$	640.00
19099	**TOTAL TOOLS O'CONNOR TOOLCO PTY LTD T/AS**			**$**	**442.00**
19099	General hardware and tools	15/10/2026	E142381	$	442.00
12663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			**$**	**2,514.14**
12663	Uniforms and corporate wardrobe	30/10/2026	E142606	$	2,514.14
11113	**TRAILER PARTS PTY LTD**			**$**	**84.63**
11113	Vehicles and trailer parts	30/10/2026	E142586	$	84.63
16951	**TRANSAIR TWO-WAY RADIO TRANSAIR HOLDINGS PTY LTD T/AS**			**$**	**3,769.02**
16951	AV equipment and cameras	30/10/2026	E142695	$	3,769.02
10331	**TRANSOFT SOLUTIONS (AUSTRALIA) PTY LIMITED**			**$**	**2,024.00**
10331	IT software/licensing and maintenance	15/10/2026	E142193	$	2,024.00
17037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$**	**191,502.79**
17037	Arborists and tree services	15/10/2026	E142320	$	140,866.51
17037	Arborists and tree services	30/10/2026	E142699	$	50,636.28
14271	**TREE PLANTING & WATERING BARONESS HOLDINGS PTY LTD T/AS**			**$**	**130,557.03**
14271	Arborists and tree services	15/10/2026	E142252	$	32,673.03
14271	Arborists and tree services	30/10/2026	E142636	$	97,884.00
19420	**TRELLIS TECHNOLOGIES PTY LTD**			**$**	**34,801.21**
19420	IT software/licensing and maintenance	15/10/2026	E142405	$	34,801.21
14158	**TRITON ELECTRICAL CONTRACTORS PTY LTD**			**$**	**30,759.30**
14158	Electrical and lighting maintenance supplies and services	15/10/2026	E142250	$	30,759.30
17588	**TRUCK CENTRE WA PTY LTD**			**$**	**29,288.40**
17588	Fleet Operational Purchases	15/10/2026	E142337	$	13,212.46
17588	Fleet Operational Purchases	30/10/2026	E142711	$	16,075.94

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16320	**TURNER & TOWNSEND PTY LTD**			**$**	**5,500.00**
16320	Business and management consulting and services	30/10/2026	E142672	$	5,500.00
14960	**ULTIMO CATERING & EVENTS PTY LTD**			**$**	**17,389.10**
14960	Catering services and supplies	15/10/2026	E142261	$	5,171.10
14960	Catering services and supplies	30/10/2026	E142646	$	12,218.00
20231	**UNIDATA PTY LTD**			**$**	**25,212.00**
20231	Drainage services	30/10/2026	E142790	$	25,212.00
19164	**UNITING GLOBAL PTY LTD**			**$**	**24,678.07**
19164	Commercial cleaning	15/10/2026	E142387	$	24,678.07
18889	**UNIVERSITY OF WESTERN AUSTRALIA**			**$**	**4,950.00**
18889	Scientific research services	15/10/2026	E142372	$	4,950.00
19087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**127,566.25**
19087	General recycling	15/10/2026	E142379	$	32,993.14
19087	General recycling	30/10/2026	E142739	$	94,573.11
19789	**VINYL WRAPZ THE TRUSTEE FOR THE INCREDIBLES T/AS**			**$**	**715.00**
19789	Plant purchase/Parts	15/10/2026	E142420	$	715.00
16683	**VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**24,087.84**
16683	Data cabling services	15/10/2026	E142303	$	17,880.76
16683	Data cabling services	30/10/2026	E142682	$	6,207.08
18364	**WA FIRE PTY LTD**			**$**	**3,300.00**
18364	Training services	15/10/2026	E142359	$	3,300.00
13325	**WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS**			**$**	**6,471.51**
13325	Trucks	15/10/2026	E142233	$	393.56
13325	Trucks	30/10/2026	E142619	$	6,077.95
15174	**WA LIMESTONE CO THE TRUSTEE FOR WA LIMESTONE UNIT TRUST T/AS**			**$**	**2,449.08**
15174	Roads and paving supplies - quarry products and rubble	15/10/2026	E142268	$	2,449.08
12334	**WATER CORPORATION**			**$**	**62,475.38**
12334	Hydro	6/10/2026	E142127	$	743.82
12334	Hydro	15/10/2026	E142222	$	12,183.36
12334	Hydro	21/10/2026	E142532	$	21,189.93

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12334	Hydro	30/10/2026	E142604	$	28,358.27
11195	**WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS**			**$**	**3,906.53**
11195	Plant maintenance	15/10/2026	E142209	$	824.38
11195	Plant maintenance	30/10/2026	E142589	$	3,082.15
19933	**WAYPOINT VISUALS BRYN IWAN ROGERS T/AS**			**$**	**870.00**
19933	Promotional videos	15/10/2026	E142432	$	870.00
13473	**WC CONVENIENCE MANAGEMENT PTY LIMITED**			**$**	**2,011.67**
13473	Other maintenance and services	15/10/2026	E142237	$	2,011.67
19181	**WCP CIVIL PTY LTD**			**$**	**27,871.02**
19181	Building construction materials and services	15/10/2026	E142390	$	27,871.02
13112	**WEST COAST WATERFILTER MAN**			**$**	**651.75**
13112	Catering services and supplies	30/10/2026	E142615	$	651.75
20286	**WESTERN AUSTRALIAN TENNIS ASSOCIATION INC TENNIS WEST T/AS**			**$**	**237.88**
20286	Sport and recreation equipment	30/10/2026	E142801	$	237.88
10311	**WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS**			**$**	**762,349.67**
10311	Electricity	15/10/2026	E142192	$	83,631.00
10311	Electricity	21/10/2026	E142526	$	678,718.67
19860	**WHAT LUCK PTY LTD**			**$**	**3,557.40**
19860	Catering services and supplies	15/10/2026	E142424	$	1,915.20
19860	Catering services and supplies	30/10/2026	E142769	$	1,642.20
19906	**WILLIAM DANIEL MCNEILL**			**$**	**1,100.00**
19906	Creative services and graphic design	15/10/2026	E142430	$	1,100.00
16956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$**	**151.24**
16956	Gas	30/10/2026	E142696	$	151.24
13080	**WOODLANDS DISTRIBUTORS PTY LTD**			**$**	**35,613.60**
13080	Landscaping services and supplies	15/10/2026	E142229	$	21,368.16
13080	Landscaping services and supplies	30/10/2026	E142613	$	14,245.44
11509	**WORKPOWER INCORPORATED**			**$**	**1,339.80**
11509	Arborists and tree services	15/10/2026	E142213	$	669.90
11509	Arborists and tree services	30/10/2026	E142596	$	669.90

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16328	**WORMALD AUSTRALIA PTY LTD**				**$**	**22,013.56**
16328	Fire equipment and maintenance services		15/10/2026	E142290	$	13,297.20
16328	Fire equipment and maintenance services		30/10/2026	E142673	$	8,716.36
17103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**				**$**	**1,089.00**
17103	Hygiene services		15/10/2026	E142323	$	1,089.00
16603	**WRIGHTS HEAVY RECOVERY SC & KM WRIGHT T/AS**				**$**	**2,860.00**
16603	Other vehicles and trailers		21/10/2026	E142538	$	2,860.00
16493	**WSP AUSTRALIA PTY LIMITED**				**$**	**4,752.00**
16493	Valuation services		15/10/2026	E142295	$	4,752.00
20232	**WURTH AUSTRALIA PTY LTD**				**$**	**1,130.02**
20232	General hardware and tools		15/10/2026	E142460	$	971.67
20232	General hardware and tools		30/10/2026	E142791	$	158.35
19090	**YABINI KICKETT MCDOWELL, ESTHER MARY T/AS**				**$**	**4,000.00**
19090	Artists and artworks		15/10/2026	E142380	$	4,000.00
14959	**YELAKITJ MOORT NYUNGAR ASSOCIATION INC. - MARIE TAYLOR**				**$**	**715.00**
14959	Entertainers		30/10/2026	E142645	$	715.00
19760	**ZENITH EXECUTIVE SEARCH PTY LTD**				**$**	**20,383.92**
19760	IT technical services		15/10/2026	E142418	$	8,643.36
19760	IT technical services		30/10/2026	E142764	$	11,740.56
19129	**ZHI HOONG LIM COUNCILLOR**				**$**	**3,351.82**
19129	Councillor expenses		15/10/2026	E142384	$	3,351.82
11045	**ZIPFORM PTY LTD**				**$**	**2,732.18**
11045	Outsourced printing		30/10/2026	E142583	$	2,732.18
13023	**ZIRCODATA PTY LTD**				**$**	**2,969.45**
13023	Document storage and archive		30/10/2026	E142612	$	2,969.45
20054	**ZOE BERTHA BARRY**				**$**	**300.00**
20054	Community events		15/10/2026	E142444	$	300.00
99996	**SUNDRY TRUST CREDITOR**				**$**	**60,690.00**
99996	Mr D P Riggs	Verge Bond Refund	13/10/2026	E142154	$	1,900.00

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99996	Brajkovich Demolition & Salvage (WA) Pty	Verge Bond Refund	13/10/2026	E142155	$	1,900.00
99996	Oswald Homes (1972) Pty Ltd	Verge Bond Refund	13/10/2026	E142156	$	1,900.00
99996	Maxbay Pty Ltd T/A Capital Recycling	Verge Bond Refund	13/10/2026	E142158	$	1,900.00
99996	ABN Residential WA Pty Ltd	Verge Bond Refund	13/10/2026	E142159	$	1,900.00
99996	West Oz Contracting Pty Ltd	Verge Bond Refund	13/10/2026	E142160	$	1,900.00
99996	Patio and Shed Approvals	Verge Bond Refund	13/10/2026	E142161	$	1,900.00
99996	Mr Kwan Ting Ng	Verge Bond Refund	13/10/2026	E142162	$	1,900.00
99996	Stannard Homes	Verge Bond Refund	13/10/2026	E142163	$	1,900.00
99996	Plunkett Homes (1903) Pty Ltd	Verge Bond Refund	13/10/2026	E142164	$	1,900.00
99996	Coast Homes (Wa) Pty Ltd	Verge Bond Refund	13/10/2026	E142165	$	1,900.00
99996	Apex Pro Group Pty Ltd	Verge Bond Refund	13/10/2026	E142166	$	1,900.00
99996	Welink Construction Pty Ltd	Verge Bond Refund	13/10/2026	E142167	$	1,900.00
99996	Oswald Homes (1972) Pty Ltd	Verge Bond Refund	13/10/2026	E142168	$	1,900.00
99996	Princi Homes Pty Ltd	Verge Bond Refund	13/10/2026	E142169	$	1,900.00
99996	Danmar Homes Pty Ltd	Verge Bond Refund	13/10/2026	E142170	$	1,900.00
99996	Maszac Building Pty Ltd	Verge Bond Refund	13/10/2026	E142171	$	1,900.00
99996	Bruanne Pty Ltd	Verge Bond Refund	13/10/2026	E142172	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	27/10/2026	E142560	$	1,900.00
99996	101 Residential Pty Ltd	Verge Bond Refund	27/10/2026	E142561	$	1,790.00
99996	Jersey Building Group Pty Ltd	Verge Bond Refund	27/10/2026	E142562	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	13/10/2026	E142173	$	1,900.00
99996	Salt Residential WA Pty Ltd	Verge Bond Refund	13/10/2026	E142174	$	1,900.00
99996	Freedom Pools & Spas	Verge Bond Refund	13/10/2026	E142175	$	1,900.00
99996	Samantha Doheny & Darrell Doheny	Verge Bond Refund	13/10/2026	E142176	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	13/10/2026	E142177	$	1,900.00
99996	Ultimate Additions Pty Ltd	Verge Bond Refund	13/10/2026	E142178	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	13/10/2026	E142181	$	1,900.00
99996	Patio & Shed Approvals	Verge Bond Refund	13/10/2026	E142182	$	1,900.00
99996	Western Carry Pty Ltd	Verge Bond Refund	13/10/2026	E142183	$	1,900.00
99996	Factory Pools Perth	Cancelled Payment	21/10/2026	E142157	-$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	13/10/2026	E142157	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	13/10/2026	E142179	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	13/10/2026	E142180	$	1,900.00
99998	**SUNDRY EFT CREDITOR**				**$**	**97,652.47**
99998	Alexander Stregas	Infringement refund P5011069	6/10/2026	E142138	$	90.00
99998	Heidi Potger	Dog sterilisation refund Ref: Tag: 26063	6/10/2026	E142139	$	30.00
99998	Complete Approvals	Refund of Verge bond and Inspection fee	6/10/2026	E142140	$	2,015.00
99998	Quick Kart Pty Ltd	Refund for HA-2026-282 Rpt No 3088063	6/10/2026	E142141	$	260.00
99998	Gemma Ben-Ary	Melville Art Awards - Panel Meeting	6/10/2026	E142142	$	550.00
99998	Palmyra Veterinary Hospital	PATIENT: SAVVY Consultation - Standard	6/10/2026	E142143	$	202.38
99998	Jeffrey and Julie Bamford	Dog Sterilisation refund Tag: 260132	6/10/2026	E142144	$	30.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Michael Naea	Reimbursement for Fuel	6/10/2026	E142145	$	503.01
99998	Ms Glenda Ferguson	Refund for Rebate claim Ass No 27083-5	6/10/2026	E142146	$	156.28
99998	Michael McKendrick	Dog Sterilisation Tag: 11450	6/10/2026	E142147	$	150.00
99998	Diane Burton	Refund of Dog Rego paid twice Tag 6113	6/10/2026	E142148	$	100.00
99998	Joshua Chan	MSL Picnic at the Border Artist	6/10/2026	E142149	$	600.00
99998	BEN ASHWOOD	Reimbursement for parking	6/10/2026	E142150	$	32.00
99998	Peter Papas	Infringement Refund P5002955	6/10/2026	E142151	$	90.00
99998	Keira Moore	Infringement Refund P5009617	6/10/2026	E142152	$	110.00
99998	Natasha Mwenda	Dog Sterilisation Refund Tag: 14947	6/10/2026	E142153	$	30.00
99998	Mr R C Martis and Mrs L M Martis	Crossover Subsidy	15/10/2026	E142469	$	495.00
99998	Noelene Mantellato	Catering for Aboriginal Art Group	15/10/2026	E142470	$	66.83
99998	Wai Ching Lee	Age Friendly Melville Assistance Fund	15/10/2026	E142471	$	210.00
99998	Helene Grose	Age Friendly Melville Assistance Fund	15/10/2026	E142472	$	300.00
99998	Barbara Sonsee	Age Friendly Melville Assistance Fund	15/10/2026	E142473	$	300.00
99998	Carole Murphy	Age Friendly Melville Assistance Fund	15/10/2026	E142474	$	300.00
99998	Tia Tokic (BOSA)	Goolugatup Shop Sales - August 2026	15/10/2026	E142475	$	66.00
99998	Scott Alexander	Goolugatup Shop Sales - August 2026	15/10/2026	E142476	$	11.93
99998	Benjamin Yaxley	Goolugatup Shop Sales - August 2026	15/10/2026	E142477	$	18.75
99998	Koro Brown	Goolugatup Shop Sales - August 2026	15/10/2026	E142478	$	195.00
99998	Thom Stewart	Goolugatup Shop Sales - AUGUST 2026	15/10/2026	E142479	$	134.25
99998	Mark Blowers Consulting	Consulting Fees	15/10/2026	E142480	$	100.00
99998	Theo Walker Carbo	Artist Fees 12/9/26 at Goolugatup	15/10/2026	E142481	$	1,000.00
99998	Helen Svoboda	Artist Fees 12/9/26 at Goolugatup	15/10/2026	E142482	$	1,000.00
99998	Bennett Construction Group Pty Ltd	Refund - BA2 application withdrawal	15/10/2026	E142483	$	2,702.36
99998	Michael Colleoni- Vanotti	Consultancy Fees	15/10/2026	E142484	$	210.00
99998	Predrag Delibasich	DJ Pex Artist Fee 12/9/26 at Goolugatup	15/10/2026	E142485	$	150.00
99998	The Spanish Casa Food	Deposit for the catering of Art Awards	15/10/2026	E142486	$	3,650.00
99998	Kamal Khalil	EA Professional Membership Renewal	15/10/2026	E142487	$	640.00
99998	Erin Madeley	Goolugatup Shop Sales - AUGUST 2026	15/10/2026	E142488	$	26.25
99998	Gurjot Kaur	Goolugatup Shop Sales - August 2026	15/10/2026	E142489	$	14.50
99998	Dominique Coiffait	Correction on underpayment from art sale	15/10/2026	E142490	$	140.00
99998	SHANIA HUNT	High-Vis Outdoor Shirt, and pants	15/10/2026	E142491	$	102.25
99998	BRODIE ABRAHAMS	Youth Steering Group Meeting Sep 26	15/10/2026	E142492	$	50.00
99998	CLARISSA SANDJAJA	Youth Steering Group Meeting Sep 2026	15/10/2026	E142493	$	50.00
99998	GEDE WIRAYUDA	Youth Steering Group Meeting Sep 26	15/10/2026	E142494	$	50.00
99998	LOUIE CABUTAJE	Youth Steering Group Meeting Sep 26	15/10/2026	E142495	$	50.00
99998	Sascha Finlay-Collins	Youth Steering Group meeting Sep 26	15/10/2026	E142496	$	50.00
99998	Zest Hunter	Youth Steering Group meeting Sep 26	15/10/2026	E142497	$	50.00
99998	Violet Kelsy	Age Friendly Melville Assistance Fund	15/10/2026	E142498	$	300.00
99998	Viknes Nathan	Age Friendly Melville Assistance Fund	15/10/2026	E142499	$	300.00
99998	Lucia Gammidge	Age Friendly Melville Assistance Fund	15/10/2026	E142500	$	260.00
99998	Linda white	Age Friendly Melville Assistance Fund	15/10/2026	E142501	$	160.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Dimentia Australia	Training from Dimentia Australia	15/10/2026	E142503	$	1,770.00
99998	Felix Ross	Murdoch Uni Parking	15/10/2026	E142504	$	5.00
99998	Mrs Helen Carey	Age Friendly Melville Assistance Fund	15/10/2026	E142505	$	300.00
99998	Aaron M Stone	Reimbursement of study fees	15/10/2026	E142506	$	1,500.00
99998	Joshua Teo	Parking infringement refund	15/10/2026	E142507	$	117.60
99998	Chi Ming Lau	Rate Refund Ass 34712-0	15/10/2026	E142508	$	184.06
99998	Sunil Jayasekera	Rates refund Ass 27115-5	15/10/2026	E142509	$	700.09
99998	Tricia REDDELL	Refund of rebate credit Ass 56236-3	15/10/2026	E142510	$	220.27
99998	Rosemary Pauline Jacobson	Refund of sellers rebate	15/10/2026	E142511	$	233.33
99998	Barry Cox	State Government Rebate applied	15/10/2026	E142512	$	235.04
99998	Josie Huck	Rate Refund Ass 10955-3	15/10/2026	E142513	$	822.65
99998	Leanne Harris	Rate refund Ass 62812-3	15/10/2026	E142514	$	2,187.07
99998	Aisling Doyle	Youth Steering Group meeting July 2026	15/10/2026	E142515	$	50.00
99998	Gillian Coelho	AFMAF for Mrs Gillian Coelho	30/10/2026	E142802	$	300.00
99998	Gillian Coelho	Cancelled Payment	15/09/2026	E141366	-$	300.00
99998	Felice Taranto	Age Friendly Melville Assistance Fund	30/10/2026	E142803	$	300.00
99998	Brodie Abrahams	Youth Steering Group meeting July 2026	15/10/2026	E142516	$	50.00
99998	Louie Cabutaje	Youth Steering Group meeting July 2026	15/10/2026	E142517	$	50.00
99998	Lauren Hardbottle	Youth Steering Group July 2026	15/10/2026	E142518	$	50.00
99998	Oliver Lim	Youth Steering Group meeting July 2026	15/10/2026	E142519	$	50.00
99998	Sascha Finlay-Collins	Youth Steering Group meeting July 2026	15/10/2026	E142520	$	50.00
99998	Zest Hunter	Youth Steering Group meeting July 2026	15/10/2026	E142521	$	50.00
99998	Applecross Mt Junior Foootball Club	Shirley Strickland Event Refund Bond	15/10/2026	E142522	$	800.00
99998	Michael Naea	Fuel - Verge Truck Fuel Card Decline	15/10/2026	E142523	$	499.92
99998	Felice Taranto	Cancelled Payment	21/10/2026	E142502	-$	300.00
99998	Joshua Teo	Infringement Refund - issued in error	21/10/2026	E142546	$	117.60
99998	Melissa Nelson-Earl	Refund-Dog sterilised within 1 year Reg	21/10/2026	E142547	$	30.00
99998	Alfio Cicchetti	Refund-Dog sterilised within 1 year Reg	21/10/2026	E142548	$	15.00
99998	Courtney Majda	Refund-Dog sterilised within 1 year reg	21/10/2026	E142549	$	30.00
99998	Holly Ho	Refund of Rebate	21/10/2026	E142550	$	822.16
99998	E and L Soedarto	Refund - seniors to pension rebate	21/10/2026	E142551	$	713.29
99998	S P Hogg	Refund - Overpaid	21/10/2026	E142552	$	1,162.42
99998	Kye Murray	Infringement Refund - Issued in error	21/10/2026	E142553	$	117.60
99998	Summit Development Corporation Pty Ltd	Refund for DA-2026-1048	21/10/2026	E142554	$	1,371.37
99998	Robert Middleton Cooper	Refund for DCC-2026-109	21/10/2026	E142555	$	147.50
99998	Palmyra Veterinary Hospital	Euth impound 738	21/10/2026	E142556	$	330.00
99998	Malcolm Peter Nash	Refund of Rebate	21/10/2026	E142557	$	1,964.41
99998	Jacinta Ebsworth	Officeworks supplies for Caresong	21/10/2026	E142558	$	155.50
99998	Chong Lee	Bond Refund - Shirley Strickland Event	21/10/2026	E142559	$	800.00
99998	Felice Taranto	Age Friendly Melville Assistance Payment	15/10/2026	E142502	$	300.00
99998	Mark R Walker	Refund of overpayment As 102178	30/10/2026	E142804	$	1,882.49
99998	Mark Walker	Refund of overpayment rates Ass 488890	30/10/2026	E142805	$	2,462.18

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Tia Tokic (BOSA)	Goolugatup Shop Sales - September 2026	30/10/2026	E142806	$	49.50
99998	Emma Hewitt	Goolugatup Shop Sales - September 2026	30/10/2026	E142807	$	37.50
99998	Erin Madeley	Goolugatup Shop Sales - September 2026	30/10/2026	E142808	$	41.25
99998	Georgia Herbert	Goolugatup Shop Sales - September 2026	30/10/2026	E142809	$	262.50
99998	Grace Wilkinson	Goolugatup Shop Sales - September 2026	30/10/2026	E142810	$	37.50
99998	Gurjot Kaur	Goolugatup Shop Sales - September 2026	30/10/2026	E142811	$	30.00
99998	Koro Brown	Goolugatup Shop Sales - September 2026	30/10/2026	E142812	$	210.00
99998	Lucy Aboagye	Goolugatup Shop Sales - September 2026	30/10/2026	E142813	$	36.75
99998	Melville Bowling Club (Inc)	Activelink - Sarah Genoni -AL26-27#00255	30/10/2026	E142814	$	206.25
99998	oh la la mummy	Activelink Payments - P and H Broughton	30/10/2026	E142815	$	600.00
99998	Starfit Wellness and Fitness Coaching	Activelink Payments - Mrs and Mrs Voss	30/10/2026	E142816	$	600.00
99998	Thom Stewart	Goolugatup Shop Sales - September 2026	30/10/2026	E142817	$	22.50
99998	Zoe Barry	Goolugatup Shop Sales - September 2026	30/10/2026	E142818	$	18.75
99998	Applecross Tennis Club Inc	2026/2027 Activelink Payment for Camille	30/10/2026	E142819	$	300.00
99998	Jenice Doreen Butler	Age Friendly Melville Assistance Payment	30/10/2026	E142820	$	300.00
99998	Mrs Yuliana Chou	Age Friendly Melville Assistance Payment	30/10/2026	E142821	$	299.00
99998	Mrs Diana Lawrence	Age Friendly Melville Assistance Payment	30/10/2026	E142822	$	300.00
99998	Ms Marilyn Rogers	Age Friendly Melville Assistance Payment	30/10/2026	E142823	$	300.00
99998	Mr Donald Huggins	Age Friendly Melville Assistance Payment	30/10/2026	E142824	$	300.00
99998	Mr Francis Morisey	Age Friendly Melville Assistance Payment	30/10/2026	E142825	$	300.00
99998	Mrs Susan Morisey	Age Friendly Melville Assistance Payment	30/10/2026	E142826	$	300.00
99998	Emma Jarvie	Refund-Sterilised dog within 1st yr reg	30/10/2026	E142827	$	30.00
99998	Ewen and Christie Blaikie	Refund - Dogs sterilised	30/10/2026	E142828	$	103.30
99998	ARTERY Magazine	Goolugatup Shop Sales - Sep 26	30/10/2026	E142829	$	74.97
99998	Vijaya Bhaskara Babu Kari	Refund - Application is withdrawn	30/10/2026	E142830	$	171.65
99998	Glenn C Iseger	2026 Art awards Judge	30/10/2026	E142831	$	550.00
99998	Byakko Investment Pty Ltd	Activelink Payments - AL00202 & AL00157	30/10/2026	E142832	$	600.00
99998	South Side Symphony Orchestra Inc.	Sponsorship Funding 2026	30/10/2026	E142833	$	9,500.00
99998	Sarah McCaffrey	Refund-Dog sterilised within 1 yr reg	30/10/2026	E142834	$	30.00
99998	Jo-Anne Davies	Refund-Dog sterilised within 1 yr reg	30/10/2026	E142835	$	15.00
99998	Kris Wieck	Refund-Dog sterilised within 1 yr reg	30/10/2026	E142836	$	30.00
99998	Paul Chiappini	Refund-Dog sterilised within 1 year reg	30/10/2026	E142837	$	30.00
99998	IA & C Maitland	Refund-Dog sterilised within 1 yr reg	30/10/2026	E142838	$	60.00
99998	Y Striders	Activelnk-INV #4616, #4617, #4618, #4626	30/10/2026	E142839	$	2,100.00
99998	Striker Indoor Sports and Fitness	Activelink - AL 00230 and 00229	30/10/2026	E142840	$	600.00
99998	Valeriana and Geoffrey Allen	Cancelled Payment	2/11/2026	E142137	-$	97.35
99998	Starfit Wellness and Fitness	Activelink - AL 00127 & AL 00136	30/10/2026	E142841	$	600.00
99998	Revo Fitness	Activelink - Sky Davis	30/10/2026	E142842	$	252.00
99998	Oh la la Mummy	Activelink Payment - M Lundgren	30/10/2026	E142843	$	300.00
99998	Melville Bowling Club Inc	Activelink payments (x19)	30/10/2026	E142844	$	5,480.00
99998	Melville Bowling Club (Inc.)	Activelink - Sandra Smith - AL00155	30/10/2026	E142845	$	300.00
99998	Kardinya Bowling Club	Activelink - M Tasker	30/10/2026	E142846	$	275.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Bottle Top Hill Inc	Quick Response Community Grant Payment	30/10/2026	E142847	$	600.00
99998	The Scout Association of Australia WA	Quick Response Community Grant Payment	30/10/2026	E142848	$	409.00
99998	Alex Taylor	Refund - Overpaid	30/10/2026	E142849	$	20.00
99998	Charleyoga Pty Ltd	Activelink-AL #250;#37;#85;#213;#161	30/10/2026	E142850	$	1,450.00
99998	Cottage Music Institute	Activelink - Geraldine Chia	30/10/2026	E142851	$	300.00
99998	Janet and Wade Gowland	Refund-Dog sterilised within 1 year reg	30/10/2026	E142852	$	30.00
99998	Xenia Brady	Refund-Dog sterilised within 1 year reg	30/10/2026	E142853	$	30.00
99998	DW & KS Speak	Refund-Dog sterilised within 1st&3rd yr	30/10/2026	E142854	$	175.80
99998	Lai Cheuk Lam	Refund - Dog Registration Overpayment	30/10/2026	E142855	$	250.00
99998	Stephanie Seah	Youth Sport Grant - Mr Joshua Soh	30/10/2026	E142856	$	200.00
99998	Mr ML and Mrs HL Davey	Youth Sport Grant - Miss Olivia Davey	30/10/2026	E142857	$	200.00
99998	Kellie-Jay Fearnall	Youth Sport Grant - Miss Indy Fearnall	30/10/2026	E142858	$	200.00
99998	Chen Yao	Youth Sport Grant - Mr Declan Liaw	30/10/2026	E142859	$	200.00
99998	Ye Zhang Yue Rong	Youth Sport Grant - Mr Oscar Rong	30/10/2026	E142860	$	200.00
99998	Nicole Berg-McMaugh	Youth Sport Grant - Jessica Munyard	30/10/2026	E142861	$	200.00
99998	Iain Wearing	Refund Rates Ass 116905	30/10/2026	E142862	$	2,731.29
99998	Felix Leutert	Reimbursement for catering	30/10/2026	E142863	$	216.00
99998	Guo-Qi Deng and Ji Hong Chen	Rates Refund Ass 394080	30/10/2026	E142864	$	232.97
99998	Murdoch Uni - Melville Football Club	Refund - Overpayment Licence#: 1160/LOW	30/10/2026	E142865	$	361.00
99998	Graham Polson	Purchase of prescription safety glasses	30/10/2026	E142866	$	250.00
99998	Next Health Pty Ltd	Assessment and Report- Fitness for duty	30/10/2026	E142867	$	4,273.50
99998	Susan Glenys Lock	Rates Refund Ass 54927-9	30/10/2026	E142868	$	213.39
99998	GJ & WA Wright	Rates Refund Ass 25009-2	30/10/2026	E142869	$	687.44
99998	Laetitia Wilson	2026 Art Awards Judging Panel	30/10/2026	E142870	$	550.00
99998	Diamond Realty Trust Acc	Refund due to payment being made twice	30/10/2026	E142871	$	6,269.36
99998	The Spanish Casa Food	Payment for catering of the Art Awards	30/10/2026	E142872	$	3,650.00
99998	Shana Hart	Age Friendly Melville Assistance Payment	30/10/2026	E142873	$	300.00
99998	Mr Jurek Leon	Age Friendly Melville Assistance Payment	30/10/2026	E142874	$	300.00
99998	Ms Gwendoline Leon	Age Friendly Melville Assistance Payment	30/10/2026	E142875	$	249.00
99998	Mrs Jill Williams	Age Friendly Melville Assistance Payment	30/10/2026	E142876	$	300.00
99998	West Leeming Primary School PC	West Leeming Primary School Fete	30/10/2026	E142877	$	976.80
99998	Perth Sri Chinmoy Centre Community	Free Meditation Classes	30/10/2026	E142878	$	1,023.00
99998	Just Cuts Booragoon	Fresh Start Cuts – $9 haircuts	30/10/2026	E142879	$	825.00
99998	Jagapathi Reddy Mokala	Refund - Application Withdrawal	30/10/2026	E142880	$	2,015.00
99998	Jeffrey Howard Portwood	Refund - BA-2026-1492 went over time	30/10/2026	E142881	$	121.00
99998	Reto Truninger	Refund-Dog sterilised within 1st year reg	30/10/2026	E142882	$	30.00
99998	Peter and Karen J Stevens	Refund-Dog sterilised within 2nd yr reg	30/10/2026	E142883	$	100.00
99998	Kate Wheatley	Refund-Dog Sterilised within 1st yr reg	30/10/2026	E142884	$	30.00
99998	Alexander Cox	Refund-a lifetime dog reg paid in error	30/10/2026	E142885	$	200.00
99998	Marissa Puspasari	Refund-Dog sterilised within 1st yr reg	30/10/2026	E142886	$	30.00
99998	Sophia Spencer	Refund-Dog sterilised within 1st yr reg	30/10/2026	E142887	$	30.00
99998	Victor Spirin	Refund-Infringement Withdrawal	30/10/2026	E142888	$	90.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Pratap Rai	Refund-Infringement made in error	30/10/2026	E142889	$	180.00
99998	Yuna Cheong	Refund-infringement additional fee	30/10/2026	E142890	$	27.60
99998	Scott Robertson	Staff Reimbursement-Pope 30M Reel Hose	30/10/2026	E142891	$	179.00
99998	Melville Bowling Club	Elite Lock Inv 5970S -Repair to deadbolt	30/10/2026	E142892	$	344.56
99998	Daphne D'Monte	Age Friendly Melville Assistance Payment	30/10/2026	E142893	$	300.00
99998	Valeriana and Geoffrey Allen	Rebate Refund	6/10/2026	E142137	$	97.35

Cancelled Payme	4	-$	2,597.35
Cheque Payment	0	$	-
EFT Payments	769	$	19,212,135.16
Total Payments	773	$	19,209,537.81

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THE LIST OF PAYMENTS MADE USING CORPORATE AND PURCHASE CARDS

PAYEE	DESCRIPTION	DATE	AMOUNT
COLES 0332 BOORAGOON AU 5411	Library Supplies	28-Sep-2026	$ 95.55
COLES 0332 BOORAGOON AU 5411	Library Supplies	24-Sep-2026	$ 62.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	23-Sep-2026	$ 15.80
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	10-Sep-2026	$ 8.85
SQ *BAKEHOUSE ON SOMER Winthrop AU 5462	RepairLab Catering	28-Sep-2026	$ 89.00
WINTHROP GARDENS SUP WINTHROP AU 5411	RepairLab Catering	28-Sep-2026	$ 138.62
WINTHROP GARDENS SUP WINTHROP AU 5411	CCB catering	25-Sep-2026	$ 191.16
SPOTLIGHT MELVILLE MYAREE AU 5714	Social Textiles equipment	24-Sep-2026	$ 94.75
KMART 1162 BOORAGOON AU 5310	Food process for soap flakes	10-Sep-2026	$ 79.00
ESSENTIAL BRANDS FRANC BURLEIGHHEAD AU 5499	Coffee machine consumables	04-Sep-2026	$ 950.80
SQ *COFFEA ESPRESSO BA BOORAGOON AU 5814	Catering	30-Sep-2026	$ 11.90
COLES 0332 BOORAGOON AU 5411	Office Supplies	17-Sep-2026	$ 64.50
LS Jayleas Patisserie Willagee AU 5812	Catering	15-Sep-2026	$ 11.18
COLES 0332 BOORAGOON AU 5411	Catering	10-Sep-2026	$ 55.36
COLES 0332 BOORAGOON AU 5411	Catering	03-Sep-2026	$ 54.02
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU 5734	ClickSend SMS	01-Oct-2026	$ 20.00
NISBETS AUSTRALIA PTY 61130022596 AU 5046	mobile trolley	01-Oct-2026	$ 188.17
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	01-Oct-2026	$ 8.20
IGA WILLAGEE WILLAGEE AU 5411	Catering	30-Sep-2026	$ 9.29
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	30-Sep-2026	$ 2.00
REMOTEOZ* #RTZ12410903 BULLEEN AU 5732	Office Supplies	25-Sep-2026	$ 67.80
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	25-Sep-2026	$ 4.69
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Work with Children Check	16-Sep-2026	$ 87.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	14-Sep-2026	$ 4.69
LS Jayleas Patisserie Willagee AU 5812	Catering	14-Sep-2026	$ 46.35
KMART Mulgrave AU 5310	YPS materials	11-Sep-2026	$ 180.00
KMART Mulgrave AU 5310	Refund	11-Sep-2026	-$ 30.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Sep-2026	$ 6.05
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Work with Children Check	10-Sep-2026	$ 87.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	09-Sep-2026	$ 4.89
IGA WILLAGEE WILLAGEE AU 5411	BlakSounds survey catering	03-Sep-2026	$ 14.65
IGA WILLAGEE WILLAGEE AU 5411	BlakSounds survey catering	03-Sep-2026	$ 12.45
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	03-Sep-2026	$ 4.89
COLES 0332 BOORAGOON AU 5411	Office Supplies	28-Sep-2026	$ 23.11
BIG W/ROCKINGHAM ROAD SPEARWOOD AU 5331	Library Supplies	25-Sep-2026	$ 477.00
MYO*SMEDIA PTY LTD SOUTH YARRA AU 7372	Library Supplies	22-Sep-2026	$ 500.00
LARRIKIN RETAILERS PTY COTTESLOE AU 5192	Library Supplies	21-Sep-2026	$ 444.65
EPLATFORM.CO EBOOKS BROOKVALE AU 5815	Library Supplies	04-Sep-2026	$ 864.84
OFFICEWORKS Bentleigh Eas AU 5943	Office Supplies	14-Sep-2026	$ 290.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	10-Sep-2026	$ 560.00
TICKETS*LOCAL GOVE 0272026035 AU 8398	Event	07-Sep-2026	$ 950.00
WALGA EVENTS WEST LEEDERVI AU 8641	WALGA EVENTS	07-Sep-2026	$ 587.40
COLES 0352 MELVILLE AU 5411	Office Supplies	24-Sep-2026	$ 75.05
PRINCI BUTCHERS PTY BICTON AU 5422	Catering	23-Sep-2026	$ 73.91
Bibra Lake soils Bibra Lake AU 5261	Soils	10-Sep-2026	$ 58.00
Soils Aint Soils Cann Canning Vale AU 5261	Soils	08-Sep-2026	$ 229.00
APPLECROSS PIZZA ARDROSS AU 5812	Catering	25-Sep-2026	$ 81.41
COLES 0352 MELVILLE AU 5411	Office Supplies	25-Sep-2026	$ 43.88
COLES 0332 BOORAGOON AU 5411	Office Supplies	23-Sep-2026	$ 9.00
Dominos Estore East Fr dominos.com.a AU 5814	Catering	21-Sep-2026	$ 69.47
MURDOCH GUILD MURDOCH AU 8299	Catering	11-Sep-2026	$ 27.50
THE REJECT SHOP A351 BOORAGOON AU 5310	Office Supplies	04-Sep-2026	$ 33.25
THE REJECT SHOP A351 BOORAGOON AU 5310	Office Supplies	04-Sep-2026	$ 20.00
TYPO GARDEN CITY BOORAGOON AU 5111	Office Supplies	03-Sep-2026	$ 95.91
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering	15-Sep-2026	$ 123.00
GOOGLE*CLOUD PNTSM8 CC GOOGLE.COM AU 5818	Subscription	03-Sep-2026	$ 133.41
SQ *HILTON HARVEST COM Hilton AU 8398	Program Materials	02-Oct-2026	$ 25.00
IGA WILLAGEE WILLAGEE AU 5411	Program Materials	28-Sep-2026	$ 36.50
EZI*THE STOREHOUSE CO. Coolbellup AU 5499	Program Materials	16-Sep-2026	$ 248.70
EZI*THE STOREHOUSE CO. Coolbellup AU 5499	Program Materials	10-Sep-2026	$ 144.40
SQ *AUNTY LUCY'S CAKER 1800595310 AU 5462	Catering	07-Sep-2026	$ 65.00
IGA WILLAGEE WILLAGEE AU 5411	Program Materials	01-Oct-2026	$ 6.45
IGA WILLAGEE WILLAGEE AU 5411	Program Materials	28-Sep-2026	$ 11.98
OFFICEWORKS 0616 O'CONNOR AU 5943	Program Materials	24-Sep-2026	$ 23.00
WOOLWORTHS/CNR HAMPTON STH FREMANTLE AU 5411	Program Materials	23-Sep-2026	$ 22.70
COLES 0352 MELVILLE AU 5411	Program Materials	18-Sep-2026	$ 11.60
SPOTLIGHT MELVILLE MYAREE AU 5714	Program Materials	18-Sep-2026	$ 20.00
SPOTLIGHT MELVILLE MYAREE AU 5714	Program Materials	18-Sep-2026	$ 4.87
WOOLWORTHS/857 CANNING MT PLEASANT AU 5411	Program Materials	17-Sep-2026	$ 9.90

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PAYEE	DESCRIPTION	DATE	AMOUNT
Canva* 05003-16271519 Sydney AU 7333	Subscription	15-Sep-2026	$ 14.00
Canva* 05002-6203745 Sydney AU 7333	Subscription	14-Sep-2026	$ 335.00
DOCUPRINT FREMANTLE FREMANTLE AU 2741	Printing	14-Sep-2026	$ 99.67
LS Big Loaf Factory Ba O'Connor AU 5812	Catering	11-Sep-2026	$ 393.86
SQ *JOE'S PRINTING Fremantle AU 7333	Printing	10-Sep-2026	$ 500.00
GILBERT'S FRESH HILT HILTON AU 5411	Catering	03-Sep-2026	$ 199.98
SP MUJI AUSTRALIA MELBOURNE AU 5311	Program Materials	03-Sep-2026	$ 26.00
CPP COUNCIL HOUSE PERTH AU 7523	Parking - Submarine Event	14-Sep-2026	$ 28.28
REMOTEPC 818-275-5909 REMOTEPC.COM US	Subscription	16-Sep-2026	$ 29.06
WALGA EVENTS WEST LEEDERVI AU 8641	Staff Training	11-Sep-2026	$ 440.00
SPACETOCO VENUE HIRE PERTH AU 5192	Venue Hire	01-Oct-2026	$ 76.00
MUSEUMNEXT LTD WHITLEY BAY GB	Library Resource Replacement	30-Sep-2026	$ 538.54
AMAZON MARKETPLACE AU SYDNEY AU 5999	Event Supplies	10-Sep-2026	$ 73.69
MISTER MINIT - BOORAGO BOORAGOON AU 7399	Key cutting - Atwell	10-Sep-2026	$ 25.35
Canva* 04993-19420504 Sydney AU 7333	Subscription	07-Sep-2026	$ 164.99
GARDEN CITY NEWS BOORAGOON AU 5499	Catering Supplies	25-Sep-2026	$ 6.99
POST WARNBRO POST SHOP WARNBRO AU 9402	Postage	21-Sep-2026	$ 19.35
SOUL ORIGIN BOORAGOON BOORAGOON AU 5814	Catering	14-Sep-2026	$ 40.50
COLES 0332 BOORAGOON AU 5411	Catering	11-Sep-2026	$ 37.40
COLES 0332 BOORAGOON AU 5411	Catering	11-Sep-2026	$ 13.50
COLES 0332 BOORAGOON AU 5411	Catering	07-Sep-2026	$ 21.00
COLES 0332 BOORAGOON AU 5411	Catering	07-Sep-2026	$ 13.40
POUND COFFEE PTY LTD O CONNOR AU 5499	Catering	02-Oct-2026	$ 42.00
Intuit Sydney AU 5817	Subscription	22-Sep-2026	$ 63.69
SCUTTI FRESH MARKETS APPLECROSS AU 5411	Catering	14-Sep-2026	$ 159.30
SP MEGA MUSIC MYAREE AU 5733	Event	14-Sep-2026	$ 215.00
SQ *JETH WUZ ERE Beaconsfield AU 7299	Heathcote Event	14-Sep-2026	$ 30.00
Deputy deputy.com AU 5817	Staff Schedulling App	04-Sep-2026	$ 115.50
LOYVERSE.COM LONDON GB	Heathcote Receipting Software	04-Sep-2026	$ 7.22
PHICASILIA TRUST APPLECROSS AU 5812	Catering	04-Sep-2026	$ 24.00
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	28-Sep-2026	$ 453.60
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	28-Sep-2026	$ 205.19
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	14-Sep-2026	$ 238.55
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	14-Sep-2026	$ 236.35
POST CANNING BRIDGE AP APPLECROSS AU 9402	Refund	14-Sep-2026	-$ 238.55
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	10-Sep-2026	$ 205.19
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	04-Sep-2026	$ 410.39
SP ARBORTECH MALAGA AU 5999	Tools	29-Sep-2026	$ 427.00
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	28-Sep-2026	$ 134.00
FARMER JACKS SPEARWO SPEARWOOD AU 5411	Catering	18-Sep-2026	$ 59.98
WOOLWORTHS/CALYPSO PDE COOGEE AU 5411	Office Supplies	07-Sep-2026	$ 64.00
THE GOOD GROCER MYAR MYAREE AU 5411	Office Supplies	03-Sep-2026	$ 61.89
SP INDIGIEARTH AUS PTY MUDGEE AU 5499	Willagee Supplies	24-Sep-2026	$ 23.00
SP RIOT CREATIVITY CLAYTON AU 5970	Willagee Supplies	24-Sep-2026	$ 38.39
TARGET 5076 BULL CREEK AU 5310	Willagee Supplies	24-Sep-2026	$ 24.15
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Willagee Supplies	24-Sep-2026	$ 26.00
IGA WILLAGEE WILLAGEE AU 5411	Willagee Supplies	21-Sep-2026	$ 9.49
SPOTLIGHT PTY LTD 1300305405 AU 5200	Willagee Supplies	17-Sep-2026	$ 21.00
MYO*CHILDRENS BOOK COU MOUNT CLAREMO AU 8699	Willagee Supplies	16-Sep-2026	$ 81.69
SPOTLIGHT MELVILLE MYAREE AU 5714	Willagee Supplies	16-Sep-2026	$ 17.50
AMAZON MKTPL*5Q2H66SW0 amazon.com US	Library Resource Replacement	03-Sep-2026	$ 98.67
GOSAC* O #3990 PERTH AU 5815	Local stock purchase	23-Sep-2026	$ 31.70
GESTALT COMICS EAST VICTORIA AU 7333	Local stock purchase	17-Sep-2026	$ 66.00
LANDGATE MIDLAND AU 9399	Strata Plan	24-Sep-2026	$ 33.90
JB HI FI BOORAGOON BOORAGOON AU 5733	Smartphone Car Mount	21-Sep-2026	$ 29.95
BUNNINGS 317000 MELVILLE AU 5200	Sliding Window Lock	14-Sep-2026	$ 68.00
BUNNINGS 317000 MELVILLE AU 5200	Tape Measure and Screw Driver	14-Sep-2026	$ 48.47
DEPT OF JUSTICE-CTG PA PERTH AU 9399	Prosecution	14-Sep-2026	$ 199.10
DEPARTMENT OF LOCAL GO EAST PERTH AU 9399	Staff Training	10-Sep-2026	$ 735.00
INDUSTRIAL PROTECTIV MYAREE AU 5085	Staff Uniform	07-Sep-2026	$ 204.93
AVELING Jandakot AU 8299	AVELING WHITE CARD	04-Sep-2026	$ 90.00
UWA CRAWLEY AU 8220	Staff Training	02-Oct-2026	$ 354.20
JB HI FI BOORAGOON BOORAGOON AU 5733	Office Materials	28-Sep-2026	$ 19.00
THE REJECT SHOP A351 BOORAGOON AU 5310	Office Supplies	28-Sep-2026	$ 4.00
MUSEUMNEXT LTD WHITLEY BAY GB	Staff Online Training	21-Sep-2026	$ 262.70
The Good Grocer Myaree Myaree AU 5411	Catering	21-Sep-2026	$ 360.00
ARMOUR STRENGTH PTY LT MYAREE AU 5462	Electrical Work	17-Sep-2026	$ 228.38
ARMOUR STRENGTH PTY LT MYAREE AU 5462	Electrical Work	17-Sep-2026	$ 60.90
COLES 0332 BOORAGOON AU 5411	Office Supplies	17-Sep-2026	$ 113.40
FACEBK *MWXMB6JJJ4 Dublin IE	Advertsing	16-Sep-2026	$ 12.46
FACEBK *SMLGL5SHJ4 Dublin IE	Advertsing	16-Sep-2026	$ 12.46
FACEBK *55T3D6AJJ4 Dublin IE	Advertsing	15-Sep-2026	$ 12.46

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PAYEE	DESCRIPTION	DATE	AMOUNT
FACEBK *8RGR25EJJ4 Dublin IE	Advertsing	14-Sep-2026	$ 12.46
FACEBK *UT2536SJJ4 Dublin IE	Advertsing	14-Sep-2026	$ 12.46
FACEBK *VJ7TU5NJJ4 Dublin IE	Advertsing	14-Sep-2026	$ 12.46
FACEBK *WW24W5SJJ4 Dublin IE	Advertsing	11-Sep-2026	$ 6.79
FACEBK *KU45C5NJJ4 Dublin IE	Advertsing	10-Sep-2026	$ 3.40
FACEBK *X379E5NJJ4 Dublin IE	Advertsing	10-Sep-2026	$ 6.79
SQ *MUIR BOOKS Perth AU 5331	Event Supplies	09-Sep-2026	$ 45.00
JACKSONS DRAWING SUPPL ALFRED COVE AU 5943	Art Supplies	07-Sep-2026	$ 27.27
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	07-Sep-2026	$ 61.34
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	02-Oct-2026	$ 7.58
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	22-Sep-2026	$ 10.37
Woolworths Online BellaVista AU 5411	Office Supplies	11-Sep-2026	$ 111.60
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Sep-2026	$ 7.58
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	04-Sep-2026	$ 10.68
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	02-Oct-2026	$ 38.00
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	02-Oct-2026	$ 71.93
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	02-Oct-2026	$ 53.59
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	01-Oct-2026	$ 16.91
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	01-Oct-2026	$ 16.91
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	01-Oct-2026	$ 98.85
AMAZON MARKETPLACE AU SYDNEY AU 5999	Swim School Materials	01-Oct-2026	$ 37.20
SP ESAFETY SUPPLIES WETHERILL PAR AU 5085	LeisureFit Materials	01-Oct-2026	$ 148.55
KMART 1162 BOORAGOON AU 5310	LeisureFit Materials	28-Sep-2026	$ 40.00
DG BOORAGOON BOORAGOON AU 5941	LeisureFit Awards Night	28-Sep-2026	$ 378.00
SP ST JOHN WA BELMONT AU 5399	LeisureFit Materials	17-Sep-2026	$ 34.00
SP MOVEACTIVE WHOLESAL BRUNSWICK EAS AU 5699	LeisureFit Materials	14-Sep-2026	$ 846.45
SP ST JOHN WA BELMONT AU 5399	LeisureFit Materials	14-Sep-2026	$ 94.00
MELVILLE BIN HIRE BIBRA LAKE AU 4900	Refund	04-Sep-2026	-$ 95.40
COLES 0332 BOORAGOON AU 5411	Pet treats for Pups in the Park event	15-Sep-2026	$ 36.00
PAYPAL * NEWAIMPTYLT 4029357733 AU 5995	Christmas tree for CIVIC Building	14-Sep-2026	$ 259.20
COLES 0332 BOORAGOON AU 5411	Dog treats for Pups in the Park event	10-Sep-2026	$ 72.00
COLES 0332 BOORAGOON AU 5411	Catering	24-Sep-2026	$ 60.00
MANDARIN WOK BOORAGOON AU 5812	Catering	22-Sep-2026	$ 43.16
Woolworths Online BellaVista AU 5411	Catering Supplies	22-Sep-2026	$ 341.40
Woolworths Online BellaVista AU 5411	Catering Supplies	22-Sep-2026	$ 128.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering Supplies	22-Sep-2026	$ 41.85
Woolworths Online BellaVista AU 5411	Catering Supplies	08-Sep-2026	$ 197.50
TERRY WHITE CHEMISTS KARDINYA AU 5912	Tick Freeze.	21-Sep-2026	$ 62.97
KENNARDS HIRE HO WA SEVEN HILLS AU 7394	Emergency works to clear paths of sand	11-Sep-2026	$ 378.00
KENNARDS HIRE HO WA SEVEN HILLS AU 7394	Emergency works to clear paths of sand	09-Sep-2026	$ 378.00
COLES 7545 HILTON AU 5411	Program Materials	23-Sep-2026	$ 45.00
COLES 0352 MELVILLE AU 5411	Program Materials	18-Sep-2026	$ 102.40
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Program Materials	16-Sep-2026	$ 44.30
COLES 0352 MELVILLE AU 5411	Program Materials	11-Sep-2026	$ 305.80
COLES 7545 HILTON AU 5411	Program Materials	04-Sep-2026	$ 90.73
Coles Online Hawthorn East AU 5411	RUOK Day Morning Tea	08-Sep-2026	$ 145.25
OFFICEWORKS Bentleigh Eas AU 5943	Office Supplies	21-Sep-2026	$ 9.00
OFFICEWORKS Bentleigh Eas AU 5943	Refund	21-Sep-2026	-$ 9.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	18-Sep-2026	$ 3.40
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	Materials	14-Sep-2026	$ 30.00
DYMOCKS ONLINE SYDNEY AU 5942	Program Supplies	14-Sep-2026	$ 16.99
BOOKTOPIA ST PETERS AU 5942	Program Supplies	11-Sep-2026	$ 55.97
Coles Online Hawthorn East AU 5411	Program Supplies	11-Sep-2026	$ 51.70
KMART Mulgrave AU 5310	Program Supplies	11-Sep-2026	$ 20.00
KMART Mulgrave AU 5310	Refund	11-Sep-2026	-$ 20.00
MILKRUN Sydney AU 5411	Willagee - community supplies	24-Sep-2026	$ 48.60
KMART 1162 BOORAGOON AU 5310	Installation supplies	21-Sep-2026	$ 6.00
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor License - AH Bracks Event	14-Sep-2026	$ 35.00
DEPT OF RACING GAMIN EAST PERTH AU 9399	Art Awards Liquor License	14-Sep-2026	$ 129.50
THE REJECT SHOP A351 BOORAGOON AU 5310	Youth Engagement Group	11-Sep-2026	$ 25.00
COLES 0332 BOORAGOON AU 5411	City Beats Disco	09-Sep-2026	$ 104.40
SQ *APPLECROSS PIZZA B Ardross AU 5814	City Beats Disco - Catering	09-Sep-2026	$ 83.70
SANITY WEB STORE MILPERRA AU 5733	Program Supplies	11-Sep-2026	$ 32.43
SP MEGA MUSIC MYAREE AU 5733	Events - production materials	02-Oct-2026	$ 164.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering	18-Sep-2026	$ 29.59
THE GOOD GROCER MYAR MYAREE AU 5411	Catering	17-Sep-2026	$ 99.00
THE GOOD GROCER MYAR MYAREE AU 5411	Catering	17-Sep-2026	$ 32.53
SUSHI HUB BOORAGOON BOORAGOON AU 5812	Catering	16-Sep-2026	$ 144.00
Marmion St Fresh and Melville AU 5411	Catering	11-Sep-2026	$ 38.00
SP MEGA MUSIC MYAREE AU 5733	Events - materials	11-Sep-2026	$ 323.00
SP MEGA MUSIC MYAREE AU 5733	Events - materials	09-Sep-2026	$ 837.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU 5734	Animal Renewal Reminder - SMS	09-Sep-2026	$ 500.00

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PAYEE	DESCRIPTION	DATE	AMOUNT
INSTITUTE OF PUBLIC WO PERTH AU 8299	IPWEA Country Meeting	24-Sep-2026	$ 446.60
INSTITUTE OF PUBLIC WO PERTH AU 8299	IPWEA Country Meeting	24-Sep-2026	$ 446.60
INSTITUTE OF PUBLIC WO PERTH AU 8299	IPWEA Country Meeting	24-Sep-2026	$ 446.60
PAYPAL *QUANTIFIEDT 01625618999 GB	Memberships	24-Sep-2026	$ 465.89
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciation	22-Sep-2026	$ 111.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciation	17-Sep-2026	$ 111.90
917Pin* AusQ Training RTO 52361 BU AU 8249	Staff Training	16-Sep-2026	$ 556.00
MAJESTIC ROOF GARDEN ADELAIDE AU 7011	Conference	08-Sep-2026	$ 765.90
SQ *THE NICE SPOT 1800595310 AU 5812	Safety Month - Gift Vouchers	08-Sep-2026	$ 420.00
TICKETS*AMONGST TH 0272026035 AU 8398	Event	07-Sep-2026	$ 924.00
EZI*FMA Melbourne AU 8699	Memberships	07-Sep-2026	$ 1,109.19
KMART Mulgrave AU 5310	Sign Holders for Operation Centre	07-Sep-2026	$ 73.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff Appreciation	07-Sep-2026	$ 364.90
COLES 0332 BOORAGOON AU 5411	Staff Appreciation	04-Sep-2026	$ 211.90
AFPA* AUSTRALIAN FLEXI EIGHT MILE PL AU 8641	Staff Training	08-Sep-2026	$ 1,343.10
AMAZON MARKETPLACE AU SYDNEY AU 5999	Office Supplies	02-Oct-2026	$ 33.38
TEMU.COM PARRAMATTA AU 5399	Office Supplies	02-Oct-2026	$ 45.82
FACEBK *MY3PU6SNC4 Dublin IE	Advertsing	01-Oct-2026	$ 897.99
TEMU.COM PARRAMATTA AU 5399	Office Supplies	01-Oct-2026	$ 237.58
TEMU.COM PARRAMATTA AU 5399	Office Supplies	01-Oct-2026	$ 17.94
TEMU.COM PARRAMATTA AU 5399	Office Supplies	01-Oct-2026	$ 3.26
Kahoot Oslo NO	Digital Goods	23-Sep-2026	$ 15.29
AMAZON MARKETPLACE AU SYDNEY AU 5999	Office Supplies	22-Sep-2026	$ 49.98
UBER *EATS HELP.UBER.C Sydney AU 5812	Catering	22-Sep-2026	$ 20.70
AMAZON MARKETPLACE AU SYDNEY AU 5999	Office Supplies	21-Sep-2026	$ 30.39
Costway MELBOURNE AU 5719	Furniture	21-Sep-2026	$ 95.73
UBER *TRIP HELP.UBER.C Sydney AU 4121	Travel to Event Expense	21-Sep-2026	$ 27.61
FACEBK *5NTRZ5NNC4 Dublin IE	Advertsing	18-Sep-2026	$ 1,333.85
PREZZEE* AU7EDBE2B8 SYDNEY AU 5399	Staff Appreciation	18-Sep-2026	$ 708.86
UBER *TRIP HELP.UBER.C Sydney AU 4121	Travel to Event Expense	18-Sep-2026	$ 19.99
UBER *TRIP HELP.UBER.C Sydney AU 4121	Travel to Event Expense	17-Sep-2026	$ 28.98
PREZZEE* AU78C3CB6A SYDNEY AU 5399	Staff Appreciation	07-Sep-2026	$ 202.53
PREZZEE* AUF47E27C0 SYDNEY AU 5399	Staff Appreciation	07-Sep-2026	$ 354.42
WALGA EVENTS WEST LEEDERVI AU 8641	Staff Training	07-Sep-2026	$ 220.00
COLES 0352 MELVILLE AU 5411	Library Supplies	02-Oct-2026	$ 6.80
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Library Supplies	11-Sep-2026	$ 1.75
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Library Supplies	07-Sep-2026	$ 3.10
KMART 1162 BOORAGOON AU 5310	Dog Pound	25-Sep-2026	$ 50.00
EZI*VisiMax MERREDIN AU 5999	Dog Pound	14-Sep-2026	$ 1,475.00
POST BOORAGOON POST SH BOORAGOON AU 9402	Postage	03-Sep-2026	$ 11.60
IGLOOCOMPANY SINGAPORE SG	Clubspark Tennis hire	01-Oct-2026	$ 5.94
THE REJECT SHOP A351 BOORAGOON AU 5310	Youth Requirements	28-Sep-2026	$ 17.50
SUBWAY BULL CREEK BULL CREEK AU 5814	Catering	24-Sep-2026	$ 652.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering	17-Sep-2026	$ 6.90
MISS MAUD NORTH PERTH AU 5812	Catering	09-Sep-2026	$ 186.35
CARD FEE 0000	Card Fee	04-Oct-2026	$ 10.00
KOR EQUIP SOLUTION P MULGRAVE AU 5533	Equipment	01-Oct-2026	$ 899.41
AUSTRALIAN GOLF COURSE Clayton AU 8641	Australian Golf Course	28-Sep-2026	$ 179.38
FACEBK *6R2DB62PC4 Dublin IE	Advertsing	14-Sep-2026	$ 1,333.85
LinkedIn P3086089232 North Sydney AU 7311	Advertsing	14-Sep-2026	$ 212.53
CAMPAIGNMONITOR 0285187100 AU 5817	Equipment	11-Sep-2026	$ 2,758.80
LinkedIn P3083998156 North Sydney AU 7311	Advertsing	11-Sep-2026	$ 201.85
LinkedIn P3082643615 North Sydney AU 7311	Advertsing	08-Sep-2026	$ 45.08
QANTAS AIR 0812393933 NSW AU 3012	Travel to Event Expense	01-Oct-2026	$ 1,420.60
THE HATCHERY (HUB) SYDNEY AU 8299	Conference	22-Sep-2026	$ 2,033.90
CARD FEE 0000	Card Fee	04-Oct-2026	$ 10.00
Coles Online Hawthorn East AU 5411	Blue Gum CC Supplies	30-Sep-2026	$ 74.80
Coles Online Hawthorn East AU 5411	Blue Gum CC Supplies	16-Sep-2026	$ 187.20
MATHSCIRCLE.COM BARANGAROO AU 5817	Blue Gum CC Supplies	14-Sep-2026	$ 27.50
KMART Mulgrave AU 5310	Blue Gum CC Supplies	03-Sep-2026	$ 36.00
FACEBK *TKTAM82MS4 Dublin IE	Advertsing	01-Oct-2026	$ 809.33
FACEBK *HP49U9WLS4 Dublin IE	Advertsing	28-Sep-2026	$ 1,287.50
FACEBK *SUF2C9WLS4 Dublin IE	Advertsing	24-Sep-2026	$ 1,287.50
FACEBK *3UA4972MS4 Dublin IE	Advertsing	21-Sep-2026	$ 1,287.50
FACEBK *XQUQD76MS4 Dublin IE	Advertsing	16-Sep-2026	$ 1,287.50
FACEBK *CGJSQ6JLS4 Dublin IE	Advertsing	14-Sep-2026	$ 1,287.50
FACEBK *G4C8L5SLS4 Dublin IE	Advertsing	08-Sep-2026	$ 1,287.50
FACEBK *WKLT35SLS4 Dublin IE	Advertsing	04-Sep-2026	$ 1,287.50
SQ *JUST TABLE TENNIS 1800595310 AU 5941	Equipment	01-Oct-2026	$ 62.85
POST BRENTWOOD LPO MOUNT PLEASAN AU 9402	Equipment	28-Sep-2026	$ 505.95
Dick Smith 6PCMVJTC Melbourne AU 5311	Equipment	25-Sep-2026	$ 348.16
SHOPFITTINGSSTORE MUDGEERABA AU 5399	Blue Gum CC Supplies	23-Sep-2026	$ 143.10

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PAYEE	DESCRIPTION	DATE	AMOUNT
Google YouTube Videos Barangaroo AU 5818	Google YouTube Videos	21-Sep-2026	$ 12.99
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	Office Material	18-Sep-2026	$ 68.90
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	14-Sep-2026	$ 480.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	10-Sep-2026	$ 400.00
SP THE GOOD GUYS DISCO SOUTHBANK AU 5399	Office Equipment	09-Sep-2026	$ 395.00
SP SMAI AUS FAIRY MEADOW AU 5941	Leisurfit Supplies	30-Sep-2026	$ 347.18
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	Leisurfit Supplies	25-Sep-2026	$ 199.00
SILVER SPRINGS HOLDING BOORAGOON AU 2741	Leisurfit Supplies	25-Sep-2026	$ 326.60
Sams Fitness Banksmeadow AU 5941	Leisurfit Supplies	22-Sep-2026	$ 227.80
SP NORDIC FITNESS COCKBURN CENT AU 5734	Leisurfit Supplies	22-Sep-2026	$ 167.02
KMART Mulgrave AU 5310	Leisurfit Supplies	21-Sep-2026	$ 23.00
Coles Online Hawthorn East AU 5411	Leisurfit Supplies	18-Sep-2026	$ 192.50
MYZONE OSBORNE PARK AU 7929	Subscription	17-Sep-2026	$ 210.50
THE GOOD GROCER MYAR MYAREE AU 5411	Leisurfit Supplies	17-Sep-2026	$ 1,365.11
SP HART SPORT BROOKVALE AU 5941	Leisurfit Supplies	10-Sep-2026	$ 1,039.56
SETON GREYSTANCES AU 5099	Leisurfit Supplies	09-Sep-2026	$ 55.22
COTA WA VICTORIA PARK AU 8299	Leisurfit Supplies	07-Sep-2026	$ 200.00
IKEA PTY LIMITED TEMPE AU 5712	Leisurfit Supplies	07-Sep-2026	$ 49.96
SLIPLESSSER 0295848200 AU 5046	Leisurfit Supplies	07-Sep-2026	$ 138.60
SP GETSIGNS PENRITH AU 5999	Leisurfit Supplies	07-Sep-2026	$ 114.00
SP NEW SIGNS LILYDALE AU 5691	Leisurfit Supplies	07-Sep-2026	$ 54.95
SP SAFETYSIGNS.COM.A KNOXFIELD AU 5734	Leisurfit Supplies	07-Sep-2026	$ 41.45
OFFICEWORKS Bentleigh Eas AU 5943	Leisurfit Supplies	04-Sep-2026	$ 84.00
SP BOOTY BAND CO AUS BETHANIA AU 5734	Leisurfit Supplies	04-Sep-2026	$ 295.00
SP HART SPORT BROOKVALE AU 5941	Leisurfit Supplies	04-Sep-2026	$ 207.00
TWILIO SENDGRID WWW.TWILIO.CO US	Subscription	04-Sep-2026	$ 143.52
KOR EQUIP SOLUTION P MULGRAVE AU 5533	Office Equipment	01-Oct-2026	$ 1,900.00
SP ARMOR-X.COM HONG KONG HK	Office Equipment	30-Sep-2026	$ 571.65
T QUIP BELMONT AU 7699	Office Supplies	30-Sep-2026	$ 121.80
StarPhonesBooragoon Booragoon AU 7622	Office Supplies	24-Sep-2026	$ 89.00
LEEMING IGA LEEMING AU 5411	Office Supplies	16-Sep-2026	$ 13.47
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	11-Sep-2026	$ 172.00
Retravision South Bunbury AU 5722	Office Supplies	09-Sep-2026	$ 498.00
SQ *PERTH COFFEE EXPRE Murdoch AU 5814	Office Supplies	09-Sep-2026	$ 640.00
OFFICEWORKS Bentleigh Eas AU 5943	Office Supplies	03-Sep-2026	$ 84.00
AUST INST BLDG SURVEY GORDON AU 8699	Membership Renewal	01-Oct-2026	$ 947.15
IPAA MURDOCH AU 8699	Refund	15-Sep-2026	-$ 710.60
WALGA EVENTS WEST LEEDERVI AU 8641	Staff Training	04-Sep-2026	$ 220.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	02-Oct-2026	$ 37.96
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	02-Oct-2026	$ 29.01
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	02-Oct-2026	$ 5.90
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	01-Oct-2026	$ 54.76
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	01-Oct-2026	$ 15.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	30-Sep-2026	$ 56.17
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	30-Sep-2026	$ 23.60
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	28-Sep-2026	$ 19.71
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	28-Sep-2026	$ 17.85
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	25-Sep-2026	$ 61.01
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	25-Sep-2026	$ 104.92
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	25-Sep-2026	$ 41.10
BOUNCE HOLDINGS AUSTRA GLEN IRIS AU 7999	Office Supplies	24-Sep-2026	$ 277.48
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	24-Sep-2026	$ 25.04
KMART 1162 BOORAGOON AU 5310	Office Supplies	24-Sep-2026	$ 98.80
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	23-Sep-2026	$ 45.06
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	23-Sep-2026	$ 6.15
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	23-Sep-2026	$ 35.30
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	22-Sep-2026	$ 19.33
LS Jayleas Patisserie Willagee AU 5812	Catering	22-Sep-2026	$ 12.20
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	21-Sep-2026	$ 9.45
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	18-Sep-2026	$ 11.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	17-Sep-2026	$ 54.22
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	16-Sep-2026	$ 76.64
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	16-Sep-2026	$ 8.75
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	15-Sep-2026	$ 45.61
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	14-Sep-2026	$ 78.51
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	11-Sep-2026	$ 64.78
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	11-Sep-2026	$ 7.40
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Sep-2026	$ 19.42
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Sep-2026	$ 5.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	10-Sep-2026	$ 2.80
ZAI*CrowdPleaser P L CROWDPLEASER. AU 7392	Office Supplies	10-Sep-2026	$ 100.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	09-Sep-2026	$ 55.95

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PAYEE	DESCRIPTION	DATE	AMOUNT
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	09-Sep-2026	$ 35.98
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	08-Sep-2026	$ 17.98
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	08-Sep-2026	$ 3.70
LS Jayleas Patisserie Willagee AU 5812	Catering	08-Sep-2026	$ 11.59
Dominos Estore Myaree dominos.com.a AU 5814	Catering	07-Sep-2026	$ 62.40
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	07-Sep-2026	$ 43.20
LS Jayleas Patisserie Willagee AU 5812	Catering	07-Sep-2026	$ 5.59
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	04-Sep-2026	$ 61.43
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	04-Sep-2026	$ 18.66
TEMU.COM PARRAMATTA AU 5399	Office Supplies	04-Sep-2026	$ 43.60
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	03-Sep-2026	$ 46.11
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	03-Sep-2026	$ 24.25
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	03-Sep-2026	$ 40.30
DEPT OF JUSTICE-CTG PA PERTH AU 9399	Prosecution Notice	02-Oct-2026	$ 199.10
WINTHROP GARDENS SUP WINTHROP AU 5411	Catering	24-Sep-2026	$ 33.60
SQ *BAKEHOUSE ON SOMER Winthrop AU 5462	Catering	23-Sep-2026	$ 51.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	23-Sep-2026	$ 37.25
CHEMIST WAREHOUSE FREMANTLE AU 5912	Office Supplies	22-Sep-2026	$ 26.59
COLES 0391 KARDINYA AU 5411	Catering	22-Sep-2026	$ 18.35
EHA WA ELLENBROOK AU 8699	EHA Membership	21-Sep-2026	$ 375.00
EHA WA ELLENBROOK AU 8699	EHA Membership	21-Sep-2026	$ 1,375.00
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	21-Sep-2026	$ 16.00
SIGMA TELFORD GROUP KEWDALE AU 5996	Aquatic Facility photometer tablets	16-Sep-2026	$ 361.46
AUSTRALIAN GROWN WILLETTON AU 5699	Staff Uniform	15-Sep-2026	$ 306.52
AUS ELECTRICAL SRVS MYAREE AU 1731	Dry Ice for mosquito treatment	15-Sep-2026	$ 44.00
BUNNINGS 317000 MELVILLE AU 5200	Mosquito treatment supplies	14-Sep-2026	$ 192.14
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	14-Sep-2026	$ 11.50
AUS ELECTRICAL SRVS MYAREE AU 1731	Dry Ice for mosquito treatment	08-Sep-2026	$ 55.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	03-Sep-2026	$ 6.20
EHA WA ELLENBROOK AU 8699	Refund	25-Sep-2026	-$ 1,375.00
KRISTY GRAY - PGG/TSBC NOLLAMARA AU 7999	Refund	21-Sep-2026	-$ 42.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU 5734	Subscription	21-Sep-2026	$ 100.00
MISS MAUD NORTH PERTH AU 5812	Catering	16-Sep-2026	$ 380.05
COLES 0332 BOORAGOON AU 5411	Catering	14-Sep-2026	$ 49.70
KFC Garden City FC Garden City F AU 5814	Catering	14-Sep-2026	$ 64.80
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	01-Oct-2026	$ 270.14
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	01-Oct-2026	$ 32.75
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	30-Sep-2026	$ 48.38
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	30-Sep-2026	$ 70.06
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	29-Sep-2026	$ 61.35
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	29-Sep-2026	$ 44.00
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	28-Sep-2026	$ 29.49
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	28-Sep-2026	$ 202.00
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	28-Sep-2026	$ 80.00
PAYPAL *BOOKTOPIADI 01300187187 AU 5942	Library Resource Replacement	28-Sep-2026	$ 113.15
PAYPAL *BOOMERANGBO 01300363332 AU 5942	Library Resource Replacement	28-Sep-2026	$ 77.87
SATELLITE SECURITY SER KARDINYA AU 7393	Library Resource Replacement	28-Sep-2026	$ 881.60
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	25-Sep-2026	$ 18.99
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resource Replacement	24-Sep-2026	$ 28.77
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	23-Sep-2026	$ 20.19
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	23-Sep-2026	$ 54.38
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	23-Sep-2026	$ 20.26
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	22-Sep-2026	$ 270.40
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	22-Sep-2026	$ 23.94
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	22-Sep-2026	$ 21.75
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	21-Sep-2026	$ 81.97
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	21-Sep-2026	$ 20.19
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	21-Sep-2026	$ 13.50
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	21-Sep-2026	$ 81.79
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	21-Sep-2026	$ 66.38
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	21-Sep-2026	$ 40.23
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	21-Sep-2026	$ 19.54
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	21-Sep-2026	$ 296.00
PAYPAL *BOOMERANGBO 0400839249 AU 5942	Library Resource Replacement	21-Sep-2026	$ 31.98
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	17-Sep-2026	$ 28.75
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resource Replacement	17-Sep-2026	$ 27.20
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	16-Sep-2026	$ 32.65
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	16-Sep-2026	$ 36.96
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	15-Sep-2026	$ 206.01
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	15-Sep-2026	$ 133.96
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	15-Sep-2026	$ 20.75
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resource Replacement	15-Sep-2026	$ 55.16

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PAYEE	DESCRIPTION	DATE	AMOUNT
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 29.98
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 25.12
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 18.69
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 318.42
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 65.25
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 60.95
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 43.98
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	14-Sep-2026	$ 25.29
CHINA BOOKS PTY LTD MELBOURNE AU 5942	Library Resource Replacement	14-Sep-2026	$ 1,131.00
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	14-Sep-2026	$ 132.00
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	14-Sep-2026	$ 84.00
PAYPAL *BOOMERANGBO 01300363332 AU 5942	Library Resource Replacement	14-Sep-2026	$ 35.18
PAYPAL *JB HI-FI JB HI 0385307330 AU 5732	Library Resource Replacement	14-Sep-2026	$ 45.95
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacement	14-Sep-2026	$ 149.05
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacement	14-Sep-2026	$ 86.69
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	11-Sep-2026	$ 202.14
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	11-Sep-2026	$ 26.02
THE GOOD GROCER CANN APPLECROSS AU 5411	Office Supplies	11-Sep-2026	$ 23.12
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	10-Sep-2026	$ 120.73
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	09-Sep-2026	$ 145.76
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	09-Sep-2026	$ 30.79
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	09-Sep-2026	$ 21.48
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	08-Sep-2026	$ 54.03
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	08-Sep-2026	$ 26.99
PAYPAL *BIG W 01300244999 AU 5331	Library Resource Replacement	08-Sep-2026	$ 317.00
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	07-Sep-2026	$ 613.04
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	07-Sep-2026	$ 78.97
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	07-Sep-2026	$ 24.00
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	07-Sep-2026	$ 26.99
PAYPAL *BIG W 4029357733 AU 5331	Library Resource Replacement	07-Sep-2026	$ 20.00
PAYPAL *BOOKTOPIADI 01300187187 AU 5942	Library Resource Replacement	07-Sep-2026	$ 111.82
PAYPAL *THE NILE THE N 0412041808 AU 5331	Library Resource Replacement	07-Sep-2026	$ 452.01
W A LIBRARY SUPPLIES FORRESTDALE AU 5111	Library Resource Replacement	07-Sep-2026	$ 490.00
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	04-Sep-2026	$ 29.98
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	04-Sep-2026	$ 12.99
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	03-Sep-2026	$ 14.99
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	03-Sep-2026	$ 14.44
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	03-Sep-2026	$ 37.52
EasyPark PRAHRAN AU 7523	Staff Parking	03-Sep-2026	$ 79.63
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resource Replacement	03-Sep-2026	$ 38.48
MILKRUN Sydney AU 5411	Office Supplies	24-Sep-2026	$ 49.56
MILKRUN Sydney AU 5411	Refund	24-Sep-2026	-$ 49.56
	Total		**$ 85,286.03**

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STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2026 to 31 October 2026

	October Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Budget $*	*Annual Rev. Budget $*
OPERATING ACTIVITIES							
Revenue from operating activities							
Grants & Contributions	47,757	287,824	330,262	42,438	15%	5,554,750	5,870,182
Fees & Charges	1,956,436	9,442,612	10,096,023	653,411	7%	21,298,153	21,298,153
Service Charges	6,101	4,573,556	4,567,945	(5,610)	0%	4,576,889	4,576,889
Investment Earnings	1,302,341	3,014,093	3,424,878	410,784	14%	8,297,743	8,297,743
Other Revenue	129,812	295,628	531,719	236,090		1,020,186	1,877,586
	3,442,447	17,613,714	18,950,827	1,337,113		40,747,721	41,920,553
Expenditure from operating activities							
Employee Costs	(6,162,719)	(24,664,374)	(23,923,122)	741,251	-3%	(78,588,305)	(78,607,191)
Materials & Contracts	(4,388,919)	(16,528,453)	(17,857,843)	(1,329,391)	8%	(47,885,659)	(50,602,199)
Utilities	(371,090)	(1,605,986)	(1,568,502)	37,484	-2%	(4,817,958)	(4,817,958)
Insurance	(692,543)	(1,520,045)	(1,378,756)	141,289	-9%	(1,539,134)	(1,539,134)
Depreciation	(3,079,630)	(14,284,840)	(12,318,519)	1,966,321	-14%	(42,932,480)	(43,063,724)
Finance Costs	0	(11,731)	(14,987)	(3,256)	28%	(31,704)	(31,704)
Other Expenditure	(827,809)	(504,006)	(737,047)	(233,041)	46%	(720,097)	(1,312,133)
	(9,359,990)	(59,119,433)	(57,798,776)	1,320,657		(176,515,336)	(179,974,043)
Non-cash amounts excluded from operating activities							
(Profit)/Loss on Asset Disposals	(20,256)	37,917	(13,801)	(51,718)	-136%	-	(857,400)
Depreciation on Assets	3,079,630	14,284,840	12,318,519	(1,966,321)	-14%	43,295,774	43,404,403
Plant Capital Charge	-	-	-	-	100%	-	-
Plant Investment Provision						235,305	235,305
Movement in Deferred Rates		-		-	100%	-	
	3,079,630	14,322,756	12,304,718	(2,018,039)		43,531,079	42,782,308
Investing Activities							
Capital grants, subsidies and contributions	383,662	268,667	503,662	234,995		11,911,226	15,266,799
Proceeds from Disposal of Assets	0	113,750	13,801	(99,949)	-88%	455,000	1,312,400
Recoup from self-supporting loans	0	84,073	76,500	(7,573)	-9%	169,949	169,949
Purchase of Furniture & Equipment	(155,921)	(512,720)	(608,725)	(96,005)	19%	(1,887,008)	(2,691,126)
Purchase of Plant & Equipment	(107,210)	(896,996)	(750,409)	146,587	-16%	(2,303,500)	(4,737,753)
Purchase of Land & Buildings	(653,265)	(1,907,278)	(1,943,372)	(36,094)	2%	(22,346,642)	(24,983,962)
Purchase of Infrastructure Assets	(2,649,267)	(7,088,550)	(5,758,781)	1,329,769	-19%	(29,888,091)	(34,736,832)
	(3,182,001)	(9,939,054)	(8,467,325)	1,479,303		(43,889,066)	(50,400,525)
Financing Activities							
Repayment of Carawatha Equity	0	-	0	-		-	-
Repayment of self supporting loans	-	(76,500)	- 76,500	(0)	0%	(198,886)	(198,886)
Transfer to reserve accounts	-	-	-	-	100%	(34,155,354)	(34,155,354)
Transfer from reserve accounts	-	- 458,689	-	458,689	-100%	47,833,641	57,379,746
Carry Forward Funds	-		-	-	100%		
	0	(535,189)	(76,500)	#REF!		13,479,401	23,025,506
Estimated surplus / (deficit) - B/Fwd	102,664,201	-	8,463,805				
Estimated (surplus) / deficit - C/Fwd	(97,064,159)	(84,394,861)	(97,064,159)				
Amount to be raised from general rates	**(419,872)**	**(122,052,067)**	**(123,687,410)**			**(122,646,201)**	**(122,646,200)**

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STATEMENT OF COMPREHENSIVE INCOME
For the period 1 July 2026 to 31 October 2026

	October Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Rev. Budget $*
Revenue						
Rates	419,872	122,052,067	123,687,410	1,635,343	1%	122,646,200
Grants & Contributions	47,757	287,824	330,262	42,438	15%	5,870,182
Fees & Charges	1,956,436	9,442,612	10,096,023	653,411	7%	21,298,153
Service Charges	6,101	4,573,556	4,567,945	(5,610)	0%	4,576,889
Interest Earnings	1,302,341	3,014,093	3,424,878	410,784		8,297,743
Other Revenue	109,556	333,545	517,917	184,372	55%	1,020,186
	3,842,063	139,703,697	142,624,436	2,920,738	2%	163,709,353
Expenses						
Employee Costs	(6,162,719)	(24,664,374)	(23,923,122)	741,251	-3%	(78,607,191)
Materials & Contracts	(4,388,919)	(16,528,453)	(17,857,843)	(1,329,391)	8%	(50,811,404)
Utilities	(371,090)	(1,605,986)	(1,568,502)	37,484	-2%	(4,817,958)
Insurance	(692,543)	(1,520,045)	(1,378,756)	141,289	-9%	(1,539,134)
Depreciation	(3,079,630)	(14,284,840)	(12,318,519)	1,966,321	-14%	(42,854,519)
Finance Costs	0	(11,731)	(14,987)	(3,256)	28%	(31,704)
Other Expenditure	(841,384)	(504,006)	(751,608)	(247,602)	49%	(1,120,235)
	(15,536,284)	(59,119,433)	(57,813,337)	1,306,096	-2%	(179,782,145)
	(11,694,222)	**80,584,264**	**84,811,098**	**4,226,834**	**5%**	**(16,072,791)**
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	383,662	268,667	503,662	234,995	87%	15,266,799
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	0	113,750	13,801	(99,949)	-88%	1,312,400
Net Book Value from Disposal of Assets	20,256	(151,667)	0	151,667	-100%	(455,000)
	20,256	(37,917)	13,801	51,718	-136%	857,400
NET RESULT	**(11,290,304)**	**80,815,014**	**85,328,562**	**4,513,547**	**6%**	**51,408**
Other Comprehensive Income	-	0	-			-
Total Other Comprehensive Income	-	0	-			-
TOTAL COMPREHENSIVE INCOME	**(11,290,304)**	**80,815,014**	**85,328,562**			**51,408**

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REPRESENTATION OF NET WORKING CAPITAL
AS AT 31 OCTOBER 2026

Net Current Assets Represented by	*31 OCTOBER 2026*		*30 SEPTEMBER 2026*	
Current Assets				
Cash & Cash Equivalents				
Cash in Hand	7,690		7,690	
Cash at Bank/(Overdraft)	2,481,391		6,061,422	
Investments	210,889,200		205,517,004	
		213,378,281		211,586,116
Trade & Other Receivables				
Debtors - Rates	39,975,979		54,791,867	
Debtors - Security Charge	322,665		459,973	
Debtors - Pool Inspection Fee	69,353		104,461	
Debtors - Instalment Fee	0		0	
Debtors - UGP	883,700		953,614	
Debtors - Refuse	726,044		910,277	
FESA Levy Debtors	10,775,952		11,639,952	
Pensioner Rebates	2,542,376		2,533,880	
Sundry Debtors	989,180		2,812,456	
Less : Provision for Doubtful Debts	(4,228)		(4,228)	
		56,281,021		74,202,252
Inventories	170,090	170,090	175,782	175,782
Other Financial Assets				
Accrued Income	2,690,817		2,327,951	
Prepayments	893,227		893,227	
Other	0		0	
GST Claim (Net)	38,340		144,853	
		3,622,384		3,366,031
Total Current Assets		**273,451,776**		**289,330,181**
Current Liabilities				
Trade & Other Payables				
FESA Levy Payable	12,079,503		20,628,801	
Sundry Creditors	22,735,622		20,167,712	
Amount Received in Advance	656,240		515,327	
		35,471,365		41,311,840
Provisions				
Provision for Long Service Leave	4,292,207		4,281,850	
Provision for Annual Leave	5,544,963		5,650,627	
Accrued Wages	8,174		8,174	
		9,845,345		9,940,651
Total Current Liabilities		**45,316,710**		**51,252,491**
Net Current Assets		**228,135,066**		**238,077,690**
Less: Restricted Assets				
Reserves	139,024,542		158,011,074	
		139,024,542		158,011,074
Timing Difference		(7,953,635)		
Net Working Capital		**97,064,159**		**80,066,616**

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NET WORKING CAPITAL RECONCILIATION
FOR THE MONTH OF OCTOBER 2026

	YTD Actual $
Net Result	85,328,562
Add:	
Surplus B/Fwd.	8,463,805
Proceeds on disposal of Assets	13,801
Self Supporting Loans - Principal (Net)	153,000
Depreciation Written back	12,318,519
Plant Capital Charge	-
(Profit)/Loss on Asset Disposal	(13,801)
Sub Total	**106,263,886**
Less:	
Acquisition of Fixed assets	3,302,507
Proceeds from Carawatha Equity	
Expenditure on Infrastructure assets	5,758,781
Reserve: Funds to be Set Aside	
Non Current Adjustments	138,439
Sub Total	**9,199,727**
Net Working Capital	**97,064,159**

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Notes to the Statement of Financial Activity
Financial Year to date Ending 31 October 2026

This report provides commentary on the year-to-date variances identified in attachment 6002B – Statement of Financial Activity by Nature, for the period ended 31 October 2026.

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, a local government is required each financial year, to adopt a percentage or value to be used in statements of financial activity for the reporting of material variances. The City's Accounting Policy CP-025, indicates that this will occur each year when adopting the annual budget. When adopting the 2026-2027 Annual Budget, a level of 10% or $100,000 (whichever is the greater) was adopted for the reporting of material variances for the 2026-2027 financial year. Variances less than 10% or $100,000 are not considered material and are not detailed in this report.

Variances are based on 'Actual' income raised and expenditure incurred, compared to the Year-to-Date Revised Budget, and are shown in the Year-to-Date Budget Variance column in the tables below. The main reasons for the variances are outlined in this report.

In the tables below, positive variances are shown in black coloured font, and negative variances are shown in both parentheses and in red coloured font, i.e. (XXX.XX). These tables refer to the applicable nature and type variance.

Operating Revenue

General Rates	Budget $	Actual $	Budget Variance $
	122,052,067	**123,687,410**	**1,635,343**
Rates income shows a positive variance. *For Residential General Rates, the variance is largely attributed to supplementary valuations and property amendments processed since the budget was adopted. Several retirement villages and other residential properties received increased Gross Rental Values following revaluations which had not been added, resulting in additional rates revenue above budget.* *For Commercial General Rates, the favourable variance is mainly due to increases in property valuations and supplementary assessments issued after budget preparation. Several commercial properties received substantial valuation increases, generating higher rates income than originally forecast.*			*1,635,343*

Fees and Charges	Budget $	Actual $	Budget Variance $
	9,442,612	**10,096,023**	**653,411**
Healthy Melville – positive variance is related mainly to membership fees and Term/Holiday program income from Leisurefit activities.			*374,690*
Resource Recovery & Fleet Services - the positive variance is mainly due to additional bin service charges identified through a review of properties with subsidiary assessments.			*279,303*
Strategic Property and Leasing – negative timing variance in commercial leasing income with significant amounts related to the Norma Road Depot Site.			*(184,811)*
Other service areas show a net positive variance made up of minor amounts.			*184,229*

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Notes to the Statement of Financial Activity
Financial Year to date Ending 31 October 2026

Operating Revenue (Cont.)

Investment Earnings	Budget $	Actual $	Budget Variance $
	3,014,093	**3,424,878**	**410,784**
The positive variance relates mainly to interest income earned on rates instalments and interest income from investment of reserves funds.			*410,784*

Other Revenue	Budget $	Actual $	Budget Variance $
	295,628	**531,719**	**236,090**
The positive variances mainly relate to workers compensation in various service areas combined with other minor variances.			*184,372*

Operating Expenditure

Employee Costs	Budget $	Actual $	Budget Variance $
	(24,664,374)	**(23,923,122)**	**741,251**
The significant underspend in employment costs is mainly related to activity levels, staff vacancies, and timing of leave across the organisation. Service areas with significant variances are listed below.			
Positive variance in Resource Recovery and Fleet.			*190,143*
Positive variance in Natural Areas & Parks.			*178,552*
Positive variance in Information Technology.			*192,513*
Positive variance in Engineering.			*154,513*
Temporary negative variance in Community Safety due to reallocation of budget for staff positions to another service area.			*(135,350)*
The remaining net positive variance relates to minor amounts in other service areas.			*160,880*

Materials and Contracts	Budget $	Actual $	Budget Variance $
	(16,528,453)	**(17,857,843)**	**(1,329,391)**
Engineering - negative variance due to seasonal variations in maintenance activity levels with significant variances in footpath maintenance, street cleaning and traffic management.			*(544,751)*
Information Technology – negative variance due to timing in licensing costs and contract payments related to systems maintenance and support, projects and innovations and customer experience reimagined.			*(417,480)*
Natural Areas and Parks – negative variance due to high labour hire expenses and seasonal variations in the maintenance program.			*(373,008)*
Financial Services – negative variance due labour hire costs and timing variance in bank fees and charges.			*(314,847)*
Resource Recovery and Fleet – negative variance mainly due to higher recyclables processing fees partially offset by lower waste disposal costs.			*(229,228)*

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Notes to the Statement of Financial Activity
Financial Year to date Ending 31 October 2026

Operating Expenditure (Cont.)

People and Culture – negative variance mainly related to employee relations and industrial relations advisory services and employee services advertising.	*(105,354)*
Cultural Development – positive variance mainly due to timing of various cultural development programs.	*165,933*
Sustainability and Performance – positive timing variance related to the maturity assessment of project management framework, development of change management plan, catalyse survey and engagement support, Learning Horizons consultancy for elected member engagement.	*103,509*
City Buildings and Projects – positive timing variations in building maintenance activities at various locations.	*119,911*
Community Safety – positive timing variance related to parking control contract payments, postage and courier costs, security data and maintenance costs.	*126,789*
The remaining net positive variance relates to minor amounts in other service areas.	*139,135*

Insurance	**Budget $**	**Actual $**	**Budget Variance $**
	(1,520,045)	**(1,378,756)**	**141,289**
Positive variance in insurance costs for Motor Vehicles and Plant, Property and Contents and Public Liability categories.			*141,289*

Other Expenditure	**Budget $**	**Actual $**	**Budget Variance $**
	(504,006)	**(737,047)**	**(233,041)**
Resource recovery and Fleet – positive timing variance in purchases of various minor equipment including mobile garbage bins.			*117,653*
City Buildings and Projects – positive timing variance related to the ESL charge for City Buildings.			*128,699*
The remaining variance relates to internal allocations and recoveries and minor amounts in various service areas.			*(479,393)*

Capital Income

Grants and Contributions	**Budget $**	**Actual $**	**Budget Variance $**
	268,667	**503,662**	**234,995**
Positive timing variance related to the various roads grants in the Engineering service area.			*234,995*

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Notes to the Statement of Financial Activity
Financial Year to date Ending 31 October 2026

Capital Expenditure

Purchase of Plant and Equipment	Budget $	Actual $	Budget Variance $
	(896,996)	**(750,409)**	**146,587**
The positive variance is due to timing differences related to the replacement of Heavy Plant and Light Vehicles.			*146,587*

Purchase of Infrastructure Assets	Budget $	Actual $	Budget Variance $
	(7,088,550)	**(5,758,781)**	***1,329,769***
Positive variance in the Moreau Mews Town Square POS Development project as tenders were awarded recently, actual spending will start progressively from October/November 26.			*891,573*
Positive variance in various roads rehabilitation, intermediate remediation, kerb renewal, carpark renewal projects due to timing and project delays.			*823,854*
Positive timing variance in various paths projects.			*274,527*
Positive timing variance in various drainage renewal programs.			*174,398*
Positive variance in the Aquatic Marine Renewal due to additional infrastructure works identified during project delivery, delaying planned expenditure.			*155,126*
Positive timing variance in Irrigation In-field renewal program			*100,000*
Negative variance in the Goolugatup Heathcote Lower Lands project due to actual expenditure progressing faster than anticipated. This was mainly driven by the main contractor, BOS Civil, sourcing supplies earlier than planned and achieving efficiencies in the delivery program, which shortened the project timeframe.			*(1,144,000)*
Negative variance in the Urban Forest Strategy due to the timing of tree planting and related tree purchases, which were not included in the year-to-date budget.			*(264,237)*
The remaining net positive variance relates to other minor amounts across various infrastructure projects.			*318,528*

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STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2026		
	2025-2026 31 OCTOBER 2026 $	***2025-2026 30 June 2026 $***
Current assets		
Cash & cash equivalents	75,592,781	31,231,114
Trade and other receivables	59,048,639	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	170,090	169,590
Contract assets	-	-
Other assets	893,227	1,931,399
Total current assets	**271,581,339**	**181,609,585**
Non current assets		
Trade and other receivables	1,939,157	2,101,022
Other financial assets	12,236,494	15,326,577
Property, plant & equipment	485,932,045	496,497,951
Infrastructure	744,693,750	707,410,134
Investment property	64,197,754	60,846,541
Total non current assets	**1,308,999,200**	**1,282,182,225**
TOTAL ASSETS	**1,580,580,539**	**1,463,791,810**
Current liabilities		
Trade and other payables	26,499,864	22,539,878
Other liabilities		68,974
Contract liabilities	9,009,961	2,451,905
Borrowings	175,680	209,511
Employee related provisions	9,845,345	9,330,106
Total current liabilities	**45,530,850**	**34,600,374**
Non current liabilities		
Trade and other payables	314,804	286,510
Other liabilities		1,160,463
Borrowings	2,044,796	997,621
Employee related provisions	1,080,444	972,066
Other provisions	7,284,222	6,893,140
Total non current liabilities	**10,724,267**	**10,309,800**
TOTAL LIABILITIES	**56,255,117**	**44,910,174**
NET ASSETS	**1,524,325,422**	**1,418,881,636**
Equity		
Retained surplus	445,776,728	369,753,939
Reserve accounts	137,866,844	146,700,966
Revaluation surplus	940,681,850	902,426,731
TOTAL EQUITY	**1,524,325,422**	**1,418,881,636**

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City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 31 October 2026

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*	Actuals Current Month YTD
RATE DEBTORS							
Opening Balance - 1 July	3,965,659	3,965,659	*0*	*0%*	4,240,118	*-6%*	3,965,659
Rates & Charges Raised	124,065,912	123,586,831	*479,081*	*0%*	115,181,161	*8%*	123,586,831
Payments Received	(88,055,592)	(72,760,623)	*(15,294,969)*	*21%*	(83,732,940)	*5%*	(72,760,623)
Closing Balance	39,975,979	54,791,867	*(14,815,888)*	*-27%*	35,688,339	*12%*	54,791,867
REFUSE DEBTORS							
Opening Balance - 1 July	66,142	66,142	*0*	*0%*	60,362	*10%*	66,142
Rates & Charges Raised	2,387,996	2,392,066	*(4,069)*	*0%*	1,883,923	*27%*	2,392,066
Payments Received	(1,728,093)	(1,547,930)	*(180,164)*	*12%*	(1,330,918)	*30%*	(1,547,930)
Closing Balance	726,044	910,277	*(184,233)*	*-20%*	613,367	*18%*	910,277
FESA DEBTORS							
Opening Balance - 1 July	1,035,791	1,035,791	*0*	*0%*	791,999	*31%*	1,035,791
Rates & Charges Raised	20,717,589	20,651,727	*65,862*	*0%*	20,709,717	*0%*	20,651,727
Payments Received	(10,977,428)	(10,047,566)	*(929,862)*	*9%*	(11,109,311)	*-1%*	(10,047,566)
Closing Balance	10,775,952	11,639,952	*(863,999)*	*-7%*	10,392,405	*4%*	11,639,952
UNDERGROUND POWER DEBTORS							
Opening Balance - 1 July	214,593	214,593	*0*	*0%*	55,814	*284%*	214,593
Rates Raised	1,318,419	1,317,076	*1,342*	*0%*	2,777,949	*-53%*	1,317,076
Payments Received	(649,312)	(578,055)	*(71,257)*	*12%*	(1,235,162)	*-47%*	(578,055)
Closing Balance	883,700	953,614	*(69,914)*	*-7%*	1,598,601	*-45%*	953,614
POOL DEBTORS							
Opening Balance - 1 July	20,686	20,686	*0*	*0%*	18,243	*13%*	20,686
Rates & Charges Raised	696,497	696,662	*(165)*	*0%*	658,229	*6%*	696,662
Payments Received	(647,831)	(612,888)	*(34,943)*	*6%*	(617,080)	*5%*	(612,888)
Closing Balance	69,353	104,461	*(35,108)*	*-34%*	59,392	*17%*	104,461
SECURITY DEBTORS (SECL)							
Opening Balance - 1 July	109,606	109,606	*0*	*0%*	106,571	*3%*	109,606
Rates & Charges Raised	3,284,965	3,279,447	*5,518*	*0%*	3,035,981	*8%*	3,279,447
Payments Received	(3,071,906)	(2,929,079)	*(142,827)*	*5%*	(2,858,805)	*7%*	(2,929,079)
Closing Balance	322,665	459,973	*(137,309)*	*-30%*	283,747	*14%*	459,973
TOTAL DEBTOR MOVEMENT							
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*3%*	5,412,477
Debtors Raised	152,471,378	151,923,808	*547,570*	*0%*	144,246,960	*6%*	151,923,808
Payments Received	(105,130,162)	(88,476,141)	*(16,654,021)*	*19%*	(100,884,216)	*4%*	(88,476,141)
Closing Balance	52,753,693	68,860,144	*(16,106,451)*	*-23%*	48,635,868	*8%*	68,860,144

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SUMMARY OF RATE DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*	Actuals Current Month YTD
Opening Balance - 1 July	5,412,477	5,412,477	*0*	*0%*	5,273,124	*3%*	5,412,477
Debtors Raised	152,471,378	151,923,808	*547,570*	*0%*	144,246,960	*6%*	151,923,808
Payments Received	(105,130,162)	(88,476,141)	*(16,654,021)*	*19%*	(100,884,216)	*4%*	(88,476,141)
Closing Balance	52,753,693	68,860,144	*(16,106,451)*	*-23%*	48,635,868	*8%*	68,860,144

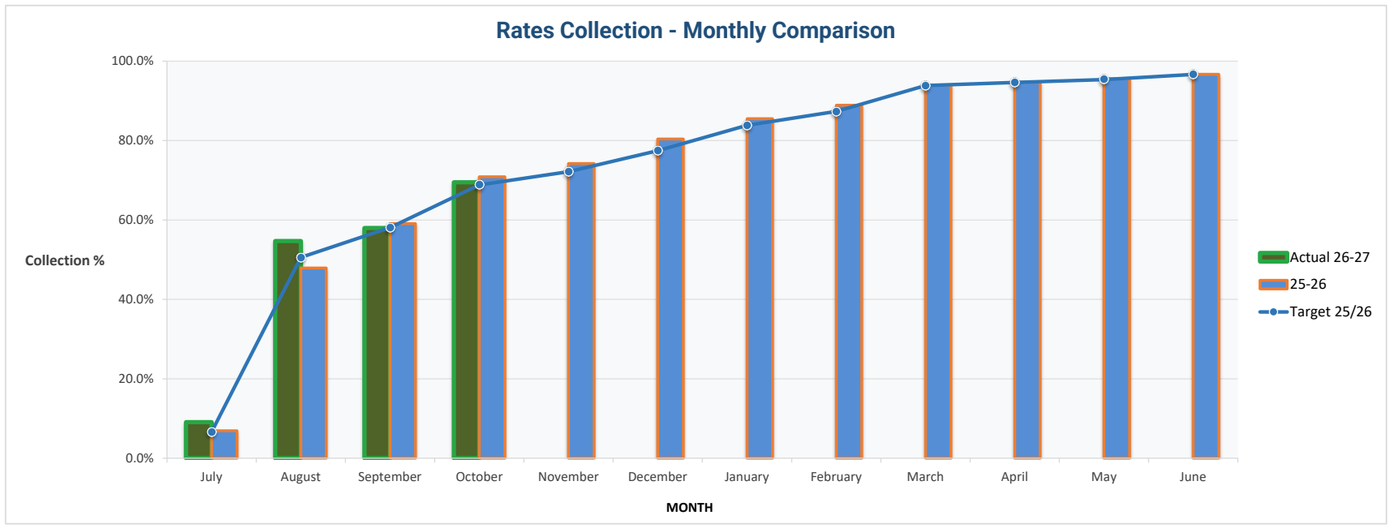
SUMMARY OF SUNDRY DEBTOR MOVEMENT							
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*$ Diff Current Mth to Previous Mth*	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*	Actuals Current Month YTD
Opening Balance - 1 July	826,259	826,259	0	*0%*	428,089	*93%*	826,259
Invoices Raised	4,383,489	3,889,076	494,413	*13%*	2,480,012	*77%*	3,889,076
Receipts	(4,222,978)	(1,910,525)	(2,312,453)	*121%*	(2,232,451)	*89%*	(1,910,525)
Prepayments	3,608	7,646	(4,038)	*-53%*	36,101	*-90%*	7,646
Closing Balance	990,378	2,812,456	(1,822,077)	*-65%*	711,750	*39%*	2,812,456

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Rates Collection Progress

Month	TARGET Target 25/26	CURRENT Actual 26-27	% Diff Curr v Tar	Prior Year 25-26	% Diff Curr V Prev	24/25	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10 / 11	09/10	07/08	3 year average 06/07	
July	6.6%	9.1%	*-2.5%*	6.9%	*-2.2%*	6.6%	6.3%	6.5%	6.4%	1.5%	7.9%	2.6%	9.0%	10.2%	7.4%	27.5%	13.0%	23.3%	11.3%	0.0%	6.6%	25.1%	25.5%	6.6%
August	50.6%	54.7%	*-4.1%*	47.9%	*-6.8%*	50.1%	53.8%	54.4%	55.4%	21.1%	56.5%	57.0%	55.4%	56.2%	57.5%	60.8%	60.0%	55.5%	61.3%	56.2%	58.4%	68.9%	69.1%	52.0%
September	58.1%	58.0%	*0.1%*	59.1%	*1.1%*	57.0%	58.2%	58.8%	60.5%	54.5%	59.8%	60.3%	60.5%	61.9%	63.0%	64.8%	65.1%	61.3%	63.9%	62.3%	61.2%	71.1%	71.2%	58.7%
October	68.8%	69.5%	*-0.7%*	70.9%	*1.4%*	66.4%	69.1%	69.4%	67.7%	62.8%	68.9%	69.5%	70.4%	70.6%	71.6%	74.2%	74.2%	72.6%	73.0%	69.1%	73.1%	77.5%	78.0%	69.8%
November	72.2%		*72.2%*	74.2%	*74.2%*	70.4%	72.0%	72.1%	71.7%	67.3%	72.3%	72.4%	71.8%	73.2%	73.8%	76.0%	76.1%	76.8%	75.8%	75.6%	75.0%	80.0%	79.3%	72.8%
December	77.5%		*77.5%*	80.4%	*80.4%*	76.4%	75.6%	75.9%	77.0%	69.7%	75.7%	76.4%	75.5%	81.7%	81.4%	80.1%	79.9%	79.8%	80.9%	78.5%	82.4%	85.8%	85.5%	77.3%
January	83.8%		*83.8%*	85.5%	*85.5%*	83.3%	82.7%	82.5%	82.7%	78.6%	81.0%	82.1%	82.2%	84.2%	83.8%	84.9%	85.2%	83.8%	84.7%	84.0%	84.3%	87.6%	88.2%	83.6%
February	87.4%		*87.4%*	88.9%	*88.9%*	86.2%	87.0%	86.6%	86.7%	81.7%	84.8%	85.8%	86.8%	86.8%	92.0%	89.4%	89.0%	88.7%	88.2%	86.2%	88.7%	93.5%	94.5%	87.5%
March	93.9%		*93.9%*	94.0%	*94.0%*	93.8%	93.8%	93.8%	93.0%	90.9%	90.8%	92.3%	94.3%	94.2%	94.5%	95.5%	94.8%	94.6%	94.9%	94.0%	93.6%	94.8%	95.5%	93.9%
April	94.6%		*94.6%*	94.7%	*94.7%*	94.7%	94.5%	94.6%	94.9%	92.4%	91.4%	93.2%	94.7%	94.8%	95.8%	96.1%	95.7%	95.4%	95.8%	95.5%	94.5%	95.5%	95.9%	94.6%
May	95.4%		*95.4%*	95.6%	*-95.6%*	95.5%	95.0%	95.7%	94.8%	93.2%	91.9%	93.9%	95.1%	95.9%	96.5%	96.5%	96.8%	96.1%	96.4%	96.2%	95.1%	96.0%	96.3%	95.4%
June	96.7%		*96.7%*	96.7%	*-96.7%*	96.5%	96.8%	96.6%	95.8%	94.4%	92.7%	94.7%	96.6%	96.7%	97.3%	97.2%	97.6%	97.1%	97.5%	97.2%	96.2%	96.7%	97.0%	96.7%



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SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 31 OCTOBER 2026

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
87571	Individual	$360	Demand letter sent.
	Total on Recoveries Legal	**$360**	
Payment arrangements			
506014	Brentwood Karoonda Sporting Association	$12,848	The Annual General Meeting is being held in November. A new committee will be chosen and a meeting with the City will be scheduled.
832568	Individual	$5,098	Arrangement to pay $200.00 per fortnight.
862151	South Perth Futsal Club	$1,862	Arrangement to pay $150.00 per month.
863209	Individual	$1,525	Arrangement to pay $695.00 per Month.
873760	Individual`	$4,000	Arrangement to pay $100.00 per week. No payments in August, email sent 3 September 2026 and 2 October 2026. Arrears email sent.
876151	Jimmy and Gau Pty Ltd	$3,881	Arrangement to pay $220.00 per fortnight maintained
	Total on Payment Arrangement	**$29,214**	
Ordinary Debtors			
507723	GIO Insurance	$532	Responsible Officer is contacting insurer and physio.
508879	LGISWA	$14,675	Payment of $21,27 received. Follow up email has been sent for the remaining debt.
516054	Leeming Dental Centre	$216	Reminder and has been posted and email sent 15 October 2026.
841957	Striker Indoor Sports and Fitness	$8,717	Payment received 4 November 2026.
855783	Advanced Traffic Management	$828	Bankruptcy. Update received. The final distribution of funds should be received in the next few weeks.
874115	Jimmy and Gau Pty Ltd	$18,293	Preparing council item for write off.
874412	Individual	$17,519	The City is considering further action with solicitors.
875336	Individual	$3,344	Outstanding amount is with Fines Enforcement (FER) to follow up and receive payments on the City's behalf.
876144	Hazelton Property Group Pty Ltd	$5,946	Court was scheduled for 25 August 2026 and now been adjourned till February 2027.
	Total Ordinary Debtors	**$70,070**	
Sporting & Community Organisations			
505727	Murdoch University Melville Football Club	$8,251	Account has been paid in November.
505776	Willagee Rugby League Football Club	$3,607	Responsible Officer contacted the club 22 October 2026.
506006	Leeming Sporting Association	$103	Email sent to association3 November 2026.
506048	Troy Park Sporting Association (Inc)	$1,775	Email sent to association3 November 2026.
515015	Applecross Cricket Club	$890	Email sent to association3 November 2026.
520262	Palmyra Rugby Union Club	$2,460	Club is requesting deferral of payment until sponsorship is received. Responsible Officer has contacted club for timeframe.
848085	Brentwood Booragoon Football Club	$2,272	Waiting for Perth Football League to pay ground allocations and then the club will pay the City.
873356	Tompkins Park Community & Recreation Association	$48,144	Payment plan expected mid to late November 2026.
	Total Sporting & Community Organisations	**$67,502**	
Loans			
507491	Tompkins Park & Recreational Association	$72,105	Loan 399.
875070	Brentwood Karoonda Sporting Association (Loans)	$21,737	Loan 415.
	Total Loans	**$93,843**	
GRAND TOTAL	**Total 90 Days and over**	**$260,989**	

	Total Sundry Debts Outstanding	**$990,378**
	90 Days and Over % of Total Debt	**26%**
	90 Days and over -Total No. of Debtors (excl Loans)	**26**

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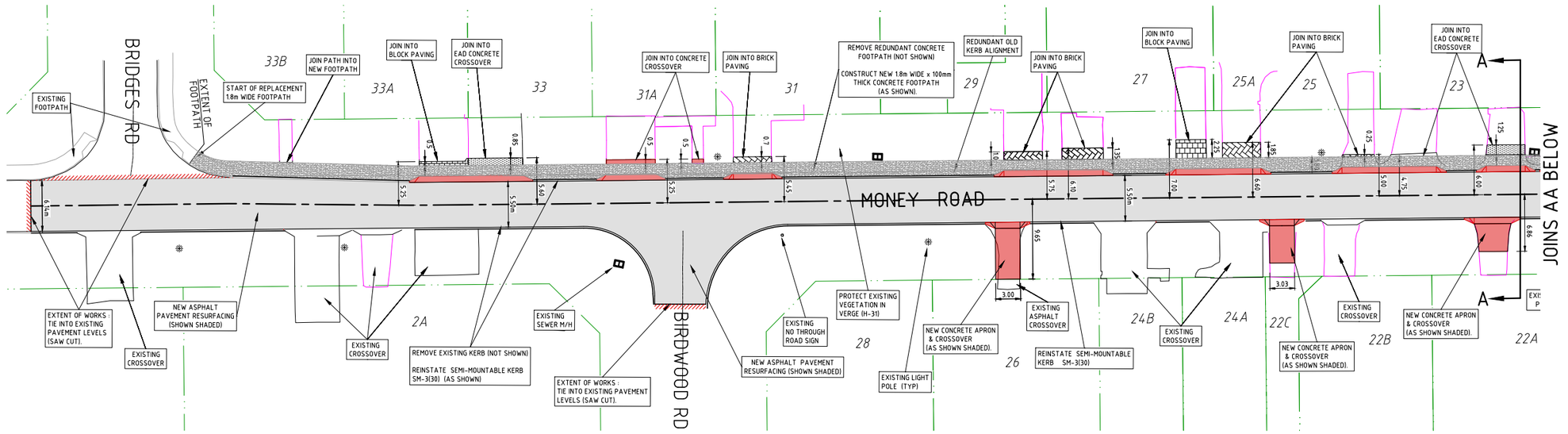
PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF OCTOBER 2026

BUDGET AMENDMENTS - GENERAL

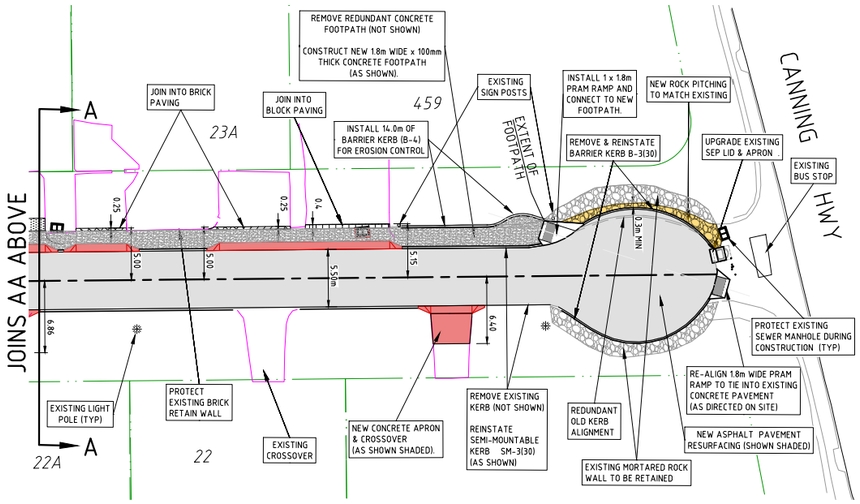
				Budget Amendments >$100,000	
Account Number	***Description***	***DR***	***CR***	***Total Amount***	***Comments***
360-80106-1535-000	Furniture and Equipment purchases		$ 146,268	$ 146,268	Reallocation of capital expenditure budgets to operating expenditure to reflect proposed arrangements for the City to fund furniture and equipment for the Canning Bridge Riviere Library through a contribution paid directly to the developer, rather than the City purchasing the items.
360-22402-7900-000	Donations/Contributions/Sponsorships/Grants	$ 146,268			
		$ 146,268	**$ 146,268**	**$ 146,268**	

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LAYOUT PLAN

SCALE 1 : 250



LAYOUT PLAN

SCALE 1 : 250

LEGEND

- EXISTING MANHOLE
- EXISTING SIDE ENTRY PIT
- EXISTING GRATE
- UPGRADE SIDE ENTRY PIT
- H HYDRANT
- PROPOSED BARRIER KERB B-3(30)
- PROPOSED SEMI MOUNTABLE KERB SM-3(30)
- PRAM RAMP AND TACTILE TILES
- PROFILE & RESURFACING - BLACK ASPHALT
- CONCRETE FOOTPATH
- CONCRETE APRON & CROSSOVER
- REINSTATE EAD CONCRETE CROSSOVER
- RELAY BLOCK PAVING IN VERGE
- RELAY BRICK PAVING IN VERGE
- NEW MORTARED ROCK PITCHING TO MATCH EX.
- EXISTING MORTARED ROCK WALL
- EXTENT OF WORKS
- MRWA TO INSTALL/RELOCATE SIGN & POST
- EXISTING SIGN & POST (TO REMAIN)
- EXISTING POWER POLES (WP)
- EXISTING SEWER M/H
- EXISTING TELSTRA PIT
- EXISTING TREES TO BE PROTECTED
- (EAD) EXPOSED AGGREGATE DRIVEWAY

EXISTING IRRIGATION IN VERGE.

REINSTATE WATER RETICULATION WHERE NEW FOOTPATH DAMAGES OR OVER SPRAY OCCURS. AMENDED RETICULATION TO BE TESTED FOR SPRAY COVERAGE PLUS LEAKS AND BLOCKAGE.

WHERE BACK FILLING OR TURF IS REQUIRED IN VERGE / PUBLIC OPEN SPACE, IT IS TO BE DIRECTED ON SITE BY SUPERINTENDENT.

ISSUED FOR INFORMATION

COPY

DIAL BEFORE YOU DIG www.1100.com.au

NON-STANDARD TURNAROUND AREA DUE TO LIMITED ROAD RESERVE WIDTH AND EXISTING SERVICES WITHIN VERGE.

City of Melville

SCALE	1 : 250 @ A1 (5 0 5 10 METRES)
SURVEYED	DWA APR 2023
DESIGNED	D RYAN MAY 2025
DRAWN	D RYAN JUNE 2025
CHECKED	SSG 04-08-2026
ADOPTED BY COUNCIL	
APPROVED	K BROSZTL 2026/08/06
	MONEY ROAD BRIDGES RD TO CANNING HWY MELVILLE
CAD FILE	K:\CAD2025\Paths 2022-23\PRN05010-Money Rd_8304A1-25E
DRAWING STATUS	INFORMATION
SHEET	1 of 1
PLAN No.	8304A1-25E
AMENDMENT	0

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Money Road – Bridges Rd to Cul-de-Sac – Current Condition



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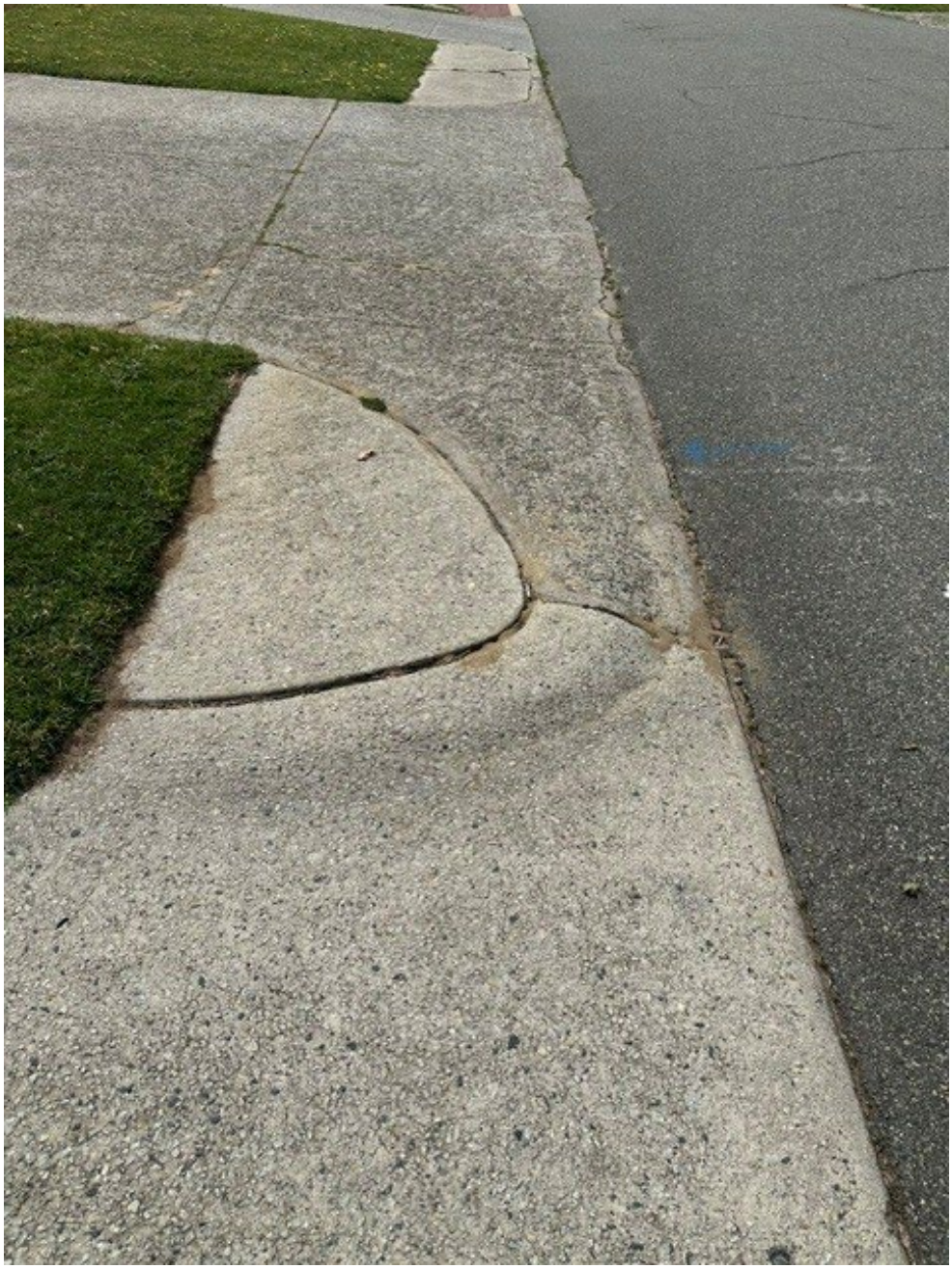
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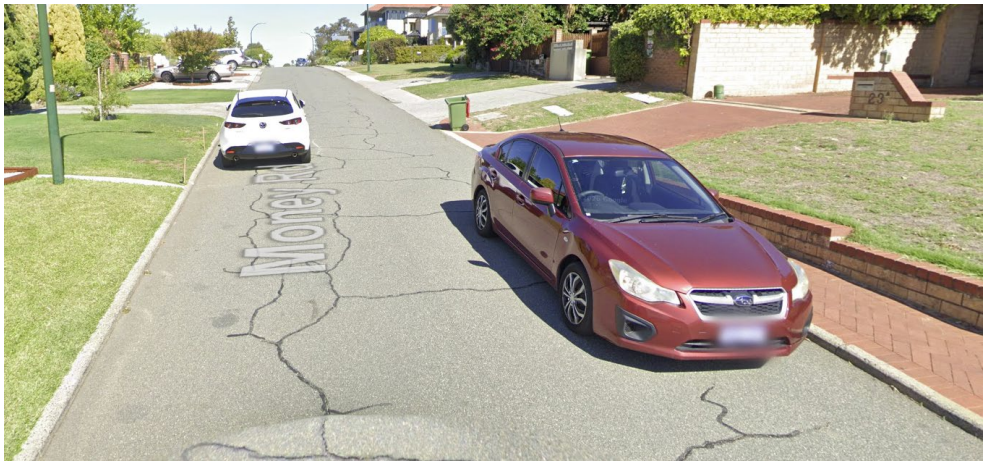
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Current Situations – Narrow path widths with Bins – Path inaccessible



Current Situations – Cars Parking on either side



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How the City addresses Water Corp Pits within a path



A finished 1.8m wide path and apron



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Bins on path with ample space behind for path users



A recently completed project – Ainsworth Loop



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Money Road, Attadale

Bridges Road to Cul-de-sac

Rehabilitation and Path Upgrade

Road Safety Audit

Stage 3 - Detailed Design

Prepared for:

City of Melville

Report Issue Date: **31/08/2026**

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1. INTRODUCTION

1.1 Scope of Audit

A Road Safety Audit is a formal, systematic, assessment of the potential road safety risks associated with a new road project or road improvement project conducted by an independent qualified audit team. The assessment considers all road users and suggests measures to eliminate or mitigate any risks identified by the audit team.

This Road Safety Audit has been conducted following the general principles detailed in *Austroads Guide to Road Safety Part 6: Road Safety Audit* and in accordance with the requirements contained in the Main Roads Western Australia Policy and Guidelines for Road Safety Audit.

This report results from a Stage 3 – Detailed Design Road Safety Audit carried out on the proposed Road Rehabilitation and Path upgrade on Money Road from Bridges Road to the Cul-de-sac in Attadale.

The background and objective of the proposed project is to narrow down the carriageway from 6.0m to 5.5m and replace the footpath with a new 1.8m wide path.

The Audit was undertaken by Gallant Chan of EGC Consultants with reference to the details provided in emails by City of Melville.

The audit comprised an examination of the drawings and other information supplied by Strini Govender of City of Melville as listed in Appendix D.

All the findings described in Section 2 of this report are considered by the audit team to require action in order to improve the safety of the proposed project and to minimise the risk of crash occurrence and reduce potential crash severity.

The audit team has examined and reported only on the road safety implications of the project as presented and has not examined or verified the compliance of the design to any other criteria.

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1.2 The Audit Team

Auditor No.	Name	Role	Organisation
281 (S)	Gallant Chan	Audit Team Leader	EGC Consultants
266 (S)	Elaine Chan	Audit Team Member	City of Armadale

The audit team visited the site on 21 August 2026 at 10:00am. At the time of the site visit the weather was sunny and the existing road surface was dry.

A night-time site visit was undertaken on 21 August 2026 at 8:30pm.

1.3 Specialist Advisors

No specialist advisers were involved in this road safety audit.

1.4 Safe System Findings

1.4.1 Safe System Findings

The aim of Safe System Findings is to focus the Road Safety Audit process on considering safe speeds and by providing forgiving roads and roadsides. This is to be delivered through the Road Safety Audit process by accepting that people will always make mistakes and by considering the known limits to crash forces the human body can tolerate. This is to be achieved by focusing the Road Safety Audit on particular crash types that are known to result in higher severity outcomes at relatively lower speed environments to reduce the risk of Fatal and Serious Injury (FSI) crashes.

The additional annotation "**FSI CRASH RISK**" displayed using red text shall be used to provide emphasis to any road safety audit finding that has the potential to result in Fatal or Serious Injury (FSI) or findings that are likely to result in the following crash types above the related speed environment: head-on (>70 km/h), right angle (>50 km/h), run off road impact object (>40 km/h), and crashes involving vulnerable road users (>30 km/h), as these crash types are known to result in higher severity outcomes at relatively lower speed environments.

The exposure and likelihood of crash occurrence shall then be considered for all findings deemed to pose "**FSI CRASH RISK**" and be evaluated based on an auditors professional judgement. Auditors should consider factors such as, traffic volumes and movements, speed environment, crash history and the road environment, and apply road safety engineering and crash investigation experience to determine the likelihood of crash occurrence. The likelihood of crash occurrence shall be considered either "**VERY HIGH**", "**HIGH**", "**MODERATE**" or "**LOW**" and this annotation shall be displayed using red text following the "FSI CRASH RISK" annotation on applicable findings.

1.4.2 All Other Findings

All other findings shall have the annotation "**CRASH RISK**" displayed using black text.

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The exposure and likelihood of crash occurrence shall then be considered for all other findings and be evaluated based on an auditors professional judgement. Auditors should consider factors such as, traffic volumes and movements, speed environment, crash history and the road environment, and apply road safety engineering and crash investigation experience to determine the likelihood of crash occurrence. The likelihood of crash occurrence shall be considered either "**VERY HIGH**", "**HIGH**", "**MODERATE**" or "**LOW**" and this annotation shall be displayed using black text following the "**CRASH RISK**" annotation on applicable findings.

1.5 Previous Safety Audits

No previous Road Safety Audits have been conducted on this project.

1.6 Background Data

1.6.1 Crash History

A study of the recent crash history has been conducted in the location considered for the inspection for the five-year period to the end of December 2025. This showed that there were 1 reported crash within the extracted data which is summarised below:

- There was 1 crash on involving a vehicle colliding with a parked vehicle on carriageway in the mid-block resulting in minor property damage.

1.6.2 Traffic and Speed Data

A summary of recent traffic data is provided below:

Location	Direction	Vehicles per weekday (% heavy vehicles)	Date	Source
Canning Hwy (E) at intersection	EB	17,469 (2%)	May 2024	MRWA
	WB	17,188 (2%)		
Preston Point Rd at intersection	NB	5,175 (2%)	May 2024	MRWA
	SB	4,396 (2%)		
Canning Hwy (W) at intersection	EB	13,290 (2%)	May 2024	MRWA
	WB	12,230 (3%)		
#30 Money Rd	NB & SB	439 (5.3%)	Aug 2026	City of Melville
#38 Money Rd	NB & SB	541 (5.3%)	Aug 2026	City of Melville

The current traffic volume on Money Road is under 1,000 vpd, which is equivalent to an Access Street D requiring a 5.5m minimum street pavement width in accordance with WAPC – Liveable Neighbourhoods: 2015.

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A summary of recent pedestrian & cyclist data is provided below:

Location	Pedestrian and Cyclists Counts	Date	Source
Canning Hwy (E) crossing	92	May 2024	MRWA
Preston Point Rd crossing	168	May 2024	MRWA
Canning Hwy (W) crossing	168	May 2024	MRWA

The number of pedestrians and cyclists crossing at the intersection of Canning Highway and Preston Point Rd is relatively high, which coincides with the expectations of the Perth & Peel Long Term Cycling Network route.

A summary of recent speed data is provided below:

Location	Direction	Average Speed (km/h)	85th Percentile Speed (km/h)	Speed Limit (km/h)	Date	Source
#30 Money Rd	NB & SB	33.1	40.7	50	Aug 2026	City of Melville
#38 Money Rd	NB & SB	41.2	48.8	50	Aug 2026	City of Melville

1.6.3 Appendices

Appendix A – Audit Findings Location Plan
Appendix B – Audit Photographs
Appendix C – Crash Reports
Appendix D – List of Documents Provided for the Audit
Appendix E – Corrective Action Report (CAR)

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2. ITEMS RAISED IN THIS STAGE 3 – DETAILED DESIGN AUDIT

2.1 Finding – Cul-de-sac Layout and Pedestrian and Cyclist Connectivity

The existing cul-de-sac is too small for a larger vehicle or a rubbish truck to turn around, which is supported by evidence of tyre marks around the existing kerb line. Furthermore, no vehicle tracking drawings have been provided to verify that the slightly modified cul-de-sac layout, which introduces new rock pitching immediately against the kerbs, can successfully cater for these vehicles to turn around.

The proposed pram crossing spans over 14m (the equivalent of 4 traffic lanes) across the cul-de-sac. Furthermore, some drawings show the pram ramps are pointing directly toward each other (Sheets 3 & 7), while other drawings show them pointing in different directions (Sheets 2 & 8).

While the designated local route within the Perth & Peel Long Term Cycling Network transitions from the cul-de-sac to cross Canning Highway on the eastern side of the intersection, it requires pedestrians and cyclists to negotiate a complex multi-stage crossing. There are currently 428 pedestrians and cyclists crossing at this busy intersection of Canning Highway and Preston Point Road, demonstrating a significant demand to navigate this challenging layout. Users must cross three westbound traffic lanes carrying 17,188 vpd to reach a central median, followed by an additional two eastbound traffic lanes carrying 17,469 vpd to reach the other side of the road.

Justification of the Finding

The extra-long pram crossing across the cul-de-sac, and the lack of pedestrian and cyclist provision across Canning Highway increase the risk of crashes involving vulnerable road users. An undersized cul-de-sac also increases the risk of property damage.

Main Roads WA & Department of Transport – Planning and Designing for Pedestrians Guidelines – 9.2.4 states when the 2-ways traffic for 4 lane divided (with refuge) exceed 1,600vph during peak hour (Canning Hwy AM Peak carries 2,925vph), a signalised crossing would be the only appropriate priority crossing facility.

WAPC – Liveable Neighbourhoods: 2015 – *R23 – 1.16* states cul-de-sac should be located and designed to ensure refuse and emergency service vehicles are able to make a three-point turn.

Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling – 7.1 states where a path is located on one side of a road, kerb ramps should be provided opposite every intersecting street to enable access for local users. The path design should aim to provide an attractive appearance that enhances the streetscape. All connections and crossings should be designed and constructed so as to encourage safe and correct use by pedestrians and cyclists.

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Recommendation

To provide a safe crossing for pedestrians and cyclists and align with the Perth and Peel Long Term Cycling Network, signalisation of the Canning Highway and Preston Point Road intersection should be considered under the Main Roads & Department of Transport Planning and Designing for Pedestrians Guidelines. Implementing this signalisation would allow the City to reassess the broader road network. This review could determine the feasibility of connecting Money Road to Canning Highway as either a one-way or two-way connection, potentially removing the need for the undersized cul-de-sac and the 14m pram crossing.

If the City would like to proceed with the current proposal while awaiting the development of the broader strategy for Canning Highway, the pram crossing should be re-aligned to ensure the pram ramps point directly toward each other.

[FSI CRASH RISK | VERY HIGH]

2.2 Finding – Lack of provision for Cyclists on Perth & Peel Long Term Cycling Network

Money Road is designated as a Local Route within the Perth & Peel Long Term Cycling Network, which highlights an opportunity to encourage and support local cycling activity. The current proposal seeks to widen the existing 1.2m path to 1.8m, which provides a positive improvement for pedestrian and wheelchair accessibility. However, this proposed width falls below the absolute minimum width to be specified as a shared path for cyclists.

The current proposal to reduce the carriageway from 6.0m to 5.5m complies with the Access Street D requirements under the WAPC Liveable Neighbourhoods 2015, given that the traffic volumes on Money Road are 439 vpd, which is under the 1,000 vpd threshold.

Since a cyclist and an electric scooter user were observed during the site visit, the limited path width may lead to localised conflicts between pedestrians and riders when passing.

Justification of the Finding

The lack of cyclist provision increases the risk of crashes involving vulnerable road users.

Austroads Guide to Guide to Road Design Part 6A: Paths for Walking and Cycling – 5.1.4 states the desirable minimum width for local shared path is 2.5m with absolute minimum of 2.0m where cyclist volumes and operational speed will remain low. The proposed path width is under the absolute minimum for cyclist to use as a shared path.

Department of Transport – Planning and Designing for Bike Riding in Western Australia: Shared and Separated Paths – 3.2 states shared paths minimum width should be 2.5m for local and secondary routes. In very constrained areas, the width of a shared path may be less, however this should be restricted to specific locations and is not acceptable along the whole length of a path.

Recommendation

While the current traffic volumes and operational speeds on this cul-de-sac road are low, the possibility of increasing the path width to 2.5m in accordance with the Austroads and Department of Transport Guidelines should be explored. To support this safety initiative, potential external funding could possibly be requested through programs such as the Federal Government's Active Transport Fund or the Department of Transport's Western Australian Bicycle Network (WABN) Grant Program.

[FSI CRASH RISK | MODERATE]

2.3 Finding – Damage and non-reflective sign

The existing Obstruction Marker (D4-5-1) sign at the end of the cul-de-sac road is damaged and has lost its night-time retro-reflectivity.

Justification of the Finding

There is a risk of drivers misreading the road environment resulting in run off road impact object crashes particularly during night time.

Australian Standard 1742.2 Traffic Control Devices for General Use – 4.5.7.2 indicates Obstruction Marker (D4-5-1) sign is used to delineate obstructions within or above the road to highlight road closures, either mid-block or at the end of a cul-de-sac.

Recommendation

Replace the damaged and non-reflective Obstruction Marker (D4-5-1) sign.

[FSI CRASH RISK | LOW]

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3. AUDIT TEAM STATEMENT

I hereby certify that the audit team have examined the documents listed in Appendix D and have inspected the site in undertaking this Road Safety Audit. I also confirm that this audit has been carried out independently of the design team following the general principles detailed in *Austroads Guide to Road Safety Part 6: Road Safety Audit* and in accordance with Main Roads Policy and Guidelines for Road Safety Audit.

The audit has been carried out for the sole purpose of identifying any features of the design which could be altered or removed to improve the safety of the proposal. The identified issues have been noted in this report. The accompanying findings and recommendations are put forward for consideration by the Client for implementation.

Audit Team Leader

Gallant Chan

Technical Director
EGC Consultants

0401 489 577

gallant.chan@egcconsultants.com.au



Signature

31/08/2026 Date

Disclaimer

This report contains findings and recommendations based on examination of the site and/or relevant documentation. The report is based on the conditions viewed on the day of inspection and is relevant at the time of production of the report. Information and data contained within this report is prepared with due care by the Road Safety Audit Team. While the Road Safety Audit Team seeks to ensure accuracy of the data, it cannot guarantee its accuracy.

Readers should not solely rely on the contents of this report or draw inferences to other sites. Users must seek appropriate expert advice in relation to their own particular circumstances.

The Road Safety Audit Team does not warrant, guarantee or represent that this report is free from errors or omissions or that the information is exhaustive. Information contained within may become inaccurate without notice and may be wholly or partly incomplete or incorrect. Before relying on the information in this report, users should carefully evaluate the accuracy, completeness and relevance of the data for their purposes.

Subject to any responsibilities implied in law which cannot be excluded, the Road Safety Audit Team is not liable to any party for any losses, expenses, damages, liabilities or claims whatsoever, whether direct, indirect or consequential, arising out of or referrable to the use of this report, howsoever caused whether in contract, tort, statute or otherwise.

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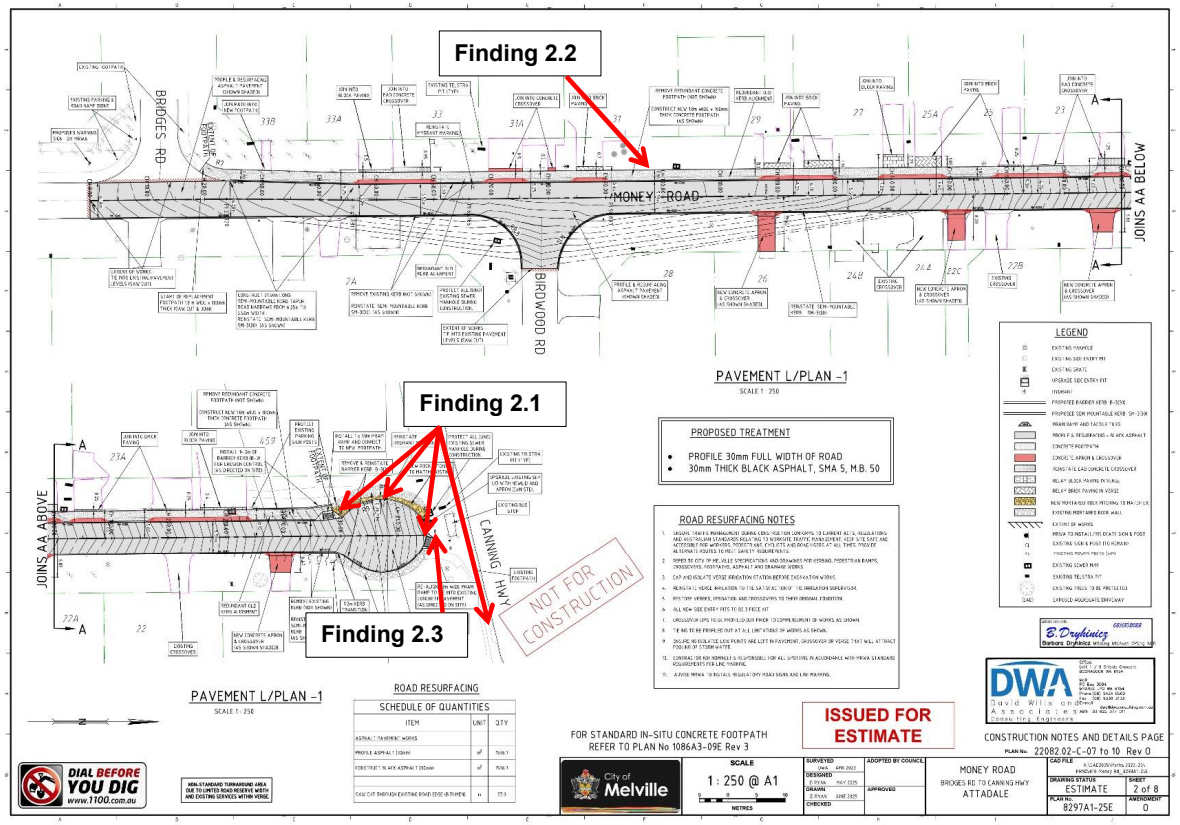
APPENDIX A

AUDIT FINDINGS LOCATION PLAN

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Audit Findings Location Plan



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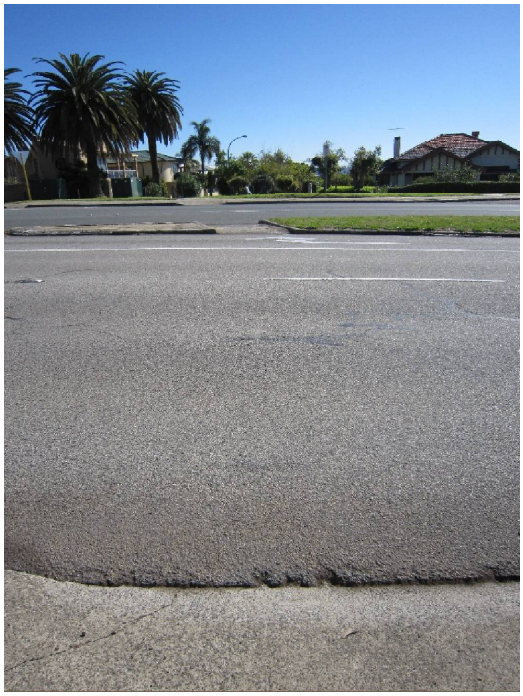
APPENDIX B

AUDIT PHOTOGRAPHS

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Finding 2.1 – Tyre marks all over the kerb line of the cul-de-sac suggesting the cul-de-sac is too small for vehicles i.e. rubbish truck to turn around



Finding 2.1 – Dangerous pedestrian crossing to cross Canning Highway following the designated local route within Perth & Peel Long Term Cycling Network

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Finding 2.3 – The damaged and non-reflective Obstruction Marker (D4-5-1) sign at the end of the cul-de-sac road.

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APPENDIX C

CRASH REPORTS

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APPENDIX D

LIST OF DOCUMENTS PROVIDED FOR THE AUDIT

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Document Ref.	Document Title	Scale	Date
City of Melville – 8298A1-25E	Money Road – Bridges Rd to Canning Hwy, Attadale (Sheet 1 to 8) – Amendment 0	Various	May 2025
City of Melville	Traffic data for Money Road	-	Aug 2026

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APPENDIX E

CORRECTIVE ACTION REPORT

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Corrective Action Report – Money Road, Attadale – Road Rehabilitation and Path Upgrade

Stage 3 – Detailed Design

Findings and Recommendations	Project Manager		
	Agree / Disagree	Reason for Disagreeing	Proposed Action and Comments
2.1 – Finding – Cul-de-sac Layout and Pedestrian and Cyclist Connectivity The existing cul-de-sac is too small for a larger vehicle or a rubbish truck to turn around, which is supported by evidence of tyre marks around the existing kerb line. Furthermore, no vehicle tracking drawings have been provided to verify that the slightly modified cul-de-sac layout, which introduces new rock pitching immediately against the kerbs, can successfully cater for these vehicles to turn around. The proposed pram crossing spans over 14m (the equivalent of 4 traffic lanes) across the cul-de-sac. Furthermore, some drawings show the pram ramps are pointing directly toward each other (Sheets 3 & 7), while other drawings show them pointing in different directions (Sheets 2 & 8).	Choose an item.		

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While the designated local route within the Perth & Peel Long Term Cycling Network transitions from the cul-de-sac to cross Canning Highway on the eastern side of the intersection, it requires pedestrians and cyclists to negotiate a complex multi-stage crossing. There are currently 428 pedestrians and cyclists crossing at this busy intersection of Canning Highway and Preston Point Road, demonstrating a significant demand to navigate this challenging layout. Users must cross three westbound traffic lanes carrying 17,188 vpd to reach a central median, followed by an additional two eastbound traffic lanes carrying 17,469 vpd to reach the other side of the road.			
Recommendation To provide a safe crossing for pedestrians and cyclists and align with the Perth and Peel Long Term Cycling Network, signalisation of the Canning Highway and Preston Point Road intersection should be considered under the Main Roads & Department of Transport Planning and Designing for Pedestrians Guidelines. Implementing this signalisation would allow the City to reassess the broader road network. This review could determine the feasibility of connecting Money Road to Canning Highway as	Choose an item.		

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either a one-way or two-way connection, potentially removing the need for the undersized cul-de-sac and the 14m pram crossing. If the City would like to proceed with the current proposal while awaiting the development of the broader strategy for Canning Highway, the pram crossing should be re-aligned to ensure the pram ramps point directly toward each other. **[FSI CRASH RISK | VERY HIGH]**			
2.2 – Finding – Lack of provision for Cyclists on Perth & Peel Long Term Cycling Network Money Road is designated as a Local Route within the Perth & Peel Long Term Cycling Network, which highlights an opportunity to encourage and support local cycling activity. The current proposal seeks to widen the existing 1.2m path to 1.8m, which provides a positive improvement for pedestrian and wheelchair accessibility. However, this proposed width falls below the absolute minimum width to be specified as a shared path for cyclists. The current proposal to reduce the carriageway from 6.0m to 5.5m complies with the Access Street D requirements under the WAPC Liveable	Choose an item.		

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Neighbourhoods 2015, given that the traffic volumes on Money Road are under 1,000 vpd. Since a cyclist and an electric scooter user were observed during the site visit, the limited path width may lead to localised conflicts between pedestrians and riders when passing.			
Recommendation While the current traffic volumes and operational speeds on this cul-de-sac road are low, the possibility of increasing the path width to 2.5m in accordance with the Austroads and Department of Transport Guidelines should be explored. To support this safety initiative, potential external funding could possibly be requested through programs such as the Federal Government's Active Transport Fund or the Department of Transport's Western Australian Bicycle Network (WABN) Grant Program. **[FSI CRASH RISK | MODERATE]**	Choose an item.		

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2.3 – Finding – Damage and non-reflective sign The existing Obstruction Marker (D4-5-1) sign at the end of the cul-de-sac road is damaged and has lost its night-time retro-reflectivity.	Choose an item.		
Recommendation Replace the damaged and non-reflective Obstruction Marker (D4-5-1) sign. **[FSI CRASH RISK | LOW]**	Choose an item.		

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Corrective Action Report – Money Road, Attadale – Road Rehabilitation and Path Upgrade

Stage 3 – Detailed Design

NOTE:

- This Corrective Action Report is to be read in conjunction with the full Road Safety Audit Report and its findings and recommendations.
- The asset owners (MRWA and/or LGA) **must** be informed of these findings, recommendations and proposed actions.
- Items not under the responsibility of this project representative must be forwarded to the persons / agencies who are responsible.

These findings and recommendations have been considered, and the actions listed will be taken accordingly.

Responsible Project Representative	**Company / Agency / Division**	**Position**	**Date**

Asset Owner Representative	**Company / Agency / Division**	**Position**	**Date**

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City of Melville

Regulated Trees on Private Land

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP 1.24** **Last Review Date: June 2026** **(12 June 2026)**

Introduction

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 1.24

Tree damaging activity constitutes works under the *Planning and Development (Local Planning Schemes) Regulations 2015* and development under the *Planning and Development Act 2005*.

The purpose of this Policy is to provide a clear and practical framework for managing **tree damaging activity** on private land. The Policy seeks to retain **regulated trees** where reasonable and practical, while allowing tree removal to be considered through the planning process where appropriate tree replacement is provided on-site or off-site by way of a contribution to the City.

This Policy should be read in conjunction with:

- Any relevant Scheme provisions;
- *Residential Design Codes Volume 1 and Volume 2*;
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*;
- City of Melville Trees on City Managed Land Policy;
- City of Melville Crossover Policy and associated Crossover Guidelines and Specifications;
- City of Melville Urban Forest Strategy;
- *Australian Standards AS 4970:2009 – Protection of Trees on Development Sites (AS4970:2009)*; and
- *Australian Standards AS 4373:2007 – Pruning of Amenity Trees (AS4373:2007)*.

Should there be any inconsistencies between the provisions of this Policy and the City's *Local Planning Policy 1.17 – Additional Development Exemptions*, the provisions of this Policy prevail.

The Policy aims to encourage and facilitate the retention and protection of trees on private land, while providing a practical framework that supports reasonable development outcomes and the ongoing enhancement of urban canopy cover through tree replacement.

Policy Objectives

The objectives of the Policy are to:

- Provide a clear definition of a **regulated tree** and clarify when a development application is required for **tree damaging activity**;
- Encourage the retention and protection of medium and large trees where reasonable and practical, having regard to site constraints, development outcomes and tree condition;
- Promote consideration of tree retention at the earliest stages of the planning and development process.
- Support tree replacement and urban canopy enhancement where approved tree damaging activity occurs;
- Maintain and enhance neighbourhood amenity, character and sense of place through tree canopy; and
- Assist in mitigating urban heat impacts, improving environmental outcomes and supporting biodiversity through the retention and establishment of tree canopy.

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Policy Scope

This Policy applies to all zoned land within the City's Local Planning Scheme No. 6 (LPS 6), including in the circumstances described below:

- Development applications;
- Subdivision applications;
- Scheme amendments, structure plans and local development plans where relevant; and
- Any proposed tree damaging activity to a regulated tree, including circumstances where no other development or subdivision is proposed.

This Policy applies to tree damaging activity associated with both development requiring development approval and development otherwise exempt under Schedule 2 Part 7 Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Requirement for Development Approval and Exemptions

Tree damaging activity to a **regulated tree** requires development approval unless exempted under this Policy.

Tree damaging activity to a **regulated tree** is exempt from the need for development approval where:

a) The tree is a palm tree, cypress tree or fruit tree;
b) The tree is declared or directed to be removed under the Biosecurity and Agriculture Management Act 2007; or
c) The **tree damaging activity** constitutes maintenance pruning undertaken in accordance with AS4373 – Pruning of Amenity Trees and does not result in the destruction or long-term decline of the tree.

Development approval is not required where **tree damaging activity** to a **regulated tree**:

a) Is urgently necessary for public safety, protection of property, maintenance of essential services or protection of the environment in accordance with Schedule 2 Part 7 Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015;
b) Is required under an approved Bushfire Management Plan; or
c) Is required to comply with a direction issued by a statutory authority.

Development approval for **tree damaging activity** to a **regulated tree** is not required where the City is satisfied that:

a) The tree presents a demonstrated and immediate risk to life or substantial property damage that cannot reasonably be managed through pruning or other arboricultural treatment;
b) The tree is causing demonstrated structural damage to a dwelling, retaining wall, approved effluent disposal system or essential infrastructure; or
c) The tree is within the required clearance distance from power infrastructure and pruning is not reasonably practical.

The City will require evidence to demonstrate that an exemption applies, including photographs, engineering advice, infrastructure plans or an arborist report, depending on the nature of the exemption claimed.

***NOTE**:* Tree damaging activity associated with development otherwise exempt under Clause 61 of the Deemed Provisions may still require development approval under this Policy where a regulated tree is impacted.

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Verification of Exemptions

a) An exemption under this Policy is not to be relied upon on a self-assessment basis where the exemption depends on technical evidence, site circumstances or the City being satisfied of a particular matter;
b) Where a landowner or applicant seeks to rely on such an exemption, written planning advice must first be obtained from the City confirming whether the City is satisfied that the exemption applies;
c) A request for written planning advice is to be accompanied by sufficient information to enable the City to determine whether the exemption applies, which may include, as relevant:

    i. Photographs of the tree;
    ii. details of the tree species, height, canopy spread and trunk circumference;
    iii. A site plan identifying the location of the tree and nearby buildings, structures or services;
    iv. Arborist advice or an Arborist Report;
    v. Engineering or other technical advice; and
    vi. Evidence of damage, risk, statutory direction or other circumstance relied upon.

d) Where insufficient information is provided, or the City is not satisfied that an exemption applies, the City may advise that a development application is required for the proposed tree damaging activity;
e) Written planning advice issued by the City for the purposes of this clause is only a confirmation of whether an exemption applies under this Policy on the information provided and does not remove the need to comply with any other applicable law, approval or requirement; and
f) Written planning advice issued under this clause does not constitute development approval and is intended only to confirm whether development approval is required under this Policy based on the information available to the City at the time of assessment.

Tree Removal and Replacement

Where development approval is required for **tree damaging activity**, the City may support removal of a regulated tree where:

a) Retention is not considered reasonable or practical having regard to the development outcome, site constraints or condition of the tree; and
b) Replacement planting or an approved tree replacement contribution is provided in accordance with this Policy.

Where a proponent is willing to explore transplanting a regulated tree, the City may support consideration of that option as part of the assessment of tree damaging activity. Transplanting may include relocation to another suitable location on the same site, or to another location acceptable to the City.

Any transplanting proposal should be supported by appropriate arboricultural advice demonstrating that the tree is suitable for transplanting, the proposed relocation method is viable, and the transplanted tree can be appropriately established and maintained.

While transplanting is not required by this Policy, the City encourages applicants to consider this option where practical and will support its consideration where it is proposed and supported by appropriate arboricultural advice to the satisfaction of the City.

Application Requirements

Development applications, subdivision applications and strategic planning proposals that are subject to this Policy are to provide the following applicable information:

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a) Identify any **regulated trees** by way of a site plan and/or site survey, and photographic evidence, where relevant, indicating:

   i. Location of all **regulated trees**, including street trees;
   ii. Whether any **regulated tree** is proposed to be retained or affected by any **tree damaging activity;**
   iii. **Tree Protection Zone**(s) in accordance with AS4970; and
   iv. Any **tree replacement** planting proposed on the development site.

b) For strategic planning proposals, a Concept Plan and supporting technical information shall be provided, where appropriate, demonstrating the prioritisation of **regulated tree** retention through the subsequent stages of the planning process and mechanisms and measures for the protection of **regulated trees**;

c) Written justification for any proposed **tree damaging activity** against the objectives and requirements of this Policy; and
d) Whether any **regulated tree** was identified to be retained at a previous planning stage (e.g., structure plan or subdivision approval).

An **Arborist Report** may be required in the following instances:

a) To justify **tree damaging activity** to a **regulated tree** specifically considering the health of the tree and/or any safety risk it may pose to people or property; and
b) To explain any mitigation measures proposed to protect a **regulated tree** including works proposed within the Tree Protection Zone (refer to AS4970 for details to identify the Tree Protection Zone).

Additional technical reports (i.e., environmental reports, tree retention strategy, structural engineering reports) may be required for structure plan and large-scale subdivision applications.

General Requirements

a) A **regulated tree** should be retained and protected where reasonable and practical;
b) Where removal of a **regulated tree** is approved or supported, replacement planting must be provided in accordance with this Policy unless the City accepts an alternative tree replacement contribution;
c) Retention and protection of **regulated trees** should be prioritised, and development and subdivision design and structure and local development planning should avoid or minimise harm to **regulated trees**, where practical; and
d) Where **tree damaging activity** is proposed to a **regulated tree,** the following will be given due regard in the assessment process:

   i. Health, maturity, species, and location of the tree;
   ii. Ecological, biodiversity and environmental values of the tree;
   iii. Contribution of the tree to the streetscape;
   iv. The preservation of any other **regulated tree** on the subject site;
   v. The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention;
   vi. Any existing development on the site;
   vii. Design and location of proposed crossovers;
   viii. Topography and the potential impact from excavation/fill;
   ix. Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with retaining the tree;
   x. Tree Protection Zone(s) (as per AS4970);
   xi. Tree replacement and/or planting proposed;
   xii. Recommendations of an **Arborist Report**; and

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xiii. The objectives of this Policy.

e) The following justifications for **tree damaging activity** to a **regulated tree** will not be supported:

i. Impact on views;
ii. The tree variety is disliked;
iii. The tree variety causes nuisance by way of leaf, fruit or bark shedding or the like; or
iv. The tree impacts on private gardens, solar installations or the like.

e) **Tree damaging activity** to a **regulated tree** may be considered if the following relevant information and/or technical reports are provided to demonstrate:

i. The **regulated tree** is unhealthy, based on the recommendations of an **Arborist Report**;
ii. The **regulated tree** causes safety risks to people, infrastructure or buildings based on recommendations on an **Arborist Report** and/or Structural Engineering Report; or
iii. A redesign of the subdivision, development, and/or strategic planning proposal to accommodate the **regulated tree** is unfeasible.

f) Where a **regulated tree** is proposed to be retained as part of an approved subdivision, development, or strategic planning proposal, the **regulated tree** must:

i. Be retained, retained, and subsequently maintained in a healthy state;
ii. Be protected during the construction of the development or subdivision works in accordance with Australian Standard AS4970:2009; and
iii. Only be maintenance pruned in accordance with Australian Standard AS4373:2007.

If a retained tree subsequently dies or becomes unhealthy it and requires replacement, the landowner must notify and make suitable arrangements with the City for **tree replacement** in accordance with the provisions of this Policy.

Tree Replacement

a) If **tree damaging activity** to a **regulated tree** is approved/supported by the responsible authority, the following minimum **tree replacement** planting requirements apply:

i. A minimum of two additional trees is required to be planted for every **large tree** proposed to be removed (2:1 **tree replacement** ratio); and
ii. A minimum of one additional tree is required to be planted for every **medium tree** proposed to be removed (1:1 **tree replacement** ratio).

b) **Tree replacement** planting on private land must incorporate the following (unless otherwise agreed by the City):

i. A minimum 90L pot size;
ii. At least 2.0 metres in height;
iii. At least two years of age;
iv. Acquired from nursery stock that meet the criteria of AS2303:2018 Tree Stock for Landscape Use; and
v. A tree species that is supported by the City.

c) The timing of on-site tree replacement planting must occur, as follows:

i. For **tree damaging activity** approved through a development application, prior to the occupancy of approved development works, or within three (3) months from the date of **tree**

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damaging activity occurring, unless otherwise specified by the City; and

ii. Prior to the WAPC's endorsement of a diagram or plan of survey (deposited plan) for the creation of lots associated with an approved subdivision.

d) Planted trees are required to be maintained by the landowner/occupier for the duration of the development; and

e) The City may accept a payment to the City in lieu of providing **tree replacement** on-site. The payment is to be made in accordance with the City's Schedule of Fees and Charges and may be used by the City to support urban canopy outcomes, including tree planting and establishment on City-managed land, implementation and administration of this Policy, compliance and monitoring activities, and other associated urban forest initiatives.

Definitions / Abbreviations Used in Policy

Arborist Report means a report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis.

Large tree constitutes a **regulated tree** that exceeds:

a) 12 metres in height; and/or
b) an average canopy diameter of 10 metres; and/or
c) A trunk circumference of 1.7 metres, measured 1.4 metres above the ground.

Maintenance pruning means minor pruning undertaken for tree health, safety, clearance or normal tree management purposes that does not destroy, substantially damage or materially compromise the health, structure or long-term viability of the tree.

Maintenance pruning may include:

a) removal of dead, diseased, damaged or defective branches;
b) minor crown thinning or formative pruning;
c) minor clearance pruning from buildings, fences, driveways, services or paths; and
d) pruning necessary to maintain safe access or reduce minor nuisance impacts.

Maintenance pruning does not include:

a) removal of the tree;
b) topping, lopping, ringbarking or poisoning;
c) pruning that substantially changes the natural form of the tree;
d) pruning that materially reduces the tree canopy; or
e) pruning that is likely to result in the decline, instability or death of the tree.

The City may have regard to AS4373 – Pruning of Amenity Trees, arboricultural advice, or other relevant technical guidance where necessary to determine whether pruning constitutes maintenance pruning.

Medium tree constitutes a **regulated tree** that:

a) Is between 8 metres and 12 metres in height; and/or
b) Has an average canopy diameter between 6 metres and 10 metres; and/or
c) Has a trunk circumference between 1.5 metres and 1.7 metres, measured 1.4m metres above the ground.

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Regulated tree means a living tree that:

a) Is 8 metres or more high; and/or
b) Has an average canopy diameter of at least 6 metres; and/or
c) Has a trunk circumference of at least 1.5 metres, measured 1.4 metres above the ground; and/or
d) Is a tree required under the Tree Replacement provisions of this Policy; and/or
e) Is a tree required to be planted and maintained under the terms of a development approval; and
f) Is of a species that is not included on State or local area weed register.

Tree damaging activity constitutes works under the *Planning and Development (Local Planning Scheme) Regulations 2015* and development under the *Planning and Development Act 2005*. The Policy clarifies the circumstances in which a development application and approval is required for any **tree damaging activity** and guides the assessment of these applications and other planning proposals.

Tree Protection Zone (TPZ) is a specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The TPZ is to be calculated using the methodology outlined in AS 4970:2009.

Tree replacement constitutes the delivery, planting and establishment of a tree or trees to offset approved **tree damaging activity**.

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References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate
Procedure Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas Urban Forest Strategy (Review 2024) Climate Action Policy (CP-120 2024) Verge Treatment Policy (CP-086 2024) Urban Forest and Green Space Policy (CP-102 2024) Tree Policy (CP-029 2024) Energy Efficiency in Building Design (LPP 1.5 2019) Australian Standards AS 4970—2009 - Protection of trees on development sites Australian Standards AS 4373-2007 Pruning of Amenity Trees
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY **Item No.**
Planning and Development Services Committee

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Draft Local Planning Policy 1.24 - Regulated Trees on Private Land

ENGAGEMENT OUTCOME REPORT



NOVEMBER 2026

City of Melville

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1. Executive summary

The City of Melville undertook public advertising for draft Local Planning Policy 1.24 - Regulated Trees on Private Land, which proposes planning controls for the retention, removal and replacement of medium and large trees on private land.

The public advertising period ran from **Monday, 31 August to Saturday, 31 October 2026** (62 calendar days), in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This exceeded the minimum statutory advertising requirement of 21 days by 41 calendar days.

A total of 1,512 submissions were received through multiple engagement methods, of which 1,451 were retained for analysis following submission validation.

The survey explored support for a private-land tree retention policy in principle, support for the specific draft Policy and support for individual provisions. This provided a more detailed understanding of which measures attracted support and where respondents identified concerns or potential changes.

Among 1,427 survey respondents, 388 (27.19%) supported a policy in principle, 41 (2.87%) were neither/unsure and **998 (69.94%) opposed** it. Across 1,445 classifiable responses to the specific draft Policy, including reviewed email and written submissions, 348 (24.08%) supported, 37 (2.56%) were neither/unsure and **1,060 (73.36%) opposed**.

Written feedback raised both the environmental and community benefits of mature trees and concerns about private property rights, safety, maintenance, cost, development flexibility, exemptions and implementation. The results are a record of participants' views, not a statistically representative measure of all residents.

2. Key findings at a glance

Measure	Outcome
Consultation period	62 days | 31 August–31 October 2026
Submissions received	1,512
Retained for analysis	1,451
Support for a policy in principle	27.19% of 1,427 survey responses
Support for the draft Policy	24.08% of 1,445 classifiable positions
Opposition to the draft Policy	73.36% of 1,445 classifiable positions 75.6% of 1,313 property owners opposed the draft Policy 74.3% of 1,390 respondents residing in the City of Melville opposed the draft Policy

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3. Engagement methodology, promotion and validation

The City established a dedicated webpage on the City's engagement website Melville Talks, supported by two additional information pages. These provided information about the draft Policy, its background, previous engagement, frequently asked questions and practical scenarios demonstrating how the proposed controls could apply if adopted.

To support accessibility and encourage broad community participation, feedback could also be provided through a hard-copy survey, by email, in writing, over the phone or in person. This ensured people who were unable or preferred not to participate online had alternative ways to have their say.

The survey combined structured questions with opportunities for written feedback. Respondents were asked about their support for a private-land tree retention policy in principle, the draft Policy as proposed, and individual provisions relating to regulated-tree criteria, development approval requirements, exemptions and replacement planting. Participants could also provide reasons for their views and suggest changes.

Additional questions captured respondents' suburb of residence, connection to the City and whether they had a tree on their property that met the proposed regulated-tree criteria. This information enabled the identification of differences in levels of support across participant groups and provided a more detailed understanding of community views. Responses were not weighted.

3.1 Submission methods

Method	Received	Share of all submissions
Online survey	1,464	96.83%
Hard-copy survey	12	0.79%
Email	27	1.79%
Written submission	9	0.60%
Phone	0	0.00%
Total	1,512	100.00%

3.2 Submission validation and reconciliation

A total of 1,451 valid submissions were retained for analysis. The net reduction reflects validation, exclusions and consolidation of duplicate submissions, including late submissions identified during review. Where duplicate submissions included additional feedback, information was consolidated with the retained record.

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Reconciliation measure	Number
Submissions originally received	1,512
Survey responses retained (online and hard-copy combined)	1,427
Email submissions retained	18
Written submissions retained	6
Total retained submissions	1,451
Net reduction from received to retained	61

3.3 Engagement promotion and awareness

The City delivered a multi-channel communications campaign to raise awareness of the draft Policy, provide information about the proposed changes and encourage community participation. A combination of digital, print, direct communications and promotional materials was used to reach residents and stakeholders throughout the 62-day consultation period.

The campaign generated substantial exposure across multiple channels. As each channel uses different reporting measures, including circulation, reach, impressions and page views, the figures below should not be combined to calculate a total audience.

Channel / measure	Reported / outcome result
City website and Melville Talks visits	13,330 unique individual page views
eNewsletters (eight editions)	Combined circulation of 125,112
Direct emails (random sample and Melville Sounding Board)	21,540 email issued
Facebook advertising	118,982 views
Instagram	1,656 reach
LinkedIn	73,242 impressions
Newspaper advertising	40,600 circulation
Public notice display board	Displayed throughout the consultation period
Promotional materials	Posters, flyers, outdoor digital signage and corporate email signatures displayed or distributed throughout the consultation period
Internal and Elected Member communications	Intranet and Elected Member Bulletin communications issued during the consultation period

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4. Participation

Information collected about respondents' connection to the City, suburb of residence and reported tree ownership provided insight into the profile of participants. This enabled comparisons in levels of support across different groups and geographic areas, helping to identify patterns and differences in community views.

As participation was voluntary and responses were not weighted, the findings reflect the views of those who participated rather than the broader City of Melville population.

4.1 Connection to the City

Connection selected	Survey responses	% of survey respondents
Property owner	1313	92.0%
Resident (non-owner)	66	4.6%
Works / operates business	10	0.7%
Developer	1	0.1%
Student	3	0.2%
Visitor	13	0.9%
Other	21	1.5%

**Connection categories are presented as recorded in the consolidated survey analysis. The category counts total 1,427.*

4.2 Geographic distribution of participation

Of the 1,451 submissions retained for analysis, 1,390 respondents provided a residential suburb within the City of Melville and a classifiable response to the draft Policy question.

To assess the geographic distribution of participation, responses were compared against suburb population figures to determine whether participation was proportionate to each suburb's share of the City's population.

Of the City's 18 suburbs, eight recorded participation above their population-proportionate benchmark, while 10 recorded participation below it. Leeming, Bull Creek, Kardinya, Palmyra and Murdoch recorded the largest shortfalls against expected participation.

These comparisons provide an indication of geographic participation patterns and do not establish statistical representativeness.

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Suburb	Expected responses	Actual responses	Difference
Alfred Cove	36	40	+4
Applecross	97	141	+44
Ardross	60	92	+32
Attadale	89	140	+51
Bateman	52	51	-1
Bicton	93	104	+11
Booragoon	78	86	+8
Brentwood	29	18	-11
Bull Creek	109	72	-37
Kardinya	123	94	-29
Leeming	122	74	-48
Melville	80	121	+41
Mount Pleasant	94	100	+6
Murdoch	50	26	-24
Myaree	27	31	+4
Palmyra	98	72	-26
Willagee	69	61	-8
Winthrop	83	67	-16
Total	1,390*	1,390	—

**Expected participation was calculated by distributing 1,390 respondents proportionately across the 18 suburbs using the population figures applied in the previous comparison. Expected suburb counts are rounded independently and total 1,389; the unrounded allocation totals 1,390. Differences are calculated against rounded expectations.*

4.3 Reported regulated-tree presence

Response	Survey responses	% of survey respondents
Yes	328	23.0%
No	464	32.5%
Unsure	108	7.6%
Prefer not to disclose	152	10.7%
Not recorded in these response groups	375	26.3%

**Responses reflect what participants reported against the survey's tree-size question; they are not independently verified property assessments.*

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5. Overall position

Question	Answered	Support	Neither / unsure	Oppose
Policy in principle	1427	388 (27.19%)	41 (2.87%)	**998 (69.94%)**
Specific draft Policy	1445	348 (24.08%)	37 (2.56%)	**1,060 (73.36%)**

Key analysis:

- Opposition is the majority position for both questions, with the draft Policy attracting a higher level of opposition.
- Written feedback included qualified and conditional views. Opposition to the draft Policy does not necessarily mean opposition to every tree-protection objective.

5.1 Geographic participation and support

The following breakdown separates respondents within the City of Melville from those elsewhere in metropolitan Perth, regional Western Australia and interstate. The grouping uses the suburb or location recorded in the retained submissions register. Respondents who did not provide a usable location, or submitted on behalf of an organisation without a residential suburb, are reported separately. These are submission locations, not independently verified residential addresses.

5.1.1 Geographic support: policy in principle and draft Policy

Location group	Question	Retained	Answered	Support	Neither / unsure	Oppose
Within City of Melville	**Policy in principle**	**1392**	**1375**	**362 (26.3%)**	**39 (2.8%)**	**974 (70.8%)**
Within City of Melville	**Draft Policy**	**1392**	**1390**	**324 (23.3%)**	**33 (2.4%)**	**1033 (74.3%)**
Outside City – Perth metropolitan area	Policy in principle	47	47	24 (51.1%)	2 (4.3%)	21 (44.7%)
Outside City – Perth metropolitan area	Draft Policy	47	47	20 (42.5%)	4 (8.5%)	23 (48.9%)
Regional Western Australia	Policy in principle	4	4	1 (25.0%)	0 (0.0%)	3 (75.0%)
Regional Western Australia	Draft Policy	4	4	1 (25.0%)	0 (0.0%)	3 (75.0%)
Outside Western Australia – interstate	Policy in principle	1	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Outside Western Australia – interstate	Draft Policy	1	1	1 (100.0%)	0 (0.0%)	0 (0.0%)

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Location group	Question	Retained	Answered	Support	Neither / unsure	Oppose
Not stated / not applicable	Policy in principle	7	0	—	—	—
Not stated / not applicable	Draft Policy	7	3	2 (66.7%)	0 (0.0%)	1 (33.3%)
Total	Policy in principle	1451	1427	388 (27.2%)	41 (2.9%)	998 (69.9%)
Total	Draft Policy	1451	1445	348 (24.1%)	37 (2.6%)	1060 (73.4%)

**Percentages are based on answered submissions within each geographic group, not the total City population. The in-principle question was asked of survey respondents; written and email submissions were not assigned an in-principle answer.*

5.1.2 Geographic findings

Among respondents identifying a location within the City of Melville, 74.3% opposed the draft Policy (1,033 of 1,390 classifiable positions), compared with 70.8% who opposed a policy in principle (974 of 1,375 survey answers). Draft Policy results include classifiable email and written submissions; six retained submissions overall did not have a classifiable position.

Key findings:

- The largest volume of feedback came from respondents identifying a suburb within the City of Melville.
- The overall geographic pattern is consistent with the headline result of majority opposition among participating respondents, but does not establish a representative view for any geographic population.
- Highest opposition among City of Melville suburbs includes: Winthrop - 88.1% opposed (59 of 67); Bateman - 86.3% opposed (44 of 51); Murdoch - 80.8% opposed (21 of 26); Mount Pleasant - 80.0% opposed (80 of 100); Ardross - 78.3% opposed (72 of 92). Detailed results for every recorded suburb are provided in Appendix A.
- Relatively lower opposition among these suburbs: Palmyra - 58.3% opposed (42 of 72); Applecross - 68.8% opposed (97 of 141); Bicton - 69.2% opposed (72 of 104); Melville - 71.1% opposed (86 of 121). This is a relative comparison; it does not necessarily indicate majority support.

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5.3 Support by connection to the City

Connection	Question	Answered	Support	Neither / unsure	Oppose
Property owner	Policy principle in	1313	329 (25.1%)	38 (2.9%)	946 (72.0%)
Property owner	**Draft Policy**	**1313**	**289 (22.0%)**	**31 (2.4%)**	**993 (75.6%)**
Resident (non-owner)	Policy principle in	66	31 (47.0%)	1 (1.5%)	34 (51.5%)
Resident (non-owner)	Draft Policy	66	27 (40.9%)	1 (1.5%)	38 (57.6%)
Works / operates business	Policy principle in	10	4 (40.0%)	0 (0.0%)	6 (60.0%)
Works / operates business	Draft Policy	10	3 (30.0%)	0 (0.0%)	7 (70.0%)
Developer	Policy principle in	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Developer	Draft Policy	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Student	Policy principle in	3	2 (66.7%)	0 (0.0%)	1 (33.3%)
Student	Draft Policy	3	2 (66.7%)	0 (0.0%)	1 (33.3%)
Visitor	Policy principle in	13	11 (84.6%)	0 (0.0%)	2 (15.4%)
Visitor	Draft Policy	13	9 (69.2%)	2 (15.4%)	2 (15.4%)
Other	Policy principle in	21	10 (47.6%)	2 (9.5%)	9 (42.9%)
Other	Draft Policy	21	9 (42.9%)	3 (14.3%)	9 (42.9%)

**The connection breakdown compares both questions for each respondent group. The consolidated category counts total 1,427; whether respondents could originally select more than one connection category requires confirmation against the survey configuration. Email and written submissions were not forced into survey connection categories.*

5.4 Support by reported tree presence

Tree presence	Question	Answered	Support	Neither / unsure	Oppose
Yes	Policy principle in	328	129 (39.3%)	9 (2.7%)	190 (57.9%)
Yes	**Draft Policy**	**328**	**112 (34.1%)**	**6 (1.8%)**	**210 (64.0%)**
No	Policy principle in	464	99 (21.3%)	18 (3.9%)	347 (74.8%)

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Tree presence	Question	Answered	Support	Neither / unsure	Oppose
No	Draft Policy	464	85 (18.3%)	15 (3.2%)	364 (78.5%)
Unsure	Policy in principle	108	20 (18.5%)	4 (3.7%)	84 (77.8%)
Unsure	Draft Policy	108	17 (15.7%)	6 (5.6%)	85 (78.7%)
Prefer not to disclose	Policy in principle	152	7 (4.6%)	4 (2.6%)	141 (92.8%)
Prefer not to disclose	Draft Policy	152	4 (2.6%)	1 (0.7%)	147 (96.7%)

**The tree-presence breakdown compares support for a policy in principle with support for the specific draft Policy. Differences should be interpreted cautiously: tree presence is self-reported and the data cannot establish why respondents held particular views.*

6. Individual draft Policy provisions

The individual-provision results should be read separately from overall support. In particular, responses differed between proposed requirements and more flexible approaches. For example, the provision permitting removal where retention was not reasonable or practical attracted greater support than the financial contribution alternative. Each percentage is calculated using the number who answered that question, not all submissions.

The survey also asked about specific provisions to identify possible support for individual measures, even where respondents opposed the draft Policy overall. Each question has its own answered denominator. In particular, Q5 relates to the proposed measurements and criteria used to identify which trees would be regulated; it does not measure support for the draft Policy overall.

Survey question / provision	Answered	Support	Neither / unsure	Oppose
Q5: Support for proposed regulated-tree identification criteria	1406	321 (22.8%)	162 (11.5%)	**923 (65.7%)**
Q7: Development approval to remove or significantly damage a regulated tree (unless exempt)	1411	375 (26.6%)	51 (3.6%)	**985 (69.8%)**
Q8: Encouraging retention and protection where reasonable and practical	1409	599 (42.5%)	121 (8.6%)	**689 (48.9%)**
Q9: Considering regulated trees during development, subdivision and planning	1408	569 (40.4%)	110 (7.8%)	**729 (51.8%)**
Q10: Removal where retention is not reasonable or practical due to development or site constraints	1403	**821 (58.5%)**	229 (16.3%)	353 (25.2%)
Q11: Evidence and written City confirmation for technical or site-specific exemptions	1406	400 (28.4%)	171 (12.2%)	**835 (59.4%)**

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Survey question / provision	Answered	Support	Neither / unsure	Oppose
Q12: Replacement planting following approved removal	1408	572 (40.6%)	149 (10.6%)	**687 (48.8%)**
Q13: Replacement ratios: two trees per large tree and one per medium tree	1412	441 (31.2%)	141 (10.0%)	**830 (58.8%)**
Q14: Financial contribution when on-site replacement planting is impractical	1403	273 (19.5%)	251 (17.9%)	**879 (62.6%)**
Q15: Voluntary transplantation as an alternative to removal	1407	506 (36.0%)	335 (23.8%)	**566 (40.2%)**
Q16: Application to zoned private land, including residential and commercial properties	1412	373 (26.4%)	56 (4.0%)	**983 (69.6%)**
Q17: Proposed exemptions approach	1397	**584 (41.8%)**	232 (16.6%)	581 (41.6%)
Q19: Proposed approach to other circumstances	1403	391 (27.9%)	112 (8.0%)	**900 (64.2%)**

** The figures above are survey answers only; email and written commentary has not been retrospectively converted into survey selections*.

Key analysis:

- Responses differ between provisions, demonstrating the importance of considering specific requirements rather than relying solely on the headline position.
- Requirements involving approvals, exemptions and replacement planting warrant particular attention to clarity, proportionality and administration.

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7. Written feedback: themes and detailed findings

Seven open-text survey questions invited respondents to explain their positions or suggest changes. The number of comments below measures the number of responses to each question, not the number supporting or opposing a particular theme. Individual comments can contain multiple themes, including both support and concern.

7.1 Reasons for overall support or opposition

1,325 written responses received (92.85% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Supportive comments emphasised mature canopy, cooling, biodiversity, neighbourhood amenity and the value of protecting trees for future generations.

Concerns and suggested changes: Concerns focused on private property rights, costs, responsibility for maintenance, tree damage, development flexibility and whether regulation is the right approach.

Key analysis: The distinction between policy purpose and regulatory design is central. The feedback distinguishes the environmental rationale, practical obligations and fairness concerns.

7.2 Regulated-tree size and measurement criteria

949 written responses to this question (66.50% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Some respondents supported clear criteria capable of protecting established trees before canopy is lost.

Concerns and suggested changes: Others queried the proposed size thresholds, consistency of measurements and whether the criteria could capture unsuitable trees or disproportionately affect small lots.

Key analysis: Clear definitions and practical worked examples could improve certainty. Thresholds should be assessed for environmental effectiveness as well as ease of application.

7.3 Exemptions

733 written responses to this question (51.37% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Some respondents favoured limited, evidence-based exemptions to avoid weakening protection of healthy mature trees.

Concerns and suggested changes: Other submissions sought greater flexibility for dangerous or unhealthy trees, infrastructure damage, development constraints and the costs of obtaining professional evidence.

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Key analysis: The findings highlight whether exemptions provide timely, transparent and proportionate pathways while maintaining the Policy's intended protections.

7.4 Other circumstances and property constraints

589 written responses to this question (41.28% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Some respondents considered that development and tree retention should be explored together before removal is accepted.

Concerns and suggested changes: Others described constrained lots, roots, boundary impacts, existing buildings, services, access and site-specific difficulties.

Key analysis: A transparent assessment approach could distinguish genuine constraints from manageable impacts and reduce uncertainty for applicants.

7.5 Replacement planting requirements

645 written responses to this question (45.20% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Respondents supported planting locally appropriate trees, habitat species and measures that rebuild canopy following unavoidable removal.

Concerns and suggested changes: Concerns included limited planting space, replacement ratios, maintenance costs, the difference between mature and newly planted trees, and financial contributions.

Key analysis: Requirements need to be achievable on different lot sizes and clearly explain alternatives, species selection and ongoing responsibilities.

7.6 Changes proposed before adoption

796 written responses to this question (55.78% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Some submissions supported retaining or strengthening mature-tree protections and proposed complementary incentives.

Concerns and suggested changes: Others called for simpler approvals, clearer exemptions, financial assistance, voluntary measures or removal of mandatory private-land controls.

Key analysis: The City should distinguish changes that improve clarity from changes that would alter the underlying policy position. A response-to-submissions schedule would make this transparent.

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7.7 Additional feedback

671 written responses to this question (47.02% of 1,427 survey respondents).

Views supporting tree protection or aspects of the proposal: Comments highlighted shade, urban heat, wildlife, streetscape quality, privacy and the value of retaining established trees.

Concerns and suggested changes: Other comments questioned the balance between private and public land responsibilities, implementation costs, insurance, enforcement and trust in the process.

Key analysis: A clear explanation of how private-land controls complement the City's own tree-management activities would help respond to fairness and accountability concerns.8. General sentiment and thematic analysis

The thematic findings draw on open-text survey feedback and reviewed written submissions. They describe the range of views expressed rather than the prevalence of each theme across all participants. Direct quotations should only be included where their wording has been checked against the retained source submission.

The formal submissions show predominantly negative sentiment towards the draft Policy as proposed, alongside support for the environmental objective and proposals for alternative or amended approaches. Sentiment is not necessarily binary: a respondent can support tree retention in principle, oppose a particular requirement and suggest constructive changes in the same submission.

Theme	Indicative prominence	What was raised
Private property rights and decision-making	High	Degree of Council control over privately owned trees
Costs, liability and administration	High	Reports, maintenance, fees, responsibilities and enforcement
Development and housing	High	Site design, subdivision, additions and development constraints
Tree canopy, shade and environmental benefits	High	Urban cooling, biodiversity, amenity and mature canopy
Safety, damage and tree health	High	Dangerous trees, root damage, health and insurance
Replacement planting and financial contributions	High	Ratios, space, species and financial alternatives
Exemptions and practical flexibility	Medium	Evidence requirements and site-specific circumstances
Incentives, education and shared responsibility	Medium	Supportive measures and City responsibilities
Wildlife and biodiversity	Medium	Habitat and locally appropriate species

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Theme	Indicative prominence	What was raised
Potential early removal	Low	Risk of unintended behaviour ahead of regulation

**The High, Medium and Low descriptors reflect a qualitative review, not verified counts of unique submissions mentioning each theme.*

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9. Social media and online discussion

Selected public social media posts and online community discussions were considered as supplementary qualitative context. The review was not a systematic or comprehensive audit of online commentary; the platforms, period and volume of posts reviewed have not been quantified in this report. Accordingly, the observations below indicate issues raised in the material considered, not the prevalence of those views across social media.

Online discussions reflected a range of views, although negative sentiment towards the proposed controls was more prominent in the material reviewed. Key concerns included restrictions on private property rights, development approval requirements, costs associated with tree maintenance and removal, and the potential impacts on property owners.

Other comments highlighted the environmental benefits of retaining mature trees, including urban cooling, shade, biodiversity and neighbourhood amenity. Some participants also suggested alternative approaches, including incentives for tree retention, education and greater shared responsibility between property owners and the City.

Key findings:

- Critical comments about the proposed regulatory approach appeared more prominently in the selected material reviewed; this should not be interpreted as a measured or representative level of online sentiment.
- Concerns focused primarily on property rights, costs, approval requirements and the practical implications of the draft Policy.
- Supportive comments emphasised the environmental and community benefits of retaining mature trees.
- Some discussions indicated uncertainty or misunderstandings about how the proposed controls would operate if adopted.

Reporting considerations: Social media comments and online discussions were not included in the formal submission totals. The findings provide supplementary insight into community sentiment but are not representative of the broader community or a comprehensive analysis of all online discussion.

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10. Summary of engagement findings

The consultation identified substantial opposition to the draft Policy, alongside a range of views about the importance of protecting mature trees on private land and how this should be achieved.

Of the 1,445 classifiable submissions, 73.36% opposed the draft Policy, compared with 24.08% in support and 2.56% neither supporting nor opposing. Opposition was also evident among property owners (75.6%) and respondents residing within the City of Melville (74.3%).

The findings highlight several key areas of agreement and disagreement, particularly regarding the environmental benefits of trees, private property rights, the proposed regulatory requirements and the practical implications for property owners.

10.1 Recognition of the value of mature trees

Written feedback demonstrated that some respondents recognised the environmental and community benefits of retaining mature trees, including shade, urban cooling, biodiversity, wildlife habitat and neighbourhood character.

Supportive respondents considered stronger protections necessary to prevent the continued loss of established trees, particularly where replacement planting would take many years to provide comparable environmental benefits.

However, recognising the value of mature trees did not necessarily translate into support for the draft Policy. Some respondents supported tree retention in principle but questioned whether the proposed planning controls were the most appropriate way to achieve this.

Key finding: Support for the environmental benefits of mature trees should be distinguished from support for the proposed regulatory approach.

10.2 Opposition to the proposed regulatory approach

The consultation identified considerable concern about introducing additional planning controls over trees on private property.

Recurring concerns included:

- Restrictions on property owners' ability to manage or remove trees.
- Additional costs associated with arborist assessments, maintenance, development approvals and replacement planting.
- Potential impacts on property development, renovations and subdivision.
- Responsibility and liability for trees causing damage or presenting safety risks.
- The practicality and fairness of applying the same requirements across properties with different characteristics.

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These concerns were particularly evident in written feedback, where respondents questioned how the proposed requirements would operate in practice and whether sufficient flexibility would be available.

Key finding: Opposition was not limited to the principle of tree protection. The proposed approval requirements, financial implications and impacts on property owners were recurring sources of concern.

10.3 Support for individual provisions and greater flexibility

Although overall opposition to the draft Policy was high, responses to individual provisions demonstrated that levels of support varied depending on the requirement being considered.

For example, 58.5% supported allowing tree removal where retention was not reasonable or practical due to development-related circumstances. In comparison, only 19.5% supported the proposed financial contribution alternative.

Written feedback also identified requests for clearer exemptions, simpler assessment processes, greater flexibility for individual property circumstances and additional support for property owners.

Key finding: The results indicate that individual provisions attracted different levels of acceptance. Greater flexibility, clearer exemptions and the financial implications of the proposed controls were important considerations raised through the consultation.

10.4 Alternative approaches suggested by respondents

In addition to commenting on the draft Policy, respondents suggested alternative or complementary approaches to encouraging tree retention.

These included financial incentives, education and awareness programs, assistance with tree maintenance, support for replacement planting and greater emphasis on protecting and increasing tree canopy on public land.

Some respondents considered these approaches preferable to mandatory regulation, while others suggested they could complement stronger protections for established trees.

Key finding: Feedback identified opportunities to consider how regulatory requirements, incentives, education and practical assistance could work together to support tree retention.

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10.5 Overall findings

The engagement demonstrated strong opposition to the draft Policy among participating respondents, while also identifying support for the environmental benefits of mature trees and a range of suggestions for improving the proposed approach.

The key issues emerging from the consultation were the balance between tree protection and private property rights, the costs and responsibilities associated with tree management, development flexibility, exemptions and the practicality of replacement planting.The findings provide a detailed evidence base for reviewing the draft Policy, including identifying provisions that attracted concern, areas where greater clarity may be required and alternative approaches suggested by the community.

As participation was voluntary and responses were not weighted, the results represent the views of those who participated and should not be interpreted as representative of the entire City of Melville community.

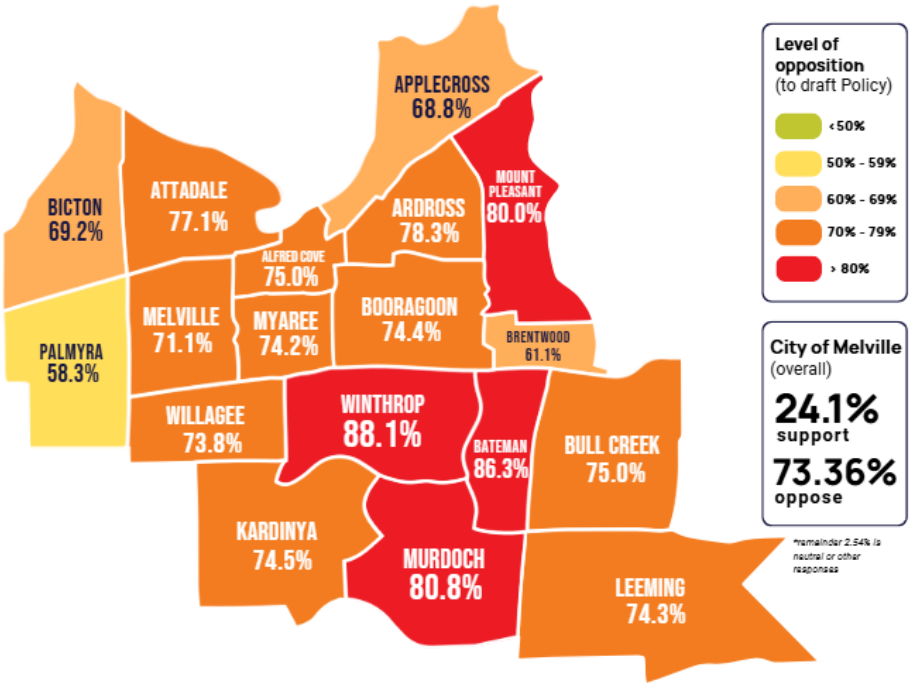
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Appendix A. City of Melville suburb heatmap

The map illustrates the level of opposition to the draft Policy across the City of Melville's 18 suburbs, based on the location provided by consultation respondents.

While the results demonstrate geographic differences in the level of opposition, participation was voluntary and the number of responses varied between suburbs. The findings therefore reflect the views of participating respondents and should not be interpreted as representative of all residents within each suburb.



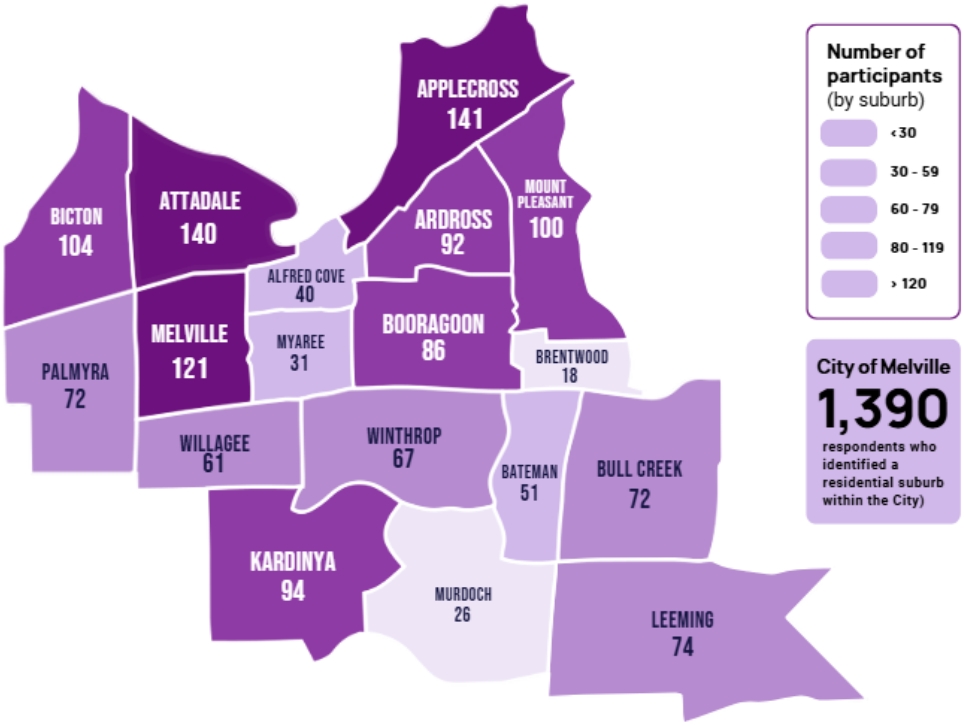
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Appendix B. City of Melville participation by suburb

The map illustrates the geographic distribution of 1,390 respondents across the City of Melville's 18 suburbs, based on the residential suburb provided by respondents who answered the draft Policy question.

While participation varied between suburbs, the map shows where responses were received rather than the level of community support or opposition.



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Appendix C. Detailed suburb-by-suburb results

Suburbs are presented alphabetically, with "Not stated" at the end. Each suburb has separate results for a policy in principle and for the draft Policy, including the number answering each question and the proportions supporting, neither/unsure and opposing.

Suburb / location	Question	Answered	Support	Neither / unsure	Oppose
Albany	In principle	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Albany	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Alfred Cove	In principle	40	11 (27.5%)	0 (0.0%)	29 (72.5%)
Alfred Cove	Draft Policy	40	8 (20.0%)	2 (5.0%)	30 (75.0%)
Applecross	In principle	139	42 (30.2%)	8 (5.8%)	89 (64.0%)
Applecross	Draft Policy	141	39 (27.7%)	5 (3.5%)	97 (68.8%)
Ardross	In principle	90	24 (26.7%)	3 (3.3%)	63 (70.0%)
Ardross	Draft Policy	92	19 (20.6%)	1 (1.1%)	72 (78.3%)
Attadale	In principle	140	34 (24.3%)	1 (0.7%)	105 (75.0%)
Attadale	Draft Policy	140	31 (22.1%)	1 (0.7%)	108 (77.1%)
Bateman	In principle	51	6 (11.8%)	1 (2.0%)	44 (86.3%)
Bateman	Draft Policy	51	6 (11.8%)	1 (2.0%)	44 (86.3%)
Bayswater	In principle	3	3 (100.0%)	0 (0.0%)	0 (0.0%)
Bayswater	Draft Policy	3	1 (33.3%)	2 (66.7%)	0 (0.0%)
Bicton	In principle	104	35 (33.6%)	3 (2.9%)	66 (63.5%)
Bicton	Draft Policy	104	30 (28.9%)	2 (1.9%)	72 (69.2%)
Booragoon	In principle	86	21 (24.4%)	2 (2.3%)	63 (73.3%)
Booragoon	Draft Policy	86	19 (22.1%)	3 (3.5%)	64 (74.4%)
Bovell	In principle	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Bovell	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Brentwood	In principle	18	7 (38.9%)	1 (5.6%)	10 (55.6%)
Brentwood	Draft Policy	18	6 (33.3%)	1 (5.6%)	11 (61.1%)
Bull Creek	In principle	71	14 (19.7%)	4 (5.6%)	53 (74.7%)
Bull Creek	Draft Policy	72	12 (16.7%)	6 (8.3%)	54 (75.0%)
Camillo	In principle	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Camillo	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Claremont	In principle	1	**1 (100.0%)**	0 (0.0%)	0 (0.0%)
Claremont	Draft Policy	1	**1 (100.0%)**	0 (0.0%)	0 (0.0%)
Como	In principle	2	2 (100.0%)	0 (0.0%)	0 (0.0%)

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Suburb / location	Question	Answered	Support	Neither / unsure	Oppose
Como	**Draft Policy**	**2**	**2 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Coogee	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Coogee	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Coolbellup	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Coolbellup	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Cottesloe	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Cottesloe	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
East Fremantle	In principle	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
East Fremantle	**Draft Policy**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Fremantle	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Fremantle	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Hamilton Hill	In principle	1	0 (0.0%)	1 (100.0%)	0 (0.0%)
Hamilton Hill	**Draft Policy**	**1**	**0 (0.0%)**	**1 (100.0%)**	**0 (0.0%)**
Hilton	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Hilton	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Kalamunda	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Kalamunda	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Kardinya	In principle	93	23 (24.7%)	2 (2.1%)	68 (73.1%)
Kardinya	**Draft Policy**	**94**	**22 (23.4%)**	**2 (2.1%)**	**70 (74.5%)**
Kinross	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Kinross	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Leeming	In principle	74	19 (25.7%)	3 (4.0%)	52 (70.3%)
Leeming	**Draft Policy**	**74**	**18 (24.3%)**	**1 (1.4%)**	**55 (74.3%)**
Manning	In principle	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Manning	**Draft Policy**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Maylands	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Maylands	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Medina	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Medina	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Melville	In principle	119	37 (31.1%)	2 (1.7%)	**80 (67.2%)**
Melville	Draft Policy	121	34 (28.1%)	1 (0.8%)	**86 (71.1%)**
Mount Pleasant	**In principle**	**100**	**20 (20.0%)**	**5 (5.0%)**	**75 (75.0%)**

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Suburb / location	Question	Answered	Support	Neither / unsure	Oppose
Mount Pleasant	Draft Policy	100	18 (18.0%)	2 (2.0%)	80 (80.0%)
Munster	**In principle**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Munster	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Murdoch	**In principle**	**24**	**5 (20.8%)**	**1 (4.2%)**	**18 (75.0%)**
Murdoch	Draft Policy	26	5 (19.2%)	0 (0.0%)	21 (80.8%)
Myaree	**In principle**	**31**	**9 (29.0%)**	**0 (0.0%)**	**22 (71.0%)**
Myaree	Draft Policy	31	7 (22.6%)	1 (3.2%)	23 (74.2%)
Northam	**In principle**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Northam	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
O'Connor	**In principle**	**2**	**1 (50.0%)**	**0 (0.0%)**	**1 (50.0%)**
O'Connor	Draft Policy	2	0 (0.0%)	0 (0.0%)	2 (100.0%)
Osborne Park	**In principle**	**1**	**0 (0.0%)**	**1 (100.0%)**	**0 (0.0%)**
Osborne Park	Draft Policy	1	0 (0.0%)	1 (100.0%)	0 (0.0%)
Palmyra	**In principle**	**71**	**32 (45.1%)**	**0 (0.0%)**	**39 (54.9%)**
Palmyra	Draft Policy	72	28 (38.9%)	2 (2.8%)	42 (58.3%)
Peppermint Grove	**In principle**	**2**	**2 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Peppermint Grove	Draft Policy	2	2 (100.0%)	0 (0.0%)	0 (0.0%)
Perth	**In principle**	**11**	**2 (18.2%)**	**0 (0.0%)**	**9 (81.8%)**
Perth	Draft Policy	11	1 (9.1%)	0 (0.0%)	10 (90.9%)
Rossmoyne	**In principle**	**3**	**1 (33.3%)**	**0 (0.0%)**	**2 (66.7%)**
Rossmoyne	Draft Policy	3	1 (33.3%)	0 (0.0%)	2 (66.7%)
Samson	**In principle**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Samson	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Shelley	**In principle**	**1**	**0 (0.0%)**	**0 (0.0%)**	**1 (100.0%)**
Shelley	Draft Policy	1	0 (0.0%)	0 (0.0%)	1 (100.0%)
Toodyay	**In principle**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Toodyay	Draft Policy	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Wellard	In principle	2	**2 (100.0%)**	0 (0.0%)	0 (0.0%)
Wellard	Draft Policy	2	**2 (100.0%)**	0 (0.0%)	0 (0.0%)
West Hobart	In principle	1	**1 (100.0%)**	0 (0.0%)	0 (0.0%)
West Hobart	Draft Policy	1	**1 (100.0%)**	0 (0.0%)	0 (0.0%)
Willagee	In principle	61	17 (27.9%)	2 (3.3%)	42 (68.8%)

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Suburb / location	Question	Answered	Support	Neither / unsure	Oppose
Willagee	**Draft Policy**	**61**	**15 (24.6%)**	**1 (1.6%)**	**45 (73.8%)**
Willetton	In principle	3	0 (0.0%)	0 (0.0%)	3 (100.0%)
Willetton	**Draft Policy**	**3**	**0 (0.0%)**	**0 (0.0%)**	**3 (100.0%)**
Winthrop	In principle	63	6 (9.5%)	1 (1.6%)	56 (88.9%)
Winthrop	**Draft Policy**	**67**	**7 (10.4%)**	**1 (1.5%)**	**59 (88.1%)**
Woodvale	In principle	1	1 (100.0%)	0 (0.0%)	0 (0.0%)
Woodvale	**Draft Policy**	**1**	**1 (100.0%)**	**0 (0.0%)**	**0 (0.0%)**
Not applicable – organisation	In principle	0	—	—	—
Not applicable – organisation	**Draft Policy**	**0**	**—**	**—**	**—**
Not stated	In principle	0	—	—	—
Not stated	**Draft Policy**	**3**	**2 (66.7%)**	**0 (0.0%)**	**1 (33.3%)**

**Reading the table: a percentage of 100% based on one respondent does not mean that all residents of that suburb hold that view. The full number of retained submissions may exceed the answered number where a question was not asked or no classifiable position was recorded.*

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Attachment 3: Amendment Wording for LPP 1.17 – Exemption of Trees From Development Approval (Should Council Resolve not to Adopt LPP 1.24)

Addition to Table 1 in LPP 1.17 – Additional Development Exemptions:

Category of Work	Criteria
Trees	Removal or pruning of a tree or trees on privately owned land is exempt from development approval with the exception of: i. Tree or trees required to be provided and maintained under the terms of a development approval, subdivision, written agreement or approved landscaping plan. ii. Tree or trees identified for heritage or cultural significance and listed on the City's Heritage List. This exemption does not remove any requirement for separate approvals, consent or legal requirement under other legislation including environmental protection, clearing regulations, bush fire orders, easements or covenants. The exemption does not apply to street trees or trees on City managed land.

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URBIS

Local Planning Scheme No.6 Review

Land Economics Assessment | Covering Summary

November 2026

Prepared for City of Melville

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Introduction and Contents

The City of Melville is undertaking a review of Local Planning Scheme No. 6 (LPS6) to ensure the City can accommodate forecast population growth, increase housing choice and contribute to broader metropolitan infill objectives. As part of this process, the City has investigated a series of density changes intended to support additional housing in appropriate locations across the municipality.

To support the City's decision making, in 2025, Urbis commenced a land economics assessment of the City's proposed LPS6 density change areas. The assessment examined the likely uptake and feasibility of development within these areas, having regard to housing demand, locational attractiveness, existing development characteristics and development feasibility. This provided an evidence base for understanding the extent to which additional planning capacity created through the proposed density changes could realistically translate into additional dwellings by 2050.

Building on this assessment, further work was undertaken to explore district centres, station precincts and other opportunity areas as potential locations for accommodating additional housing growth. This broadened the analysis beyond the initial density change areas and considered whether additional strategically located areas could make a further contribution towards the City's dwelling and population targets.

During 2026, the State planning context also continued to evolve. The State Government announced proposed changes to the Residential Design Codes (R Codes) and the Minister for Planning announced potential imposition of minimum densities. Additional analysis was undertaken, in line with the land economics assessment methodology, to understand how these alternative planning settings could influence housing development across the City.

More recently, the introduction of the State Government's Precincts WA initiative has created an opportunity to consider how strategically located areas around major transport infrastructure could contribute towards housing growth. This has prompted the City to further explore the station precinct opportunities previously identified through the land economics work, particularly Bull Creek and Murdoch.

Melville R Code Scenarios | Land Economics Analysis

The modelling has been undertaken as an iterative process, with each stage building on the preceding assessment to progressively incorporate additional planning and policy changes. The 2026 Land Economics Assessment establishes the base assessment by considering the dwelling and population outcomes associated with the proposed LPS6 changes. Building on this, the R-Code reforms assessment considers the additional impact of the proposed R-Code reforms on development capacity and potential dwelling outcomes. Finally, the Station Precincts modelling adopts the City's preferred approach (Scenario 1, as detailed in Appendix 2) and assesses the further infill capacity that could be realized through the preparation and implementation of station precinct plans.

1 2026 Land Economics Assessment

A1 R Code Reform Modelling

A2 Station Precincts Modelling

A3 2025 Land Economics Assessment

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Summary

Proposed LPS6 changes (represented by the outcomes in the 2026 Land Economics Assessment)

The City's proposed LPS6 density changes provide a targeted mechanism for increasing housing opportunities across selected areas. This assessment estimated that approximately 3,622 additional dwellings are expected to be delivered within these areas over the period to 2050.

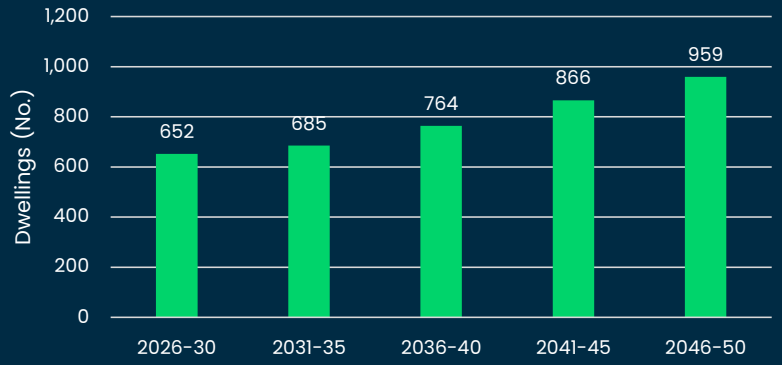
The rate of development is expected to vary considerably between locations. Areas associated with established centres and amenity, including Riseley Street North, Bull Creek Local Centre, Farrington Centre and Winthrop Local Centre, are anticipated to experience comparatively stronger uptake and be largely built out by 2050. Other areas, including Harris Street, North Lake Road, Leach Highway and Marmion Street, are expected to develop over a longer timeframe extending beyond 2050.

This highlights an important distinction between planning capacity and housing delivery. While the proposed changes create substantial additional development potential, market and feasibility conditions influence how quickly this capacity is likely to be realised.

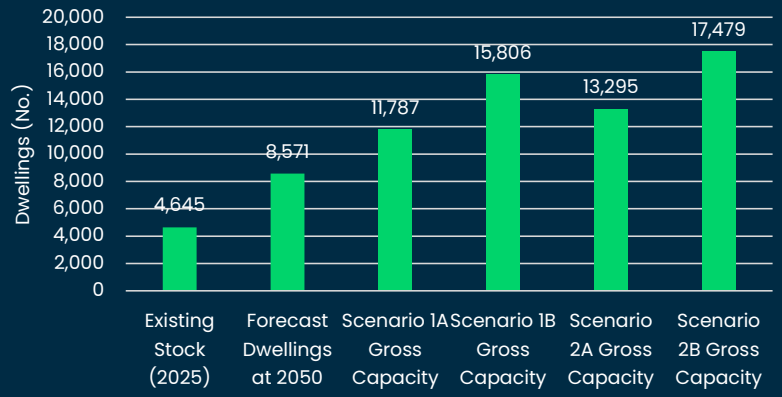
A key factor underpinning the forecasts is the expected demographic changes in the City and the influence of these changes on demand for different dwelling typologies. In line with how other comparable areas have evolved as cities grow, changing demographics (particularly an ageing population) are anticipated to lead to increased demand for smaller dwelling types such as townhouses and apartments.

While planning and zoning changes establish the framework for future housing growth, this assessment finds that amenity and feasibility will be decisive factors influencing whether, where, and when infill actually occurs. As such, strategic investment in amenity, transport accessibility, and the public realm will be critical to stimulate infill activity. This includes initiatives such as urban greening, public realm enhancements, infrastructure upgrades, and improved active-transport connections.

Net Dwelling Increase, Change Areas, 2026 – 2050



Forecast Dwellings vs Theoretical Development Capacity, Change Areas



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Summary (cont.)

R Code Reforms and Minimum Density Scenarios (See Appendix 1)

The proposed State Government R-Code reforms and Minister announced minimum densities are likely to materially influence future housing outcomes within the City of Melville.

While a minimum R30 approach significantly increases overall housing capacity and projected dwelling delivery, it also shifts future development away from targeted centres and precincts towards a broader suburban infill pattern. The City's proposed LPS6 density changes, on the other hand, provide a more deliberate mechanism for concentrating growth in selected locations while still making a significant contribution towards long-term housing supply objectives.

Station precincts (See Appendix 2)

The City of Melville is considering opportunities to accommodate additional housing around the Bull Creek and Murdoch stations as part of the broader station precinct initiative. To support decision making, Urbis tested illustrative precinct boundaries and density assumptions reflecting the type of planning outcome that could potentially be contemplated through a State-led station precinct process.

Under the station precinct scenario, approximately 3,515 dwellings are forecast within Bull Creek and Murdoch to 2050, comprising around 2,146 dwellings at Bull Creek and 1,369 dwellings at Murdoch. Development is expected to build progressively, with delivery increasing over time as redevelopment opportunities and market conditions support greater levels of infill.

Note, Increasing development opportunities around Bull Creek and Murdoch is expected to redirect some housing development that would otherwise occur elsewhere in the City.

Forecast Net Dwelling Change by Scenario, City of Melville, 2026-2050

	LPS6 Changes	LPS6 + R-Code Reforms	Min R-30
Change Areas	3,619	3,180	1,954
Rest of Melville LGA	17,591	21,011	30,298
Total Net Development	**21,210**	**24,191**	**32,252**

Forecast Net Dwelling Change for Station Precinct Scenario, City of Melville, 2026-2050

	LPS6 + R-Code Reforms	LPS6 + R-Code Reforms + Station Precincts	Difference
Change Areas	3,180	2,182	-998
Rest of Melville LGA	21,011	20,711	-300
Station Precincts	*	3,515	+3,515
Bull Creek	*	*2146*	*+2,146*
Murdoch	*	*1369*	*+1,369*
Total Net Development	24,191	26,408	+2,217

* Not forecast separately previously. Part of change areas and rest of Melville.

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CITY OF MELVILLE
LAND ECONOMICS
ASSESSMENT
Prepared for the City of Melville
September 2026

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EXECUTIVE SUMMARY

This study evaluated how proposed residential density changes across the City can contribute to housing supply targets through a realistic assessment of development feasibility, demand drivers, and locational attributes.

While theoretical capacity modelling identified significant potential uplift across the proposed change areas (equivalent to approximately 5,780 to 12,020 net dwellings), this assessment focuses on forecasting development outcomes that reflect a more probable scenario based on development feasibility, housing demand and locational attributes.

The City had an estimated 42,831 dwellings as at the 2021 Census and is required to achieve a minimum of 58,590 dwellings by 2050 according to State Government targets. Over the next 25 years, the proposed change areas are forecast to deliver around 3,622 additional dwellings across the City of Melville. This represents a meaningful contribution to the State Government's infill housing targets for the City. It is expected that the remainder of dwellings needed to achieve this target will be delivered primarily within activity centres and, to a less extent, other areas across the City.

The rate of uptake will vary between the proposed change areas, reflecting differences in property values, local amenity, lot size patterns, age of housing stock, access to public transport, and redevelopment feasibility. For instance, there are a number of areas that will develop out over longer periods well past 2050 such as Harris Street in Bicton, North Lake Road, Leach Hwy and Marmion Street in Willagee, Melville and Myaree relative to other change areas.

In contrast, changes areas centred around centres such as the Riseley Street North, Bull Creek Local Centre, Farrington Centre and Winthrop Local Centre precincts are anticipated to be largely at build out by 2050, driven by their proximity to amenity.

FORECASTS BY KEY CHANGE AREAS

- **Booragoon Centre East**: Expected to deliver an estimated 312 dwellings over the forecast period, these areas benefit from adjacency to Westfield Booragoon, strong transport connections and an established apartment market.
- **Riseley Centre North and Wireless Hill Vicinity**: Forecast for 460 additional dwellings, reflecting moderate but steady redevelopment potential supported by amenity.
- **Brentwood, Mount Pleasant and Applecross:** Forecast to deliver 165 dwellings, supported by strong property values.
- **Palmyra and Myaree Corridors**: Expected to contribute around 700 dwellings, primarily through small-lot and grouped-housing developments.
- **South Street and Kardinya Precincts**: Combined forecast of 900 additional dwellings, supported by local retail amenity, accessibility to public transport and proximity to Murdoch University and the Murdoch Health and Knowledge precinct.
- **Farrington Centre and Bull Creek Local Centre**: estimated to deliver approximately 720 dwellings, supported by the retail and established amenity.
- **Remaining Change Areas** (e.g. Willagee, Bicton, Winthrop): Estimated at 250 dwellings over 25 years, representing incremental redevelopment.

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EXECUTIVE SUMMARY (CONT.)

DEVELOPMENT OUTLOOK, TIMING AND AFFORDABILITY

A key factor underpinning the forecasts is the expected demographic changes in the City and the influence of these changes on demand for different dwelling typologies. In line with how other comparable areas have evolved as cities grow, changing demographics (particularly an ageing population) are anticipated to lead to increased demand for smaller dwelling types such as townhouses and apartments.

Based on household formation demand modelling with changing dwelling preferences, future demand across the whole City is estimated at 24,970 dwellings, including 15,870 apartments, by 2050.

Importantly, the anticipated infill across these change areas is expected to support improved housing affordability, particularly in areas with high property values where new medium density can support delivery of dwellings at lower price points than existing detached housing.

OTHER CONSIDERATIONS

While planning and zoning changes establish the framework for future housing growth, this assessment finds that amenity and feasibility will be decisive factors influencing whether, where, and when infill actually occurs.

As such, strategic investment in amenity, transport accessibility, and the public realm will be critical to stimulate infill activity. This includes initiatives such as urban greening, public realm enhancements, infrastructure upgrades, and improved active-transport connections.

Targeted amenity investment in emerging precincts – such as Myaree, Leeming, Brentwood, and Palmyra – will be essential to strengthen market confidence and support infill potential.

CONCLUSIONS

In conclusion, the proposed change areas provide a good mix of both density and scale uplift across a range of different areas across the City and are anticipated to provide a significant level of new housing choice over the coming decades.

High amenity areas and those with connections to key transport nodes / routes are best placed to deliver volume in density across the City over the next 25 years. Areas fronting Leach Highway, South Street and centres such as Booragoon, Bull Creek, Kardinya and Farrington Centre are anticipated to see the most development. Beyond 2025, the majority of the change areas will still be able to facilitate development for years to come.

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INTRODUCTION



BACKGROUND & APPROACH

The City of Melville is reviewing its current local planning scheme (LPS6). As part of this review, the City is reviewing whether the current local planning scheme can support development to meet State Government dwelling targets.

The State Government's Perth and Peel @ 3.5 million Sub-regional Planning Frameworks set out population and dwelling targets for each local government area. To achieve their current targets, the City of Melville is exploring the adjustment of residential density codes and zonings to facilitate the introduction of infill development in select change areas.

Urbis was engaged initially in 2025 to help understand the expected uptake and feasibility of proposed density change areas over time, providing a clear and transparent analysis of how these changes could contribute towards the City meeting its housing growth targets. After discussions with Elected Members, the City of Melville has updated its list of proposed density change areas. This report seeks to understand the uptake and feasibility of the new list of proposed density change areas.

A study approach was based on seeking to understand:

- The current housing stock by typology across the City;
- Key housing market trends relevant to the City;
- The observed preferences for housing;
- Future housing demand;
- Viability of each proposed change area to accommodate infill development; and
- Anticipated development rates within each of these areas over the period to 2050.

REPORT STRUCTURE

This report is structured as follows.

- **Dwelling Stock Attributes:** Analysis of existing dwelling stock and housing preferences.
- **Market Development and Trends**: Analysis of historical housing trends.
- **Supply and Demand Drivers:** Collation of demographic, population, migration and construction cost data to gain a holistic view of factors influencing data for housing.
- **Demand Modelling:** Modelling of dwelling demand by density over time under two different dwelling preference scenarios.
- **Location Analysis:** Analysis of each proposed change area against the proposed density changes and array of success factors.
- **Affordability Assessment:** An exercise taken to understand the different affordability thresholds for each proposed change area.
- **Implications Analysis and Recommendations:** Synthesis of all above analysis into dwelling forecasts over time.

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DWELLING STOCK ATTRIBUTES



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EXISTING HOUSING STOCK OVERVIEW

As of the 2021 Census, the housing stock in the City comprised primarily of low density single houses (74%), with a small proportion of medium density dwellings (23%), and minimal high density (3%).

'Other' dwellings in the City include caravans, houseboats, cabins, tents, granny flats and housing attached to shops/offices/etc. Of the 72 dwellings in the 'Other' category, 52 are granny flats.

Note, this excludes unoccupied private dwellings, not stated and not applicable. Low rise apartments include one to three storey apartment complexes. Mid and high rise apartments refer to those four or more storeys.

CITY OF MELVILLE HOUSING SNAPSHOT, 2021

		AMOUNT (NO.)	PROPORTION OF HOUSING STOCK (%)
	Population	103,523	-
LOW DENSITY	Single house	31,751	74.2%
MEDIUM DENSITY	Semi Detached and Townhouses	8,235	19.3%
	Low Rise Apartments	1,668	3.9%
HIGH DENSITY	Mid and High Rise Apartments	1,105	2.6%
	Other dwelling types	72	0.2%
	Total	42,831	100.0%

Source: ABS 2021 Census

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ESTIMATED HOUSING STOCK

To understand the existing dwelling supply, Urbis built upon the 2021 Census dwelling counts through the synthesis of building completions demolitions data provided by the City of Melville and expected build rates.

Urbis' analysis estimated a growth of 1,678 dwellings from 2021-2025.

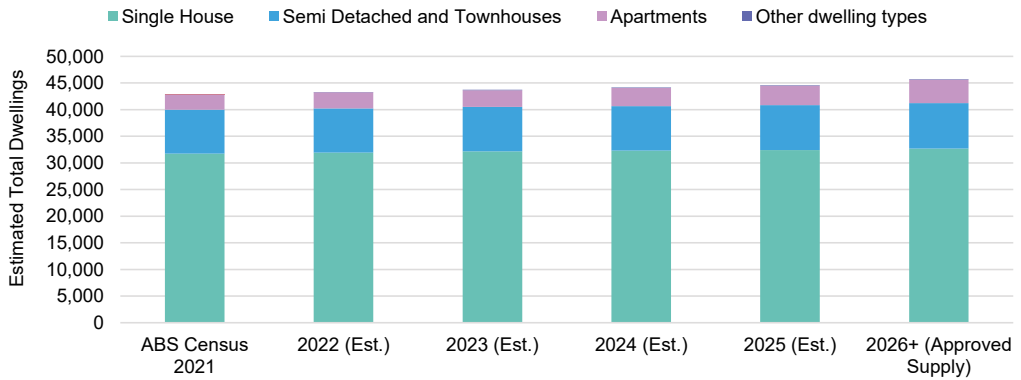
Apartment supply contributed an estimated 49% of new dwelling supply over this period – significantly higher than what the existing stock composition reflects. These developments have been largely concentrated around the Canning Bridge precinct.

Semi detached dwellings contributed to approximately 11% of growth, with single houses accounting for approximately 40%.

There are 1,158 approved dwellings currently which could be delivered beyond 2025, with a majority being apartments.

To be able to reach the dwelling target for the City of Melville as per the Subregional Frameworks, there is a need for approximately 560 dwellings to be built each year. This is higher than the circa 340 built on average between 2021 and 2025. The dwelling target is however achievable, provided appropriate areas are rezoned to have the capacity to be further developed and market conditions allow for more density to be developed in other areas across the City.

ESTIMATED TOTAL DWELLING SUPPLY, CITY OF MELVILLE



DWELLING TYPE	ABS CENSUS 2021	2022 (EST.)	2023 (EST.)	2024 (EST.)	2025 (EST.)	2026+ (APPROVED SUPPLY)
Single House	31,751	31,932	32,174	32,321	32,425	32,706
Semi Detached and Townhouses	8,235	8,288	8,345	8,360	8,406	8,507
Apartments	2,840	3,034	3,145	3,413	3,668	4,444
Other dwelling types	72	73	76	77	77	77
Total	**42,898**	**43,327**	**43,740**	**44,171**	**44,576**	**45,734**

DWELLING TYPE	ABS CENSUS 2021	2022 (EST.)	2023 (EST.)	2024 (EST.)	2025 (EST.)	2026+ (APPROVED SUPPLY)
Single House	74%	74%	74%	73%	73%	71%
Semi Detached and Townhouses	19%	19%	19%	19%	19%	19%
Apartments	7%	7%	7%	8%	8%	10%
Other dwelling types	0%	0%	0%	0%	0%	0%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: ABS, City of Melville, Urbis Perth Apartment Essentials
Note 2026+ incorporates dwellings with building applications lodged within the City and known future apartment projects (with several apartment projects slated for completion over the next 1-3 years).*

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EXISTING HOUSING STOCK COMPARISONS

Three additional local government areas (LGAs) were profiled to compare the housing stock with the City of Melville. The City of South Perth shares similarities with the City of Melville through its share of riverfront properties, positioning along both Kwinana Freeway and Canning Bridge, and proximity to a major university. The City of Stirling represents a large locality with a similar proximity to the CBD as the City of Melville, north of the Swan River. Lastly, the City of Vincent offers insight into the composition of a CBD-adjacent LGA – illustrating how the dwelling mix may change in Melville over time.

Benchmarking Results

Melville has the highest proportion of single house dwellings amongst the benchmarked LGAs, at 74%.

The benchmarking shows higher density housing becoming more prevalent as proximity to the CBD increases, as observed in the LGAs of South Perth and Vincent. While certain suburbs in Melville are similar to these inner city suburbs (Applecross, Mount Pleasant), many of its suburbs are more disconnected from the CBD.

Infill development from redeveloped single housing lots comprises a significant proportion of medium density development in the City of Stirling, which may offer insight into the future introduction of density in Melville.

HOUSING TYPOLOGY BENCHMARK, 2021

HOUSING TYPOLOGY	MELVILLE	VINCENT	SOUTH PERTH	STIRLING
Population	103,523	36,537	43,405	226,369
Single house	74.2%	45.2%	46.6%	58.1%
Semi-detached group houses / terrace townhouse	19.3%	21.6%	35.7%	32.0%
Units / Low-rise apartments	3.9%	18.6%	10.3%	8.4%
Mid and High Rise Apartments	2.6%	14.6%	7.3%	1.4%
Other dwelling types	0.0%	0.7%	0.0%	0.1%

Source: ABS 2021 Census
Note: This excludes unoccupied private dwellings, not stated and not applicable. Low rise apartments include one to three storey apartment complexes. Mid and high rise apartments refer to those four or more storeys.

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HOUSEHOLD ATTRIBUTES

The breakdown of dwelling types in the City is shown in the top right, while the composition of family types within each dwelling type is depicted in the bottom right.

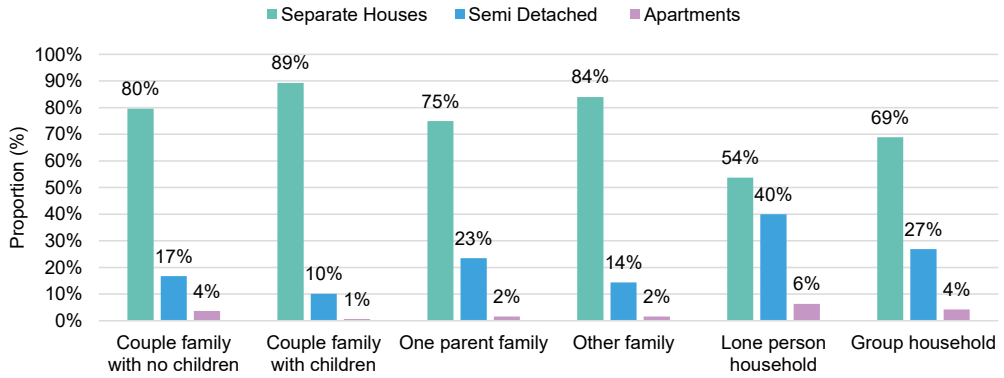
Observed Preference for Dwelling Types

The large proportion of single houses comprise the majority of dwelling stock across the City. Amongst its inhabitants, non-family households are more likely to gravitate to higher density housing than family households.

Despite a higher availability of medium to high density housing, couple families with children seem to have the most rigid dwelling preference, which are indicative of the increased space requirements they have.

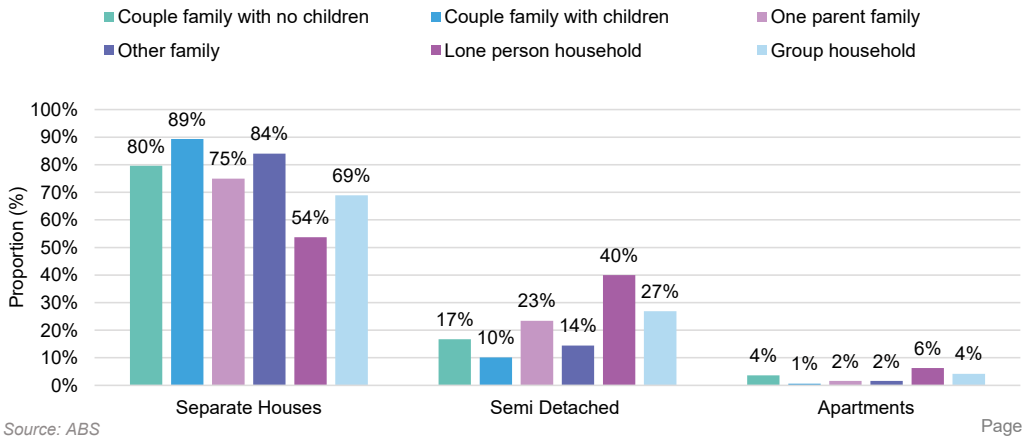
In LGAs where medium to high density housing is more prevalent (South Perth and Vincent), lone person households are observed to prefer this option compared to separate houses.

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF MELVILLE, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF MELVILLE, 2021

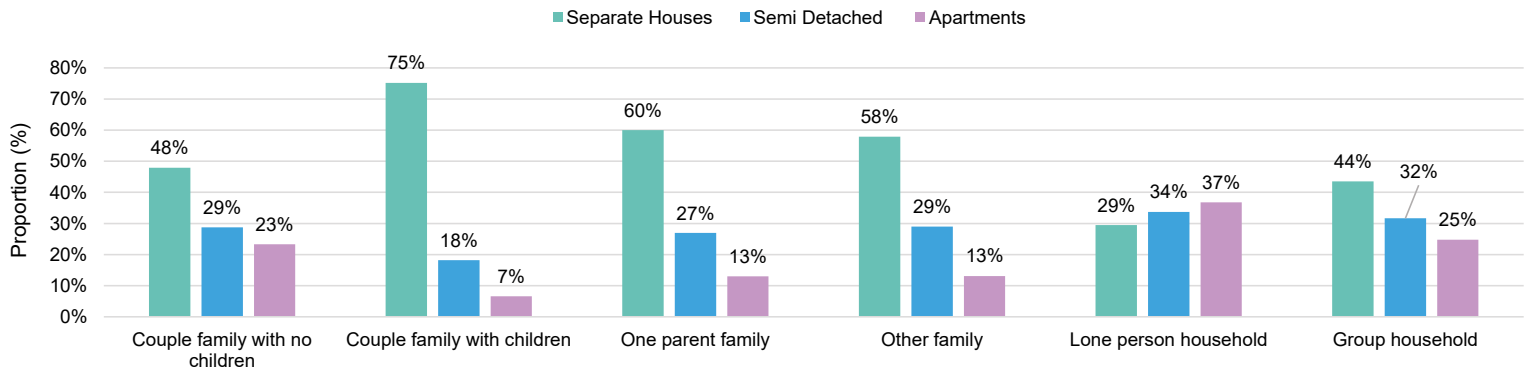


Source: ABS

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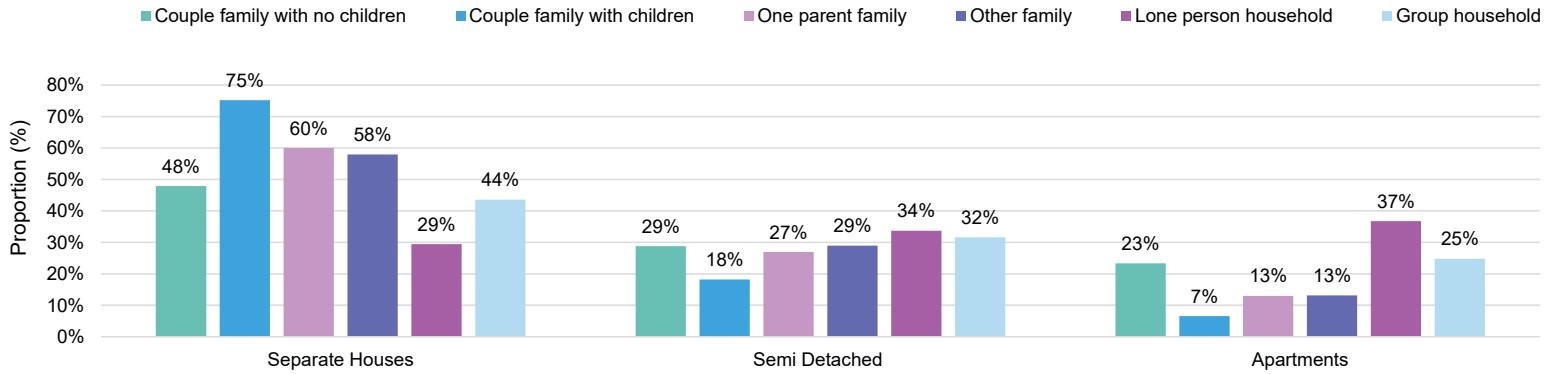
COMPARISON – CITY OF VINCENT

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF VINCENT, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF VINCENT, 2021

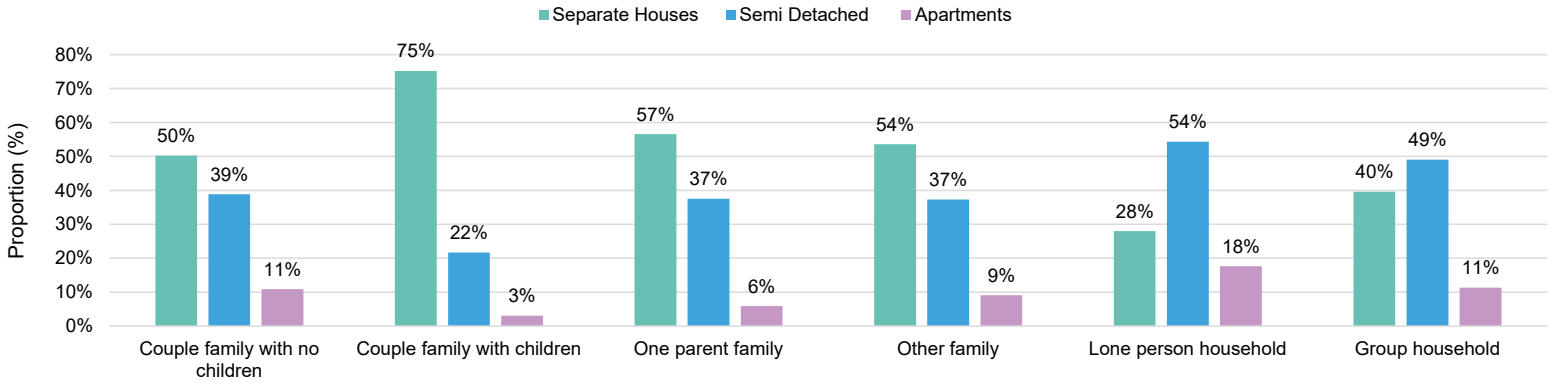


Source: ABS

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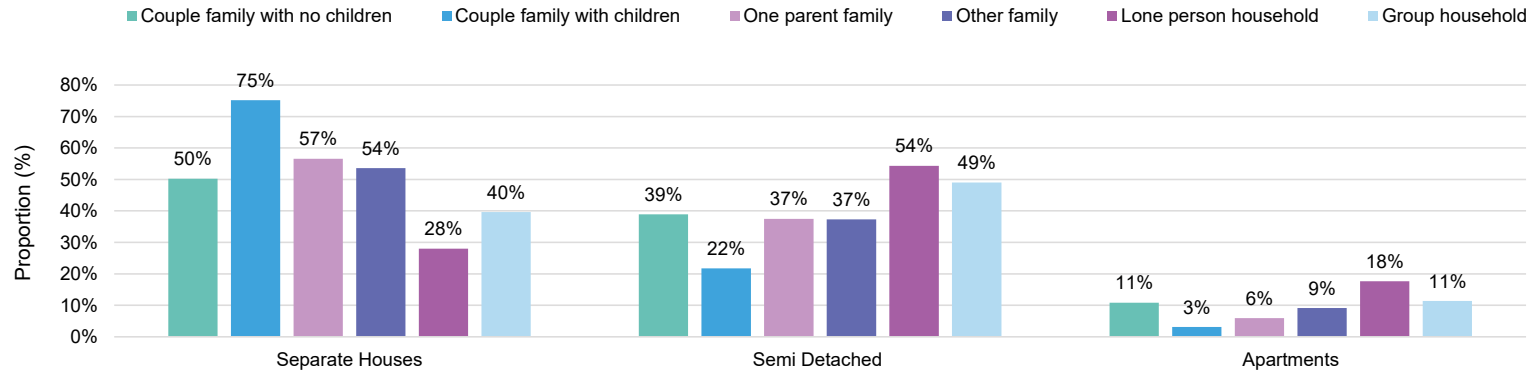
COMPARISON – CITY OF SOUTH PERTH

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF SOUTH PERTH, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF SOUTH PERTH, 2021

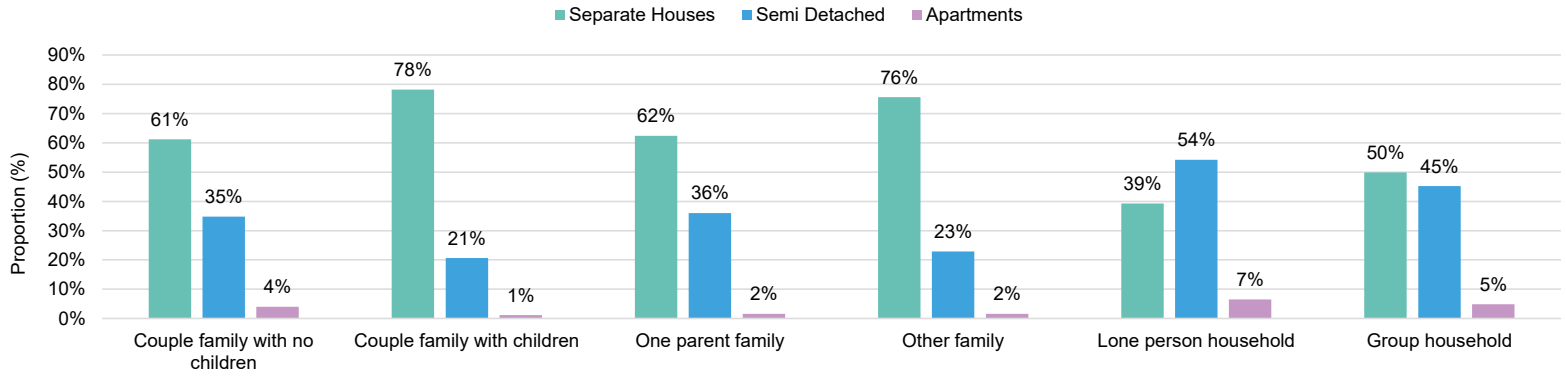


Source: ABS

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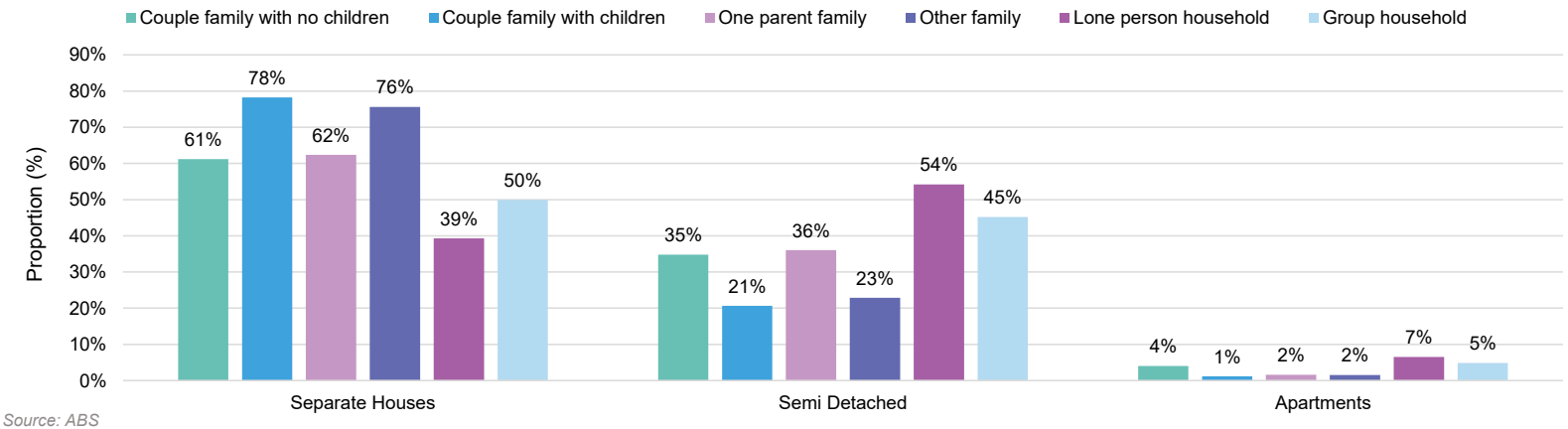
COMPARISON – CITY OF STIRLING

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF STIRLING, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF STIRLING, 2021



Source: ABS

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02

MARKET AND DEVELOPMENT TRENDS

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MARKET TRENDS | CITY OF MELVILLE HOUSING TRENDS



City of Melville - Land Economics Assessment

SHARP INCREASE IN HOUSE PRICES

After a prolonged period of declining or stagnant property values, house and unit prices have seen significant growth, increasing 80% in the 5 years to 2025, outpacing the Greater Perth market by more than 10%. Unit and apartment prices have lagged, growing 63% and 27% respectively.

AN ESTABLISHED RESIDENTIAL MARKET

The higher proportion of households owned outright is reflective of the established residential market within the City of Melville, with older families occupying homes that they have managed to pay off.

REDEVELOPMENT OF AGEING STOCK

Due to the absence of readily available land, infill development has occurred through the demolition and redevelopment of the existing aged housing stock.

RISING LAND PREMIUMS

The price per square metre amongst new dwellings across all property types has risen significantly in the last 10 years, with growth amongst houses the most significant (61%).

NEW APARTMENT STOCK

The City of Melville has seen a robust apartment market within its Canning Bridge Activity Centre across the last 5 years, despite increasing construction costs and a challenging market.

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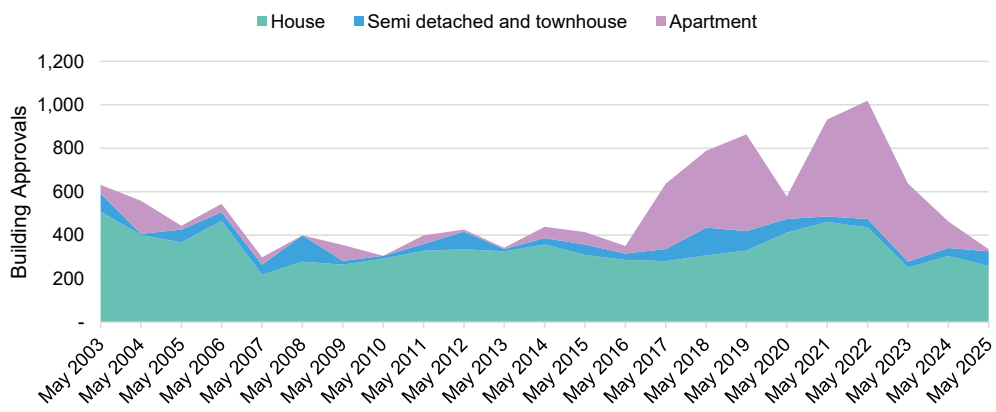
DWELLING APPROVALS

Apartment approvals in the City of Melville have occupied a significantly larger proportion of dwelling approvals since 2017. This was largely driven by the premium waterfront product around the Canning Bridge precinct. Apartment approvals have since declined in 2024 and 2025 as construction costs have continued to rise and developers have focused on delivering projects which already have approval.

It is important to note that construction costs are still considerably high and being able to deliver apartments is becoming increasingly challenging. Furthermore, a majority of the sites that were readily able to be developed from ten years ago have now been developed. As such, it is anticipated that apartment development activity is set to moderate over the coming years.

Single house approvals have remained steady over the last two decades, with semi detached and townhouse product being limited in the City of Melville.

NEW DWELLINGS APPROVALS, CITY OF MELVILLE, MAY 2003-2025



Source: ABS, Urbis

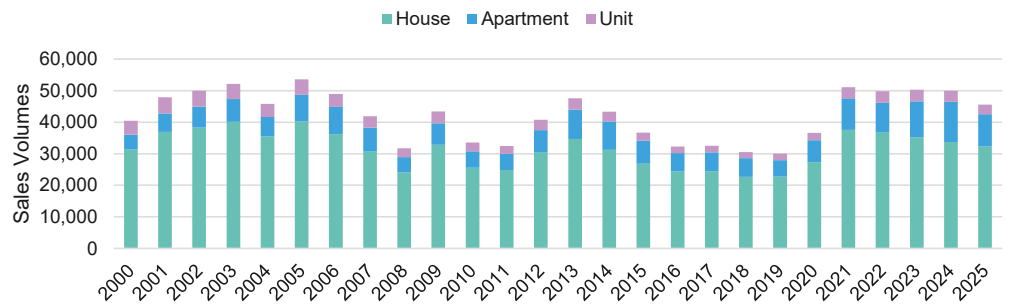
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DWELLING SALES

Dwelling sales have been at elevated levels in Greater Perth as a result of first-home-buyer incentives post COVID-19. These sales have been driven by greenfield developments as opposed to infill.

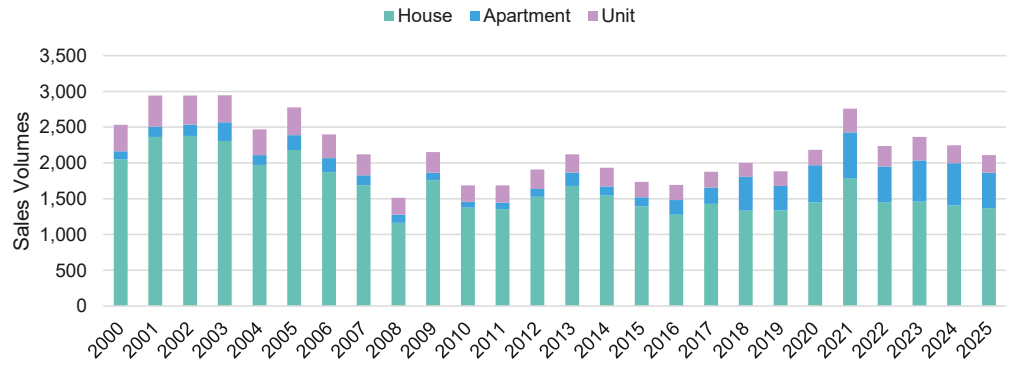
Apartments have become an increasingly large part of dwelling sales in the City of Melville. Which has risen to 23% all sales as of 2025.

DWELLING SALES, GREATER PERTH, 2000-2025



Source: Landgate
Note Landgate only captures settled sales. This does not include sales which have occurred during presales and under construction. Sales that occurred within a development during presales or construction will settle once the building is built. As such, sales volumes in the last 1-3 years are lower than that of previous years.*

DWELLING SALES, CITY OF MELVILLE, 2000-2025



Source: Landgate
Note Landgate only captures settled sales. This does not include sales which have occurred during presales and under construction. Sales that occurred within a development during presales or construction will settle once the building is built. As such, sales volumes in the last 1-3 years are lower than that of previous years.*

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APARTMENT DEVELOPMENT ACTIVITY

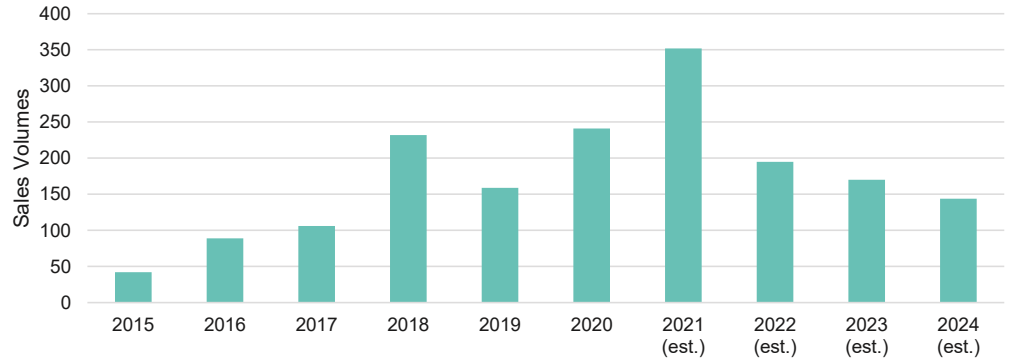
The City of Melville has experienced a sustained period of increased apartment activity since 2015, particularly around the Canning Bridge precinct.

Significant developments in the precinct include the Sabina and The Precinct, and more recently Riviere, Cirque Duet and Romeo.

Due to the riverfront location of the newer product, it has been positioned as premium product.

There has been some apartment activity outside the Canning Bridge precinct, particularly focused in Booragoon around the Westfield Booragoon Shopping Centre and in Palmyra.

KEY RECENT DEVELOPMENTS, CITY OF MELVILLE



Source: Landgate, Urbis Perth Apartment Essentials
Landgate only captures settled sales. This does not include sales which have occurred during presales and under construction. Urbis has incorporated sales data from its Apartment Essentials Database to estimate the amount of sales inclusive of unsettled sales.

APARTMENT SALES, CITY OF MELVILLE, 2015-2024

DEVELOPMENT	NUMBER OF UNITS	YEAR LAUNCHED	ESTIMATED COMPLETION
Cirque	111	2016	2019
Palmyra East	128	2018	2019
The Precinct	192	2016	2020
Sabina	164	2018	2020
Amara City Gardens	124	2018	2022
Grandton	91	2021	2024
Aurora	118	2020	2024
Cirque Duet	93	2022	2025
Riviere Central	63	2021	2025
Riviere East	77	2021	2025
Riviere West	77	2024	2026
Palmyra West	130	2025	2027
Romeo	152	2026	2028

Source: Urbis Apartment Essentials
Note: Includes projects with above 50 dwellings.

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03

SUPPLY AND DEMAND DRIVERS



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DEMOGRAPHIC ANALYSIS

Within the City of Melville, households and residents generally have higher incomes relative to Greater Perth.

The average age in Melville is higher than in comparison to Greater Perth, with there being a higher proportion of retirees and fewer young to middle-aged adults.

More homes are owned outright (42.1% vs 29.3%), while Greater Perth proportionally has more households that have a mortgage or are being rented.

This data illustrates the long-established resident population, which has seen its population ageing in place in homes that have been purchased and fully paid off.

KEY DEMOGRAPHIC CHARACTERISTICS OF CATCHMENT AREA, ABS CENSUS 2021

	CITY OF MELVILLE	GREATER PERTH
Income:		
Average Household Income	$145,600	$125,900
Average Per Cap. Income	$55,800	$48,700
Gender:		
Male	48.0%	49.4%
Female	52.0%	50.6%
Age Distribution:		
Aged 0-14	17.3%	19.0%
Aged 15-24	12.3%	12.1%
Aged 25-39	17.0%	22.1%
Aged 40-54	19.9%	19.8%
Aged 55-64	12.6%	11.3%
Aged 65+	21.0%	15.8%
Average Age	41.8	37.5
Labour Force:		
Status – employed	62.8%	65.1%
Status – unemployed	3.0%	3.6%
Status - not in the labour force	34.3%	31.3%
White collar occupation	80.4%	69.1%
Blue collar occupation	19.6%	30.9%
Diversity:		
Australian Born	64.3%	62.3%
Overseas Born	35.7%	37.7%
Housing Tenure:		
Owned Outright	42.1%	29.3%
Owned with a Mortgage	36.2%	43.2%
Rented	21.7%	27.5%

Source: ABS Census 2021, Urbis

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HOUSEHOLD ATTRIBUTES BENCHMARKING

The family and household composition of the benchmark LGAs are shown, right.

Melville and Stirling have similar proportions of families with no children and families with children, when compared to Vincent and South Perth, which are both slightly more skewed to no-children-families. Melville is observed to have a higher proportion of family households when compared to the other benchmarked LGAs.

The City of Vincent have the highest proportion of group households and single person households, noticeably with a significantly lower median age, at 36. Families that do inhabit the City of Vincent tend to be younger families without children.

DWELLING, FAMILY AND HOUSEHOLD COMPARISONS BY LGA, ABS CENSUS 2021

LOCAL AUTHORITY / ATTRIBUTE	MELVILLE	VINCENT	SOUTH PERTH	STIRLING
Median Age	42	36	39	38
Family Composition – Couple Family with No Children	39.2%	48.7%	46.4%	40.7%
Family Composition – Couple Family with Children	47.8%	39.5%	41.4%	44.2%
Family Composition – One Parent Families	13.0%	11.9%	12.2%	15.1%
Household Composition – Family Households	73.0%	57.9%	62.7%	65.0%
Household Composition – Single Person Households	24.3%	33.9%	31.9%	30.7%
Household Composition – Group Households	2.7%	8.1%	5.4%	4.4%

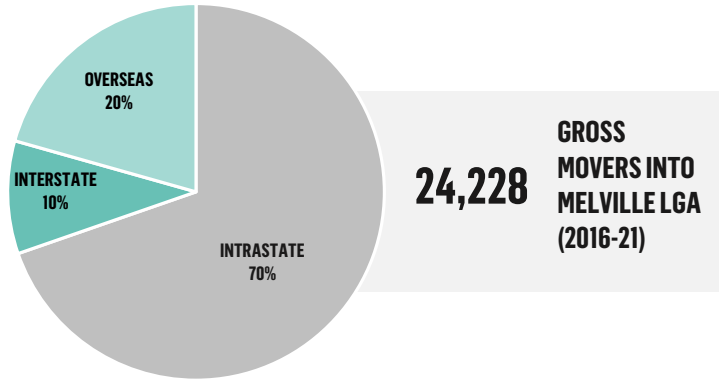
Source: ABS Census 2021
Note Family composition classifies families into different family types and shows the proportion of different family types within the LGA. Excludes "other family". Household composition classifies the type of household within a dwelling and shows the proportion of different household types that occupy dwellings.*

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WHO IS MOVING TO MELVILLE?

Same Address in 2016 | Elsewhere in Australia | Overseas in 2016

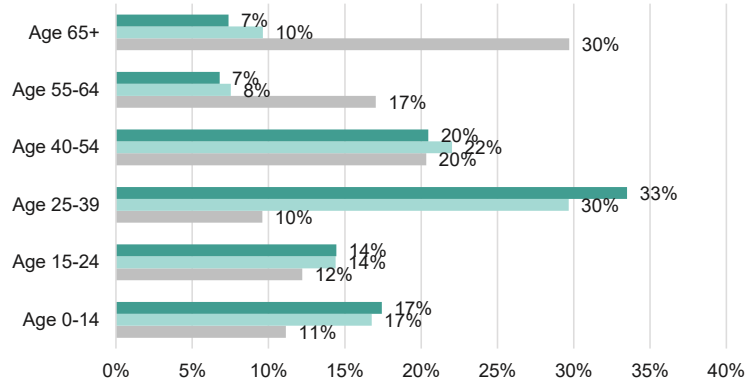
NEIGHBOURING LGAS COMPRISED 30+% OF MOVERS INTO MELVILLE



24,228 GROSS MOVERS INTO MELVILLE LGA (2016-21)

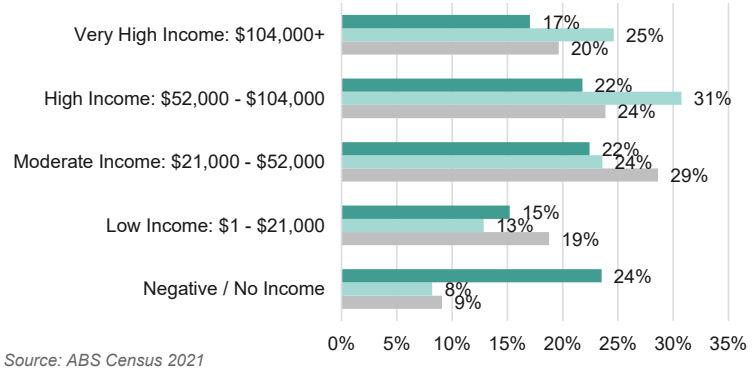
Source: ABS Census 2021

A HIGH SHARE OF MOVERS ARE RELATIVELY YOUNG AT 25-39.



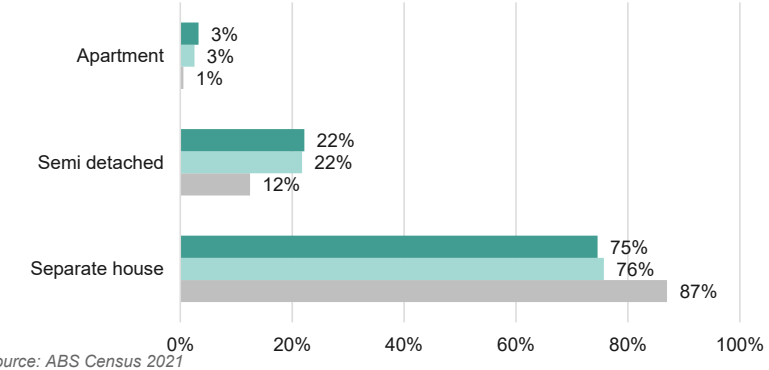
Source: ABS Census 2021

MORE THAN 50% OF MOVERS HAVE HIGH INCOMES.



Source: ABS Census 2021

MEDIUM DENSITY GREW IN POPULARITY AMONGST MOVERS



Source: ABS Census 2021

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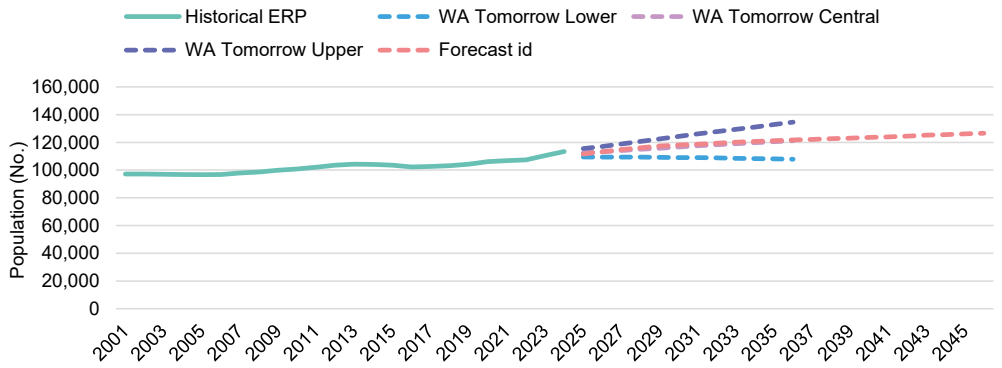
POPULATION PROJECTIONS

Based on the ABS' estimated resident population measure, the City of Melville has seen moderate population growth from 97,202 people in 2001 to 113,404 people in 2024 (equivalent to 0.7% growth per annum). More recently however, the City has seen unprecedented growth in the last 5 years to 2024, growing by 8.7% (equivalent to 1.7% per annum). This is higher compared to other neighbouring predominantly built out LGA's such as the Town of East Fremantle and the City of South Perth which have recorded 5.4% and 7.6% growth over the same period.

Several population forecasts have been included in this analysis to illustrate high and low growth scenarios. The current estimated resident population exceeds that of all the population forecasts, except for the WA Tomorrow Upper Band forecasts, which highlights the significant growth the City has had in the past five years.

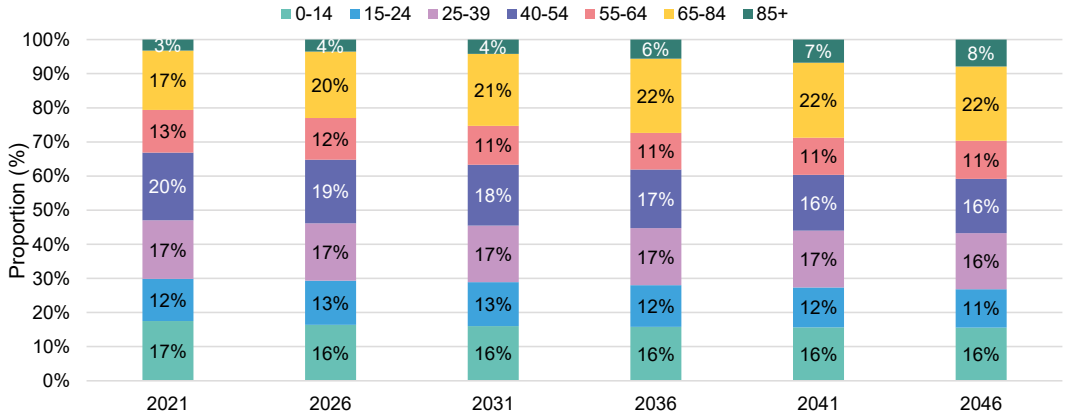
The resident population is expected to age in place, with the proportion of residents older than 64 projected to increase from 20% to 30% between 2021 and 2046. The level of those aged 39 and below is expected to stay relatively constant over the same period.

POPULATION FORECASTS, CITY OF MELVILLE, 2002 – 2046



Source: ABS, WA Tomorrow, Forecast.id

AGE DISTRIBUTION PROJECTIONS, CITY OF MELVILLE, 2021-46



Source: Forecast.id

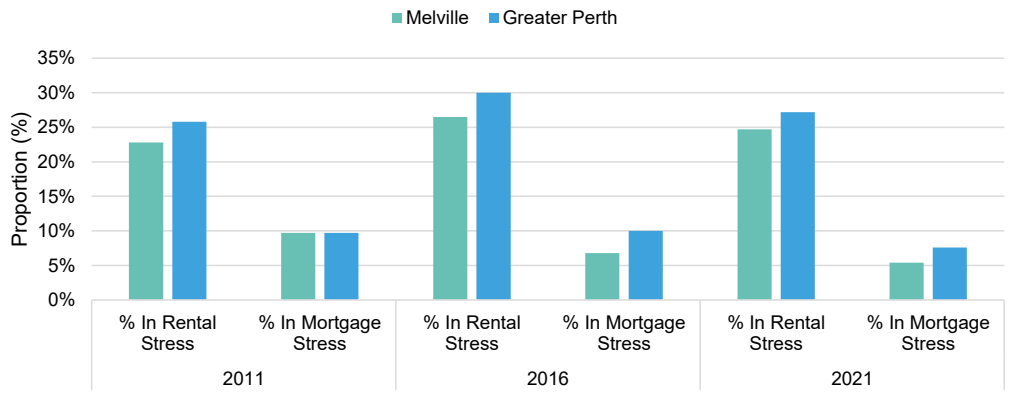
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MORTGAGE AND RENTAL STRESS

Rental stress has edged up between 2011 and 2021 in both the City of Melville (22.8% to 24.7%) and Greater Perth (25.8% to 27.2%). Over the same period, mortgage stress in the City of Melville has eased, while levels across Greater Perth have remained steady.

When contrasted with the average rent and mortgage prices, in the City of Melville, it appears that despite higher average prices than Greater Perth, those living within the LGA are more financially equipped to accommodate them. This is likely due to the more affluent nature of residents residing within the City of Melville.

RENTAL AND MORTGAGE STRESS, CITY OF MELVILLE VS GREATER PERTH, 2011-2021



Source: ABS Census 2011, 2016, 2021

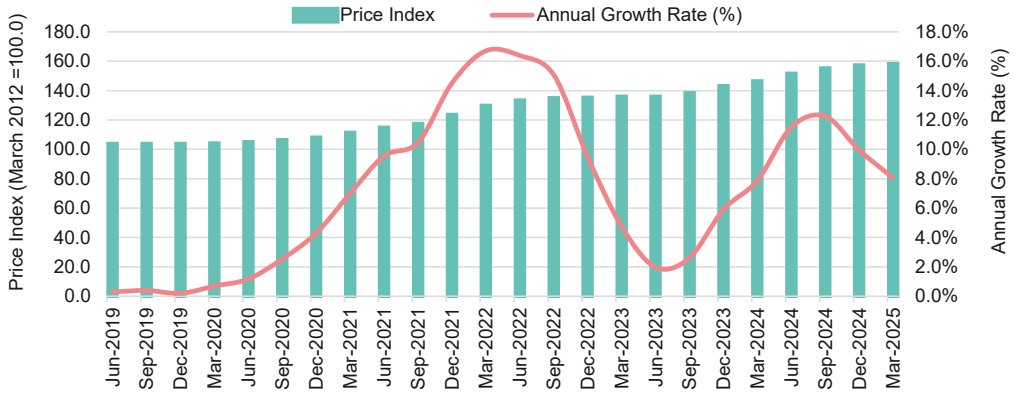
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CONSTRUCTION COST TRENDS

After many years of seeing minimal construction costs increases in Perth, costs have increased significantly since 2020. This has resulted in the construction cost price index rising from 102 in June of 2019 to 157 in March of 2025.

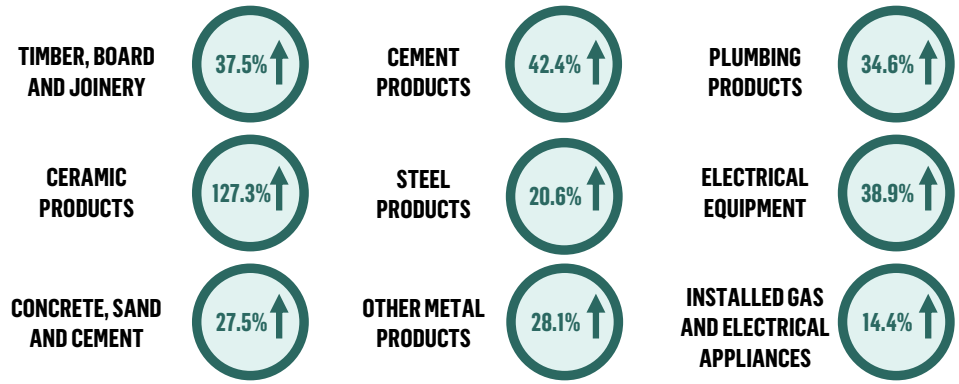
The implications of these significant cost increases have been limited apartment and medium density development across Greater Perth, with the exception of premium and waterfront areas.

ABS PRODUCER PRODUCT INDEX – BUILDING CONSTRUCTION, WESTERN AUSTRALIA, JUNE 2019 – MARCH 2025



Source: ABS

NET PRICING CHANGES FOR HOUSING CONSTRUCTION INPUTS, PERTH, JUNE 2019 – MARCH 2025



Source: ABS

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04

HOUSEHOLD DEMAND MODELLING



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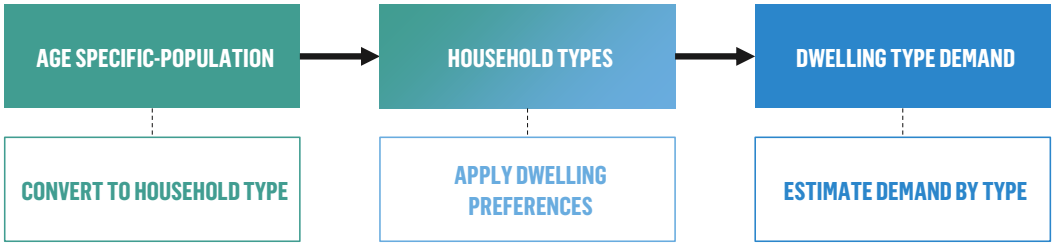
DEMAND MODELLING METHODOLOGY

Housing demand for the City of Melville was modelled using the following multi-stage methodology.

This approach has proven highly effective in estimating local housing demand, by translating age-specific population estimates and projections into household types before applying household-based dwelling preferences. This approach recognises that dwelling demand is directly driven by the growth and changes in household formation, not simply population growth. It also recognises that the application of whole-of-market average household sizes to population estimates fail to properly capture changes in both the age-profile of the population and in household formation rates. The application of dwelling preferences recognises observed behaviour and therefore inherently captures the role of price in decision making.

A key assumption underpinning this analysis is the expected 'dwelling preferences' of different household types. The analysis is thus based on observed preferences – i.e. the status quo – and an alternative 'expected' scenario.

HOUSING DEMAND MODEL OVERVIEW



Source: Urbis

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SCENARIOS

Key assumptions from the two demand scenarios modelled are summarised to the right. Factors influencing the best location for different housing product are detailed on the following page.

BASE CASE SCENARIO



LOW DENSITY MEDIUM DENSITY HIGH DENSITY

- This scenario assumes current dwelling preferences (by demographic and household cohort) are maintained.
- This scenario is likely unable to be supported as there will likely be insufficient land to provide for the number of new single houses required.
- There is an existing lack of diverse housing options in the City which likely demonstrates that some needs in the community are not being adequately met (e.g. lone and small households within large homes). This scenario likely exacerbates these issues.

ALTERNATIVE SCENARIO



LOW DENSITY MEDIUM DENSITY HIGH DENSITY

- This scenario assumes that dwelling preferences shift slowly over time (as has been observed in metropolitan locations across Australia).
- In this scenario, demand for medium density dwellings increases significantly and there is a small increase in demand for high density dwellings. There is however a degree of ability for demand to shift between medium and high density given product similarities (e.g. apartment in low-rise development versus apartment in mid-rise development).

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KEY INFLUENCES AND IMPLICATIONS FOR DEMAND

Demand for housing is influenced by a range of factors, many of which are not related to supply directly. Understanding these factors can provide insight into the best locations for infill development.

PRECINCT CHARACTER

The quality of the streetscapes, public realm and private and public amenities (built and natural) have a direct impact on the attractiveness of a location for alternative housing products. In general, areas with comparably more desirable amenities support increased density development demand.

DWELLING AVAILABILITY / APPROPRIATENESS

The availability of appropriate housing in a location directly influences the choice of housing typology. For instance, an area with a large supply of medium density dwellings may limit demand for higher density dwellings that offer comparable product types.

DEVELOPMENT FEASIBILITY

Ultimately, new dwellings will only be delivered in areas where sufficient development return can be achieved. As such, any influences on the viability of development will impact housing demand and choice (e.g. requirements for major infrastructure upgrades).

POPULATION GROWTH

Strong population growth drives growth for housing. Higher levels of growth than anticipated may lead to higher demand for non-detached housing earlier than predicted.

TYPE AND TENURE

People who are renting are, on average, more likely to select medium and high density dwelling types. A high proportion of renters within the local population thus will lead to higher demand for medium and high density dwellings.

DEMOGRAPHIC PROFILE

Demographic changes not anticipated will influence housing demand. For instance, non-Anglo migrants and young adults are more likely to have higher demand for medium and high density dwellings than other demographic cohorts.

HOUSEHOLD AND FAMILY TYPE

Household and family attributes influence dwelling demand. Smaller households such as lone persons and couples with no children, for instance, are more likely demand medium or high density than families with children.

AFFORDABILITY

The affordability (for purchase or rent) of different housing types influences demand considerably. A household is willing to make a trade off for a medium density dwelling, for instance, if it is more affordable than a detached house.

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HOUSEHOLD DEMAND SCENARIOS

The demand modelling provides a base case and an alternative dwelling demand scenario. Note, these scenarios do not take into account the land area available for development, but provide information on what dwelling types could be required for the City's population to grow.

Base Case

The base case illustrates what dwelling demand will look like if the population increases in line with assumed growth to 2050, but dwelling preferences remain the same as observed as of 2021.

Alternative Scenario

The alternative scenario illustrates what dwelling demand looks like if dwelling preferences shift to a more diverse household type / dwelling type makeup given the physical constraints of the City, increasing land values and policy objectives. To test alternative outcomes, the alternative scenario assumed that dwelling preferences would, over time, move towards those observed in the City of Vincent. In particular, the modelling assumes that dwelling preferences observed in the City of Melville will slowly transition over time and fully adopt the preferences observed in the City of Vincent by 2050.

MODELLING ASSUMPTIONS

ASSUMPTION VARIABLE	ASSUMPTION	NOTES
Occupancy Rate	92.1%	Based on the 2021 ABS census data for occupied private dwellings the Melville LGA.
Age-Specific Household Composition	As per 2021 levels	The model groups resident projections into household types based on age characteristics.

Source: Urbis, ABS

POPULATION FORECAST ASSUMPTIONS, CITY OF MELVILLE, 2021-2050

PERSONS	2021 ERP	2025	2050
0-4 years	5,235	5,247	7,013
5-14 years	13,435	13,173	15,264
15-19 years	6,775	7,261	7,683
20-24 years	6,460	7,132	8,351
25-34 years	11,485	12,012	15,568
35-44 years	13,890	14,097	15,815
45-54 years	14,155	13,794	14,793
55-64 years	13,370	13,756	15,977
65-74 years	11,895	12,736	15,790
75-84 years	6,695	8,454	15,269
85 years and over	3,415	3,912	11,290
Total Population	**106,810**	**111,574**	**142,810**
Net Increase since 2021	**-**	4,764	36,000

Source: ABS, Forecast.id, Urbis

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FUTURE DEMAND

The numbers of dwellings by type across the City of Melville are the assumed starting point for both scenarios. The 2025 number of dwellings shows the current estimated split. Future dwelling numbers for each scenario are based on the household formation and dwelling type preferences.

Base Case

This scenario is highly dependent on new single houses being provided to accommodate additional population growth, with approximately 10,807 additional single dwellings needed between 2025 and 2050. Under this scenario, an additional 4,168 medium density dwellings (units / townhouses) are required, and 669 apartments (which would represent 8-9 medium sized apartment developments).

A net increase of 15,645 dwellings are required under this scenario from the 2025 estimated existing dwellings. This is however considered an unrealistic dwelling target given the changing demographics, particularly ageing population, is anticipated to lead to increasing lone person and couple only households that are increasingly preferring units, townhouses and apartments.

Alternative Scenario

This scenario provides a greater proportion of medium density and high density dwellings to accommodate the same population growth (and assumes a notable level of demolitions of detached housing to accommodate this development).

Under this scenario, approximately 25,000 additional dwellings would be required. Circa 9,325 more dwellings are needed to accommodate the population growth under the alternative scenario when compared to the base case given the alternative scenario better reflects the increasing number of lone person and couple only households that will result from the ageing of the City's residents.

FUTURE DWELLING DEMAND SCENARIOS

DEMAND	YEAR	DETACHED HOUSES	UNITS & TOWNHOUSES	APARTMENTS (3+ STOREY)	TOTAL
Base Case Scenario	2021	30,941	8,878	1,309	41,128
	2025	32,642	9,526	1,416	43,584
	2050	43,450	13,694	2,085	59,229
	Net Demand	*10,808*	*4,168*	*669*	*15,645*
Alternative Scenario	2050	31,423	19,841	17,287	68,552
	Net Demand	*-1,219*	*10,315*	*15,871*	*24,968*
Proportion of Total Dwelling Stock					
Base Case Scenario	2021	75.2%	22.7%	2.1%	100%
	2025	74.9%	23.0%	2.1%	100%
	2050	73.4%	24.4%	2.3%	100%
Alternative Scenario	2050	45.8%	28.9%	25.2%	100%

Source: Urbis, ABS
Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

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05

LOCATION ANALYSIS



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PROPOSED CHANGE AREAS

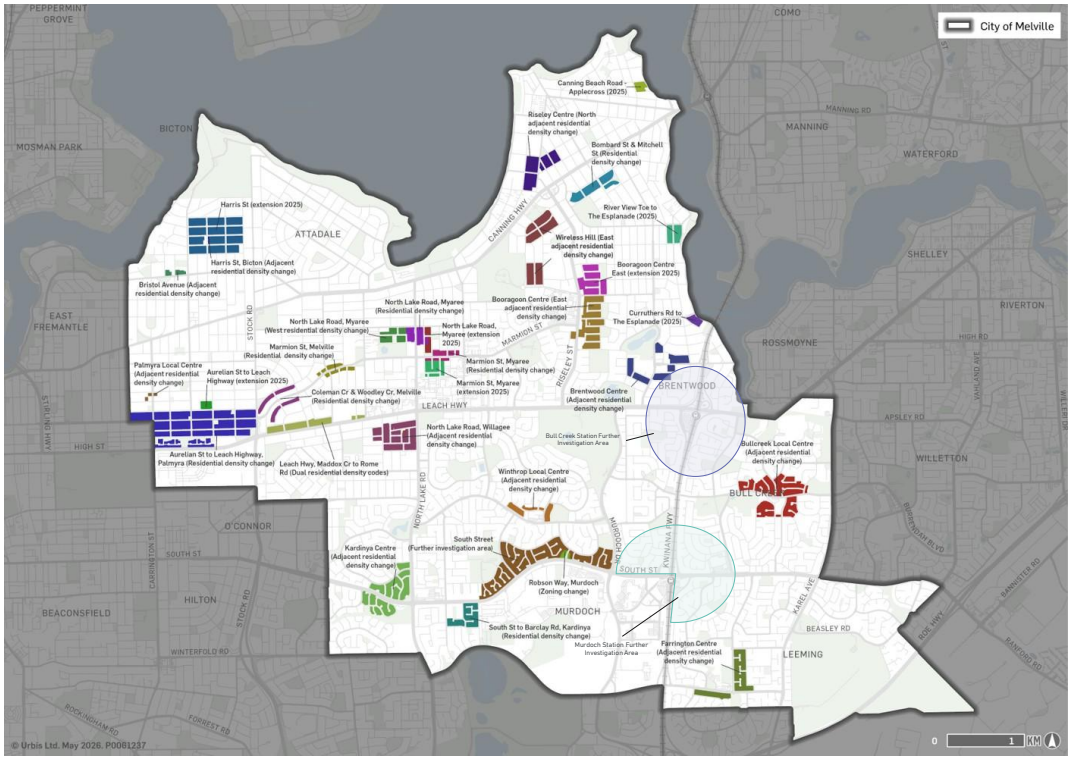
The City of Melville in its review of its local planning scheme has identified a number of potential change areas. These areas have been identified as either having:

- Potential to support additional density; or
- Potential to be rezoned to a different zone under the planning scheme.

The areas have been identified over the course of the last two years and have been depicted to the right. Proposals were published by the City in 2024 and work is ongoing to refine these with input from a variety of technical reports (including this report). In response to specific requests from the community, the City recommended a number of additional density change areas in 2025.

Following engagement with the City's Elected Members to discuss a variety of additional changes, these proposed density change areas have been refined and are depicted right. The refinement of these areas has included the removal of some areas, inclusion of previously identified opportunity areas and the change in potential R code attributed to particular areas.

PROPOSED CHANGE AREAS, CITY OF MELVILLE



Source: City of Melville, Urbis

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PROPOSED CHANGE AREAS

PROPOSED R CODING CHANGES

CHANGE AREA	PROPOSED CHANGES IN R CODING
Aurelian St To Leach Highway (Extension 2025)	R20 to R40
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	R20 to R40
Bombard St & Mitchell St (Residential Density Change)	R20 to R40
Booragoon Centre (East Adjacent Residential Density Change)	R20 to R40
Booragoon Centre East (Extension 2025)	R20 to R40
Brentwood Centre (Adjacent Residential Density Change)	R20 to R40 R25 to R40
Bristol Avenue (Adjacent Residential Density Change)	R17.5 to R40
Bull Creek Local Centre (Adjacent Residential Density Change)	R20 to R40
Canning Beach Road - Applecross (2025)	R12.5 to R30
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	R20 to R40
Curruthers Rd To The Esplanade (2025)	R12.5 to R20
Farrington Centre (Adjacent Residential Density Change)	R20 to R40 R30 to R40
Harris Street (Extension 2025)	R15 to R20 R17.5 to R20
Harris St, Bicton (Adjacent Residential Density Change)	R17.5 to R40
Kardinya Centre (Adjacent Residential Density Change)	R20 to R40

CHANGE AREA	PROPOSED CHANGES IN R CODING
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	R40 to R20/60
Marmion St, Melville (Residential Density Change)	R20 to R40
Marmion St, Myaree (Extension 2025)	R20 to R40
Marmion St, Myaree (Residential Density Change)	R20 to R40
North Lake Road, Myaree (West Adjacent Residential Density Change)	R20 to R40
North Lake Road, Myaree (Extension 2025)	R20 to R40 R25 to R40
North Lake Road, Myaree (Residential Density Change)	R20 to R40
North Lake Road, Willagee (Adjacent Residential Density Change)	R25 to R40
Palmyra Local Centre (Adjacent Residential Density Change)	R20 to R40
Riseley Centre (North Adjacent Residential Density Change)	R15 to R40
River View Tce To The Esplanade (2025)	R12.5 to R20
Robson Way, Murdoch (Zoning Change)	R20 to R40
South St To Barclay Rd, Kardinya (Residential Density Change)	R25 to R40
South Street (Further Investigation Area)	R20 to R40 R25 to R40
Winthrop Local Centre (Adjacent Residential Density Change)	R20 to R40
Wireless Hill (East Adjacent Residential Density Change)	R20 to R40

Source: City of Melville

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ANALYSIS APPROACH

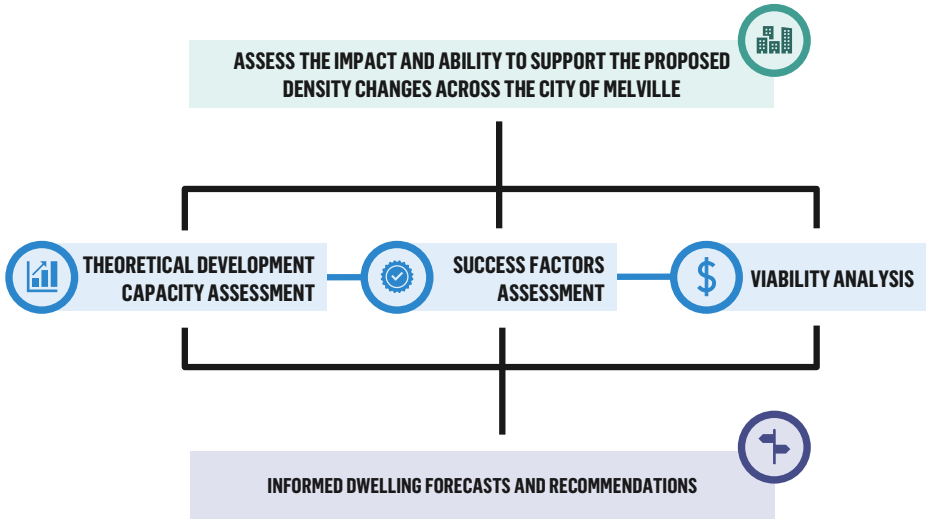
To assess their impact and their ability to support additional density, Urbis assessed the City of Melville's proposed changes in density and zonings. Urbis in their assessment undertook three different methodologies:

- **Theoretical Development Capacity** – to estimate the likely maximum level of development each proposed change area could accommodate;
- **Success Factors Assessment** – to understand the driving factors for each proposed change area to support density; and
- **Viability Modelling** – to understand the viability of different medium and high density typologies in the proposed change areas.

These methodologies have been explained in detail on the following pages and highlight the assumptions that have been used to inform this analysis.

It is important to note that these three methodologies are examined collectively rather than individually and help form the dwelling forecasts and recommendations in the following section of this report.

APPROACH



Source: Urbis

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HYPOTHETICAL DEVELOPMENT CAPACITY APPROACH

To understand the scale of the proposed changes in R Codes across the City's proposed change area's, theoretical development capacity modelling was undertaken. Development capacity was assessed through two different approaches;

Approach A – Development of Grouped Dwellings Only

Under the Residential Design Codes Volume 1, development capacity for a site for medium density can be determined by:

Rounding down of dwellings = lot size / average lot size per dwelling

Note that the average lot sizes per dwelling area is a function of the R Codes, with each code having an assigned average lot size.

Approach B – Development of Grouped and Multiple Dwellings

Under the Residential Design Codes Volume 2, development capacity for a site for high density can be determined by:

Rounding down of dwellings = lot size x plot ratio x efficiency factor / average size per dwelling

The challenge is that capacity can increase if sites are amalgamated. For example, two separate 1,000 sq.m sites that are R40 allow 8 dwellings but two amalgamated 1,000 sq.m sites allow 9 dwellings. Because of this, there are numerous scenarios of amalgamation that cannot be tested. However, capacity can be estimated under two scenarios:

- **Scenario One:** No sites are amalgamated; and
- **Scenario Two:** Adjacent sites with the same density coding are amalgamated.

Combining approaches A and B with Scenario's One and Two provides four different capacity scenarios to test the maximum capacity the proposed change areas can deliver. In areas where dual coding applies, the higher R code has been adopted to understand the maximum development threshold. Where a proposed R code change in Scenario's 1B and 2B do not allow for multiple dwellings (proposed to change to a code that is R30 or below), it has been assumed that grouped dwellings have been developed.

SCENARIO 1A

ALL LOTS DEVELOPED AS GROUPED DWELLINGS – NO SITES AMALGAMATED

SCENARIO 1B

ALL LOTS ZONED R40 OR ABOVE DEVELOPED AS MULTIPLE DWELLINGS, REST DEVELOPED AS GROUPED DWELLINGS – NO SITES AMALGAMATED

SCENARIO 2A

ALL LOTS DEVELOPED AS GROUPED DWELLINGS – SITES AMALGAMATED

SCENARIO 2B

ALL LOTS ZONED R40 OR ABOVE DEVELOPED AS MULTIPLE DWELLINGS, REST DEVELOPED AS GROUPED DWELLINGS – SITES AMALGAMATED

DISCLAIMER:

These scenarios represent hypothetical development scenarios and are indicative of potential capacity under each scenario. They do not take into consideration landowner intentions, age of built form, some physical site constraints, building costs and other external factors. Some of these however have been considered as infill success factors and are discussed later within this section. Financial viability for each change area is also discussed later in this report. They also assume an average apartment sizes which can vary and influence maximum dwelling yield. For the purpose of this assessment, an average apartment size of 75 sq.m has been adopted.

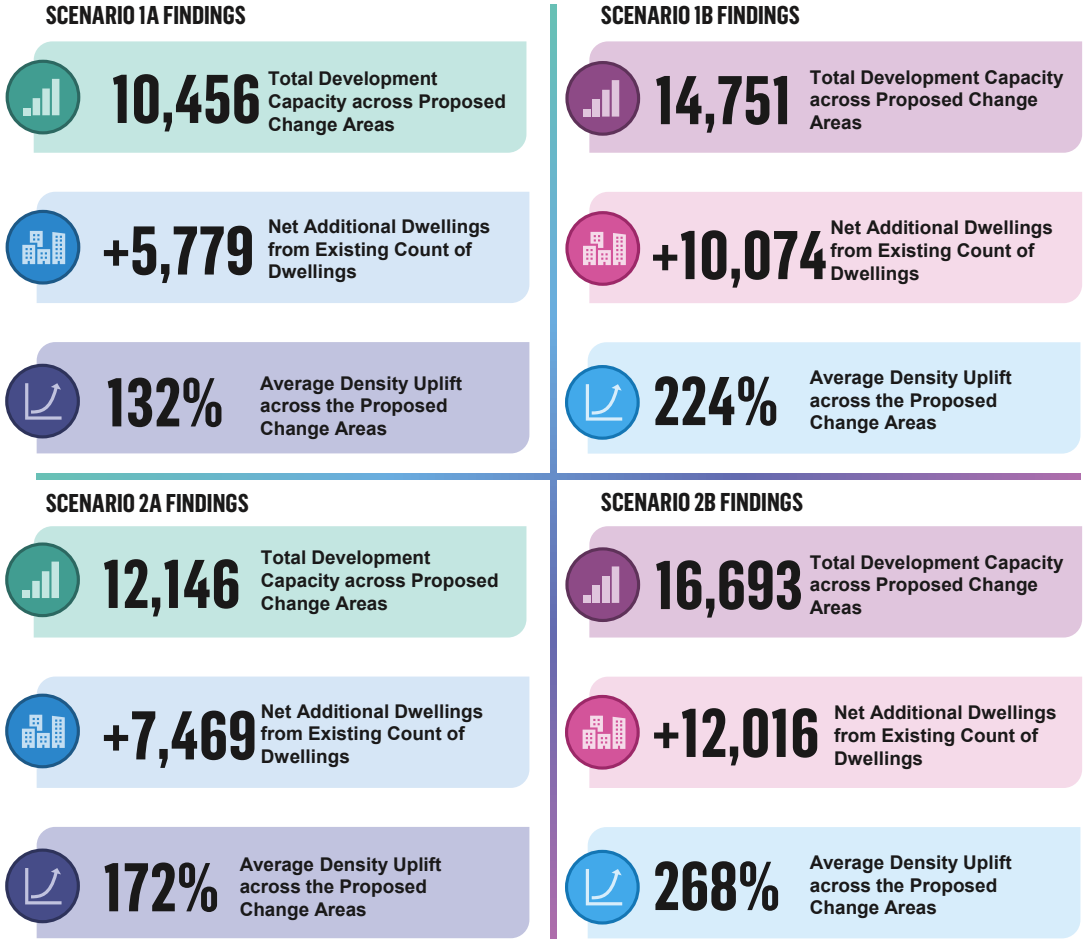
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HYPOTHETICAL DEVELOPMENT CAPACITY FINDINGS

Analysis of the scenarios highlights the significant differences in capacity under each set of assumptions.

This analysis helped inform the parameters upon which the dwelling forecasts were modelled.

A detailed breakdown of dwelling capacities by scenario and approach can be found on the following pages.



Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS (EST.)*	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Aurelian St To Leach Highway (Extension 2025)	26	57	119%	84	223%	69	165%	97	273%
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	809	1,666	106%	2,413	198%	1,911	136%	2,693	233%
Bombard St & Mitchell St (Residential Density Change)	135	280	107%	422	213%	331	145%	466	245%
Booragoon Centre (East Adjacent Residential Density Change)	233	537	130%	826	255%	648	178%	915	293%
Booragoon Centre East (Extension 2025)	155	349	125%	504	225%	417	169%	587	279%
Brentwood Centre (Adjacent Residential Density Change)	196	393	101%	587	199%	462	136%	651	232%
Bristol Avenue (Adjacent Residential Density Change)	25	52	108%	73	192%	60	140%	84	236%
Bull Creek Local Centre (Adjacent Residential Density Change)	290	819	182%	1,135	291%	897	209%	1,267	337%
Canning Beach Road - Applecross (2025)	15	52	247%	52	247%	59	293%	59	293%

Source: Urbis
** Note, existing dwellings are estimates given the absence of readily available and accurate datasets.*

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS (EST.)	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	94	186	98%	282	200%	237	152%	335	256%
Curruthers Rd To The Esplanade (2025)	19	33	74%	33	74%	40	111%	40	111%
Farrington Centre (Adjacent Residential Density Change)	153	458	199%	629	311%	509	233%	718	369%
Harris Street (Extension 2025)	432	468	8%	468	8%	557	29%	557	29%
Harris St, Bicton (Adjacent Residential Density Change)	4	6	50%	10	150%	9	125%	12	200%
Kardinya Centre (Adjacent Residential Density Change)	225	649	188%	947	321%	746	232%	1,052	368%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	140	431	208%	492	251%	497	255%	559	299%
Marmion St, Melville (Residential Density Change)	48	112	133%	162	238%	132	175%	189	294%
Marmion St, Myaree (Extension 2025)	60	150	150%	217	262%	180	200%	254	323%
Marmion St, Myaree (Residential Density Change)	48	122	154%	174	263%	137	185%	195	306%
North Lake Road, Myaree (West Adjacent Residential Density Change)	75	162	116%	254	239%	203	171%	286	281%
North Lake Road, Myaree (Extension 2025)	36	80	122%	116	222%	95	164%	135	275%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS (EST.)	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
North Lake Road, Myaree (Residential Density Change)	85	161	89%	239	181%	193	127%	272	220%
North Lake Road, Willagee (Adjacent Residential Density Change)	213	512	140%	727	241%	606	185%	856	302%
Palmyra Local Centre (Adjacent Residential Density Change)	14	24	71%	36	157%	27	93%	39	179%
Riseley Centre (North Adjacent Residential Density Change)	203	409	101%	607	199%	466	130%	656	223%
River View Tce To The Esplanade (2025)	53	60	13%	60	13%	84	58%	84	58%
Robson Way, Murdoch (Zoning Change)	8	35	338%	50	525%	37	363%	52	550%
South St To Barclay Rd, Kardinya (Residential Density Change)	109	264	142%	377	246%	306	181%	432	296%
South Street (Further Investigation Area)	481	1,223	154%	1,737	261%	1,428	197%	2,017	319%
Winthrop Local Centre (Adjacent Residential Density Change)	60	174	190%	244	307%	195	225%	275	358%
Wireless Hill (East Adjacent Residential Density Change)	233	532	128%	794	241%	608	161%	859	269%

Source: Urbis

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INFILL DEVELOPMENT SUCCESS FACTORS

Market demand at a suburb level for different housing typologies is influenced by a broad set of market factors, policy settings, locational attributes and landowner intentions.

There are a number of broad key success factors that influence whether a location is attractive for infill development (outside of policy controls). Urbis have identified these factors in the table to the right as the key infill development success factors. These are based on Urbis' experience working with developers to identify site and understand and track feasibility of developments. They are also informed by literature exploring the factors influencing infill outcomes. A summary of the literature can be found on the following page, with a more detailed summary located in the appendix.

Ideal locations for infill development will combine a number of these characteristics.

This framework can provide a guide to whether suburbs or localities are likely to be favourable to developers and attractive to prospective buyers.

These success factors have been quantified on the following pages where possible and have then informed a success factor rating which has been assigned to each proposed change area.

INFILL DEVELOPMENT SUCCESS FACTORS

CRITERIA	DESCRIPTION
Retail	One benefit of higher density living is often good access to a wide variety of entertainment, recreation, retail and service facilities. This is due to the critical mass of the denser population being able to support a wide range of facilities that may not be available in low density areas.
Access to public open space	Given the fact that higher density dwellings typically have less outdoor space and do not feature backyards, ready access to quality public space within comfortable walking distance that is safe and well maintained can be a decisive factor for many potential buyers.
Access to public transport and major roadways	Medium and high density options located within close proximity to train stations and other high frequency public transport support more intensive forms of development. Being within walking distance of a train station is particularly attractive to workers commuting into the CBD or other places of employment.
Views / aspect	Views of attractive natural amenities can be a powerful attractor for potential buyers, while a lack of views can be a deal breaker if there is substantial competition in the area. A northerly aspect is also a positive factor in influencing apartment demand.
Established property values	Medium and high density dwellings compete not just with traditional housing, Given 'space' is a key trade off for living in a smaller dwelling, the value of other housing types is a considerable factor influencing viability of higher density dwellings. If the price of a detached dwelling is equivalent to a new apartment or townhouse price, it is unlikely that the apartment or townhouse development will offer a significant value proposition to purchasers.
Rental Prices	Rental prices play a crucial role in shaping the delivery of density in urban areas. When rental prices are high, it often signals strong demand for housing in a particular area. High rental prices can also make it financially viable to invest in housing and make a good return on investment.
Age of Stock	Medium and high density are likely to be developed from vacant sites or sites with older stock. Housing stock that is older is more likely to be demolished and redeveloped into new stock.
Proportion of lots Greater than 1,000 sq.m (%)	Lots that are over 1,000 sq.m have higher potential to be developed into density given their size allows for development to occur.
Proportion of lots under Strata (%)	Lots that are already under a strata a significantly harder to redevelop as they require collective agreement or ownership of the entirety of the existing strata development.

Source: Urbis

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INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

The high-level literature review identified that the key land use factors examined are important considerations in influencing the development of higher-density outcomes and broader land use change. These factors are consistently referenced in the literature as shaping development feasibility, market behaviour and planning outcomes, and therefore provide a sound basis for informing this assessment.

Views and visual aspects were the only factor not identified through the literature review. This is largely because this consideration is specific to the Perth apartment market and is not commonly addressed in the broader body of literature reviewed. It is also important to recognise that views and visual amenity are inherently subjective and cannot be reliably or consistently quantified. As a result, this factor has not been incorporated into the remainder of the assessment, which focuses on factors that can be more objectively measured and compared.

INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

SOURCE	PROXIMITY TO RETAIL	ACCESS TO PUBLIC OPEN SPACE	ACCESS TO PUBLIC TRANSPORT AND MAJOR ROADWAYS	VIEWS / ASPECT	ESTABLISHED PROPERTY VALUES	RENTAL PRICES	AGE OF STOCK	PROPORTION OF LOTS SIZED LESS THAN 1,000 SQ.M
Lee, Bun Song, Eui-Chul Chung, and Yong Hyun Kim. 2005. “Dwelling Age, Redevelopment, and Housing Prices: The Case of Apartment Complexes in Seoul.” The Journal of Real Estate Finance and Economics 30 (1): 55–80.				Based on current market conditions in Perth and developer feedback.	●		●	
Allan, Andrew, Ali Soltani, Mohammad Hamed Abdi, and Melika Zarei. 2022. "Driving Forces behind Land Use and Land Cover Change: A Systematic and Bibliometric Review" Land 11, no. 8: 1222.	●	●	●		●	●		
Nuissl, H., and Siedentop, S. 2021. Urbanisation and Land Use Change. In: Weith, T., Barkmann, T., Gaasch, N., Rogga, S., Strauß, C., Zscheischler, J. (eds) Sustainable Land Management in a European Context. Human-Environment Interactions, vol 8. Springer, Cham.	●		●		●			
Bourne, L. S. 1969. “Location Factors in the Redevelopment Process: A Model of Residential Change.” Land Economics 45, no. 2 : 183–93.	●	●	●		●	●	●	●
Rowley, S. and Phibbs, P. (2012) Delivering diverse and affordable housing on infill development sites, AHURI Final Report No.193. Melbourne: Australian Housing and Urban Research Institute.	●		●		●	●		●

Source: Various

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PROXIMITY TO RETAIL

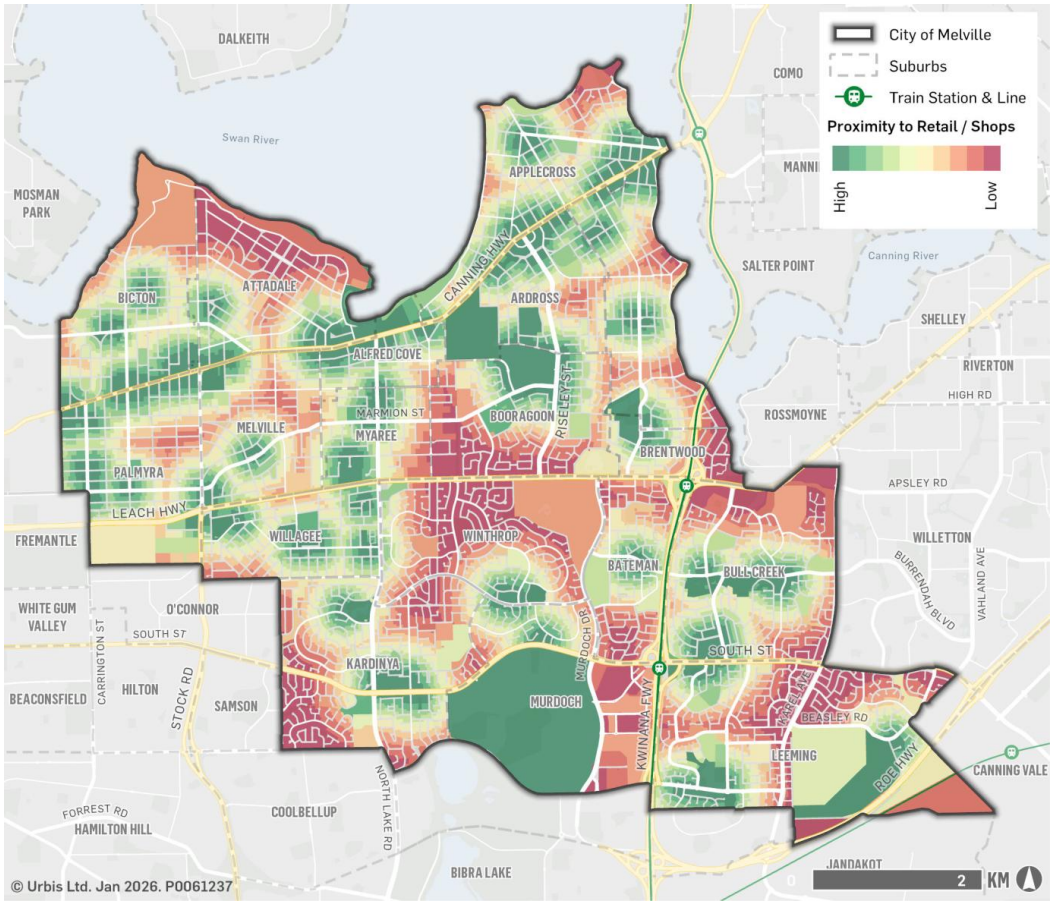
The following map illustrates the relative accessibility to retail within the City of Melville.

The major retail precincts are:

- Canning Bridge Activity Centre;
- Westfield Booragoon;
- Riseley Street Activity Centre;
- Melville Shopping Centre;
- Kardinya Park;
- Bull Creek Central;
- Hulme Court;
- Leeming Forum and;
- Petra Street.

Proximity to retail within this map has been determined based on an individual lot's proximity to the closest shop retail floorspace (as per DPLH's Land Use Employment Survey) and the size of the most proximate retail in square metres. Using these variables each lot has been scored with a proximity to retail percentage value.

RETAIL PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis, DPLH Land Use Employment Survey

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PROXIMITY TO OPEN SPACE

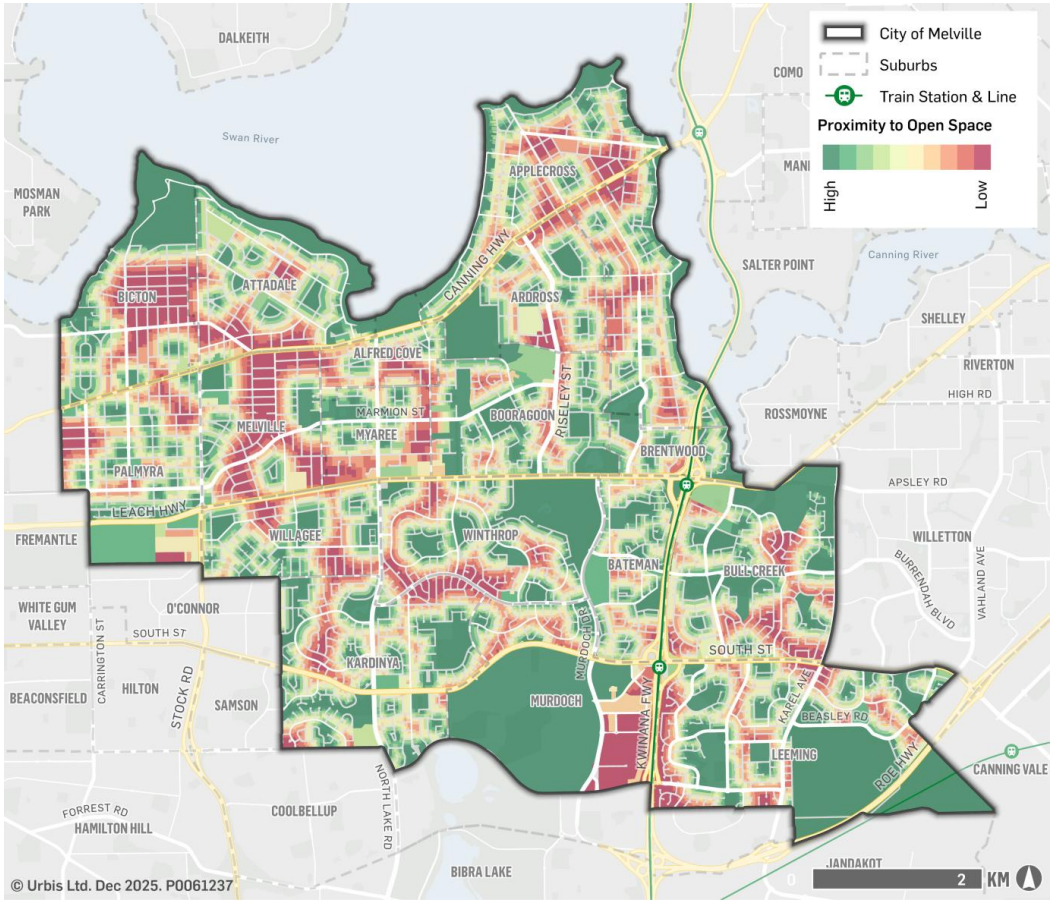
The following map illustrates accessibility to open space within the City of Melville.

Major sources of open space include:

- Point Walter (Bicton);
- Attadale Foreshore;
- Murdoch University (Murdoch);
- Applecross Foreshore;
- Tompkins Park (Applecross);
- Piney Lakes (Winthrop);
- Wireless Hill (Ardross) and;
- Melville Glades Golf Club (Leeming)

There are additionally two areas of open space under development at 13 The Esplanade to 64 Kishorn Road and 31 Moreau Mews to 50-52 Kishorn Road which will largely resolve the low public open space access around the Canning Bridge Activity Centre in the near term.

OPEN SPACE PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

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PROXIMITY TO PUBLIC TRANSPORT – BUSES

The following map illustrates the bus routes and stops within the City of Melville, and how proximal each lot in the City is to them.

The major bus routes within the City of Melville include those that run east to west, along:

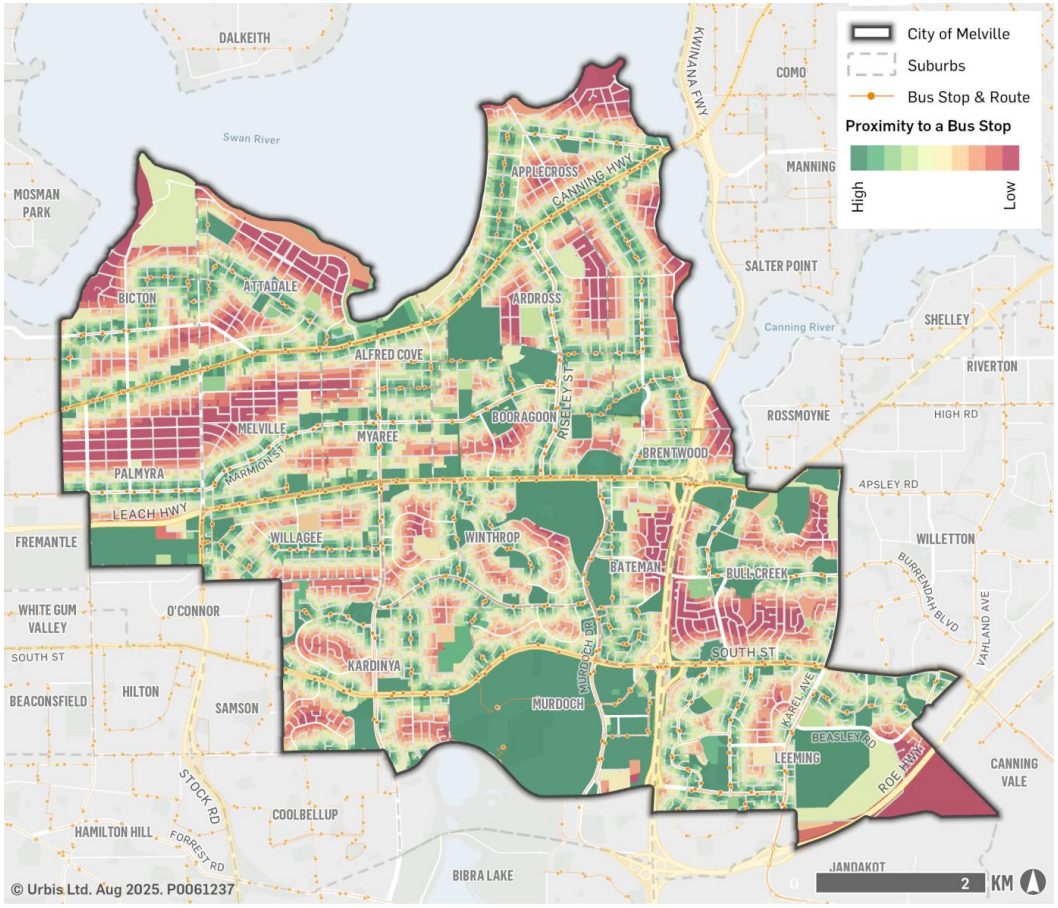
- Canning Highway (connects Applecross/Mount Pleasant to Bicton/Palmyra;
- Leach Highway (connects Brentwood/Bateman to Palmyra/Willagee and;
- South Street (connects Bull Creek/Leeming to Kardinya).

The City of Melville has lower north-south accessibility, however notable bus routes include those along:

- North Lake Road (connects Alfred Cove through to Kardinya);
- Riseley Street (connects Ardross to Winthrop) and;
- Reynolds Road (connect Ardross to Brentwood).

Notable low proximity zones include the area between Canning Highway and Leach Highway, as well as the area between Parry Avenue and South Street as buses predominantly service the major arterial roads.

BUS STOP PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

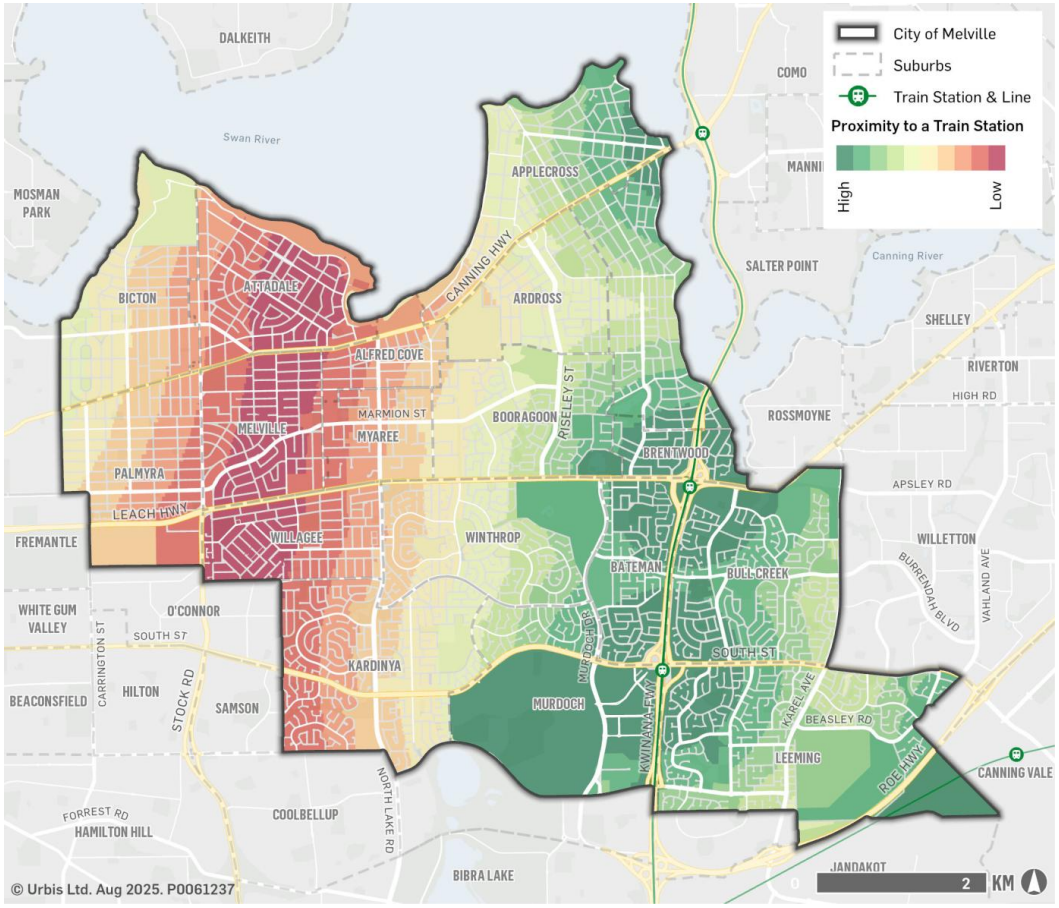
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PROXIMITY TO PUBLIC TRANSPORT – TRAINS

The following map illustrates the train lines and stations within the City of Melville, and how proximal each lot in the City is to them. This heat map also factors in proximity to stations outside of the LGA.

The Mandurah train line travels along Kwinana Freeway and is the primary servicing train line for the City of Melville. Bus stations are co-located with each train station to facilitate east-west accessibility. As distance from the Mandurah line increases, the proximity score decreases, up until Bicton/Palmyra, which then become closer to the Fremantle line.

TRAIN LINE PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

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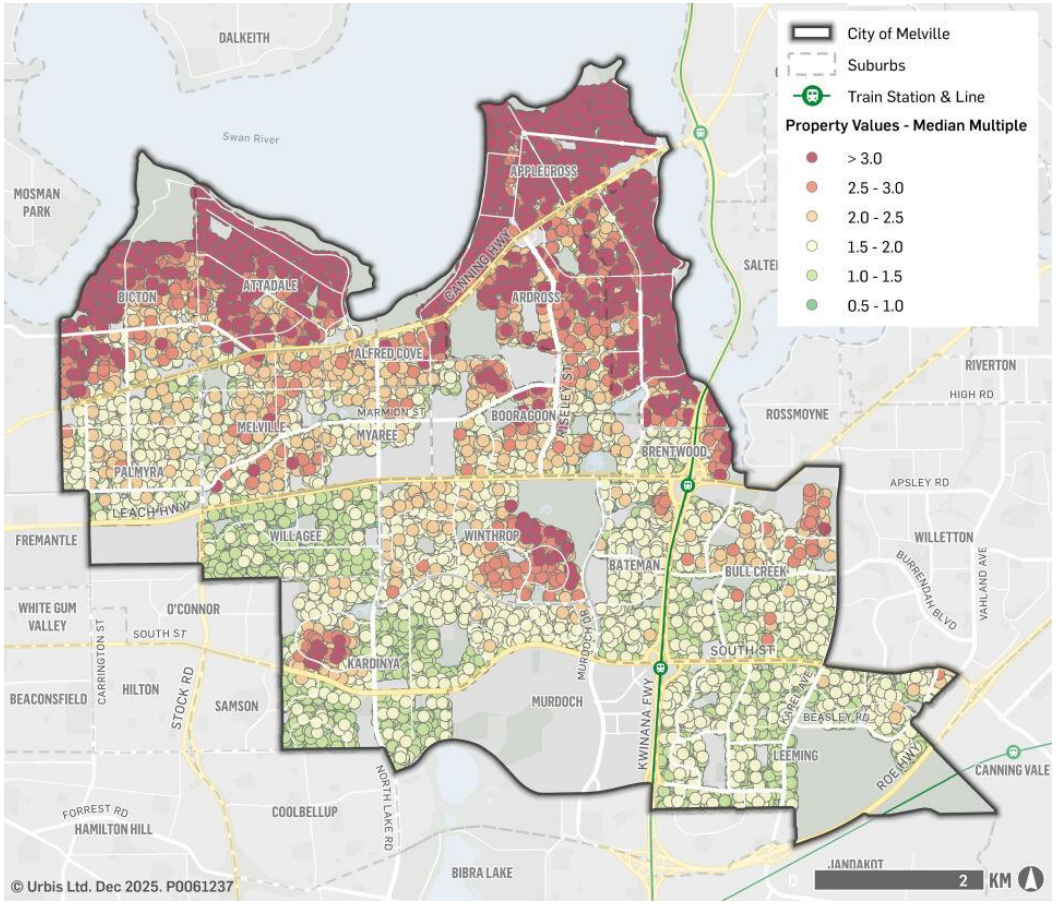
PROPERTY PRICES MAPPING

The following map illustrates the property values of each lot in the City of Melville relative to the median price of Greater Perth (e.g. a median multiple of 3 represents that prices are generally three times more than Perth-wide averages in that area).

Several trends emerged from the analysis of the median multiple scores. Areas along the water are typically more expensive, while areas further inland are priced relatively lower.

Suburbs such as Applecross and Mount Pleasant notably have the higher concentrations of lots with high median multiple scores, further south and inland had relatively lower median multiples scores. Willagee has a higher concentration of lots with lower median multiple scores relative to the Greater Perth given it has older stock and a higher proportion of unit dwellings.

MEDIAN MULTIPLE PROPERTY VALUES HEAT MAP, CITY OF MELVILLE



Source: Urbis, Landgate

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RENTAL DATA

Houses (Separate Houses)

An analysis of rental data shows that the City of Melville is significantly more costly to rent when compared to Greater Perth prices.

Suburbs such as Applecross, Attadale and Mount Pleasant are significantly more expensive due to their waterfront location. Suburbs further inland or with older housing stock are typically more affordable.

Mount Pleasant and Brentwood have seen significant rental price growth in the last year.

Units (Units, Townhouses and Apartments)

Unit rents within the City of Melville are more consistent with Greater Perth prices, showing similar growth and yields. Applecross, is the primary source of rentals in the City of Melville, comprising over 25% of total listings.

RENTAL DATA, SUBURBS WITHIN THE CITY OF MELVILLE, AS AT MAY 2025

	House				Unit			
	Current Year Median Rent price	1yr Median Rent Growth (Direct)	Current Yield	Current Year Number of Listings	Current Year Median Rent price	1yr Median Rent Growth (Direct)	Current Yield	Current Year Number of Listings
Alfred Cove	$755	0.7%	2.7%	44	$525	-11%	4%	7
Applecross	$950	5.6%	1.8%	145	$700	17%	4%	101
Ardross	$895	11.9%	2.6%	64	$750	7%	5%	10
Attadale	$890	11.3%	2.5%	95	$650	3%	5%	34
Bateman	$750	7.1%	2.9%	31	$600	-11%	4%	2
Bicton	$800	0.0%	2.5%	74	$650	23%	5%	37
Booragoon	$850	9.0%	3.1%	79	$700	8%	5%	29
Brentwood	$750	15.4%	3.6%	22	$650	18%	5%	2
Bull Creek	$800	6.7%	3.1%	80	$638	-2%	4%	9
Kardinya	$765	9.3%	3.6%	114	$620	19%	5%	18
Leeming*	$800	6.7%	3.4%	115	$590	9%	5%	5
Melville	$800	6.7%	3.0%	92	$700	20%	5%	15
Mount Pleasant	$975	21.9%	2.7%	128	$780	11%	4%	47
Murdoch	$795	1.3%	3.4%	13	$670	-2%	5%	2
Myaree	$788	7.1%	3.4%	27	$680	5%	6%	8
Palmyra	$750	4.2%	3.6%	94	$650	18%	5%	63
Willagee	$730	4.3%	4.0%	78	$650	18%	6%	15
Winthrop	$870	2.4%	2.9%	72	$325	-50%	3%	1
City of Melville	$800	6.7%	3.0%	1,350	$675	13%	5%	403
Greater Perth	$680	6.3%	4.5%	32,630	$650	14%	6%	10,475

Source: Urbis, PriceFinder
Note Located partially within City of Melville.*

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Aurelian St To Leach Highway (Extension 2025)	Score	5%	205	178	3,696	1.60	1.10	0.0%	13.3%	33.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low	Moderate
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	Score	37%	91	118	3,729	1.37	1.10	2.9%	34.1%	48.3%
	Development Viability	Low	Strong	Strong	Low	Low	Moderate	Strong	Moderate	Moderate
Bombard St & Mitchell St (Residential Density Change)	Score	38%	76	267	1,862	2.06	1.39	8.7%	26.4%	38.5%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Moderate	Moderate
Booragoon Centre East (Adjacent Residential Density Change)	Score	100%	115	148	1,802	1.71	1.32	35.0%	2.8%	25.3%
	Development Viability	Strong	Strong	Strong	Moderate	Moderate	Strong	Low	Low	Moderate
Booragoon Centre East (Extension 2025)	Score	100%	136	129	2,181	1.87	1.25	59.1%	0.7%	13.5%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Low	Low	Strong
Brentwood Centre (Adjacent Residential Density Change)	Score	100%	108	188	819	1.72	1.39	61.0%	18.1%	45.3%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Strong	Low	Low	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
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Bristol Avenue (Adjacent Residential Density Change)	Score	88%	89	50	2,881	2.58	1.18	0.0%	31.6%	53.8%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Moderate	Low
Bull Creek Local Centre (Adjacent Residential Density Change)	Score	75%	130	131	1,442	1.48	1.18	0.0%	3.5%	2.9%
	Development Viability	Moderate	Strong	Strong	Strong	Moderate	Moderate	Strong	Low	Strong
Canning Beach Road - Applecross (2025)	Score	20%	56	253	861	7.03	1.40	30.0%	35.7%	7.1%
	Development Viability	Low	Strong	Moderate	Strong	Strong	Strong	Moderate	Moderate	Strong
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	Score	70%	182	87	4,527	1.52	1.18	2.1%	5.1%	58.6%
	Development Viability	Moderate	Strong	Strong	Low	Moderate	Moderate	Strong	Low	Low
Curruthers Rd To The Esplanade (2025)	Score	61%	41	162	1,215	3.55	1.43	73.3%	63.2%	0.0%
	Development Viability	Moderate	Strong	Strong	Strong	Strong	Strong	Low	Strong	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
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Farrington Centre (Adjacent residential density change)	Score	100%	91	77	1,495	1.30	1.18	0.0%	2.6%	2.0%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Low	Strong
Harris St (Extension 2025)	Score	61%	409	99	3,443	2.29	1.18	46.0%	35.1%	61.7%
	Development Viability	Moderate	Moderate	Strong	Low	Strong	Moderate	Low	Moderate	Low
Harris St, Bicton (Adjacent Residential Density Change)	Score	100%	528	64	3,367	2.29	1.18	0.0%	0.0%	100.0%
	Development Viability	Strong	Low	Strong	Low	Strong	Moderate	Strong	Low	Low
Kardinya Centre (Adjacent Residential Density Change)	Score	100%	96	159	3,648	1.45	1.13	0.9%	4.0%	7.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Low	Strong
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	Score	41%	195	55	4,752	1.28	1.07	20.4%	2.1%	39.8%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Moderate	Low	Moderate
Marmion St, Melville (Residential Density Change)	Score	27%	220	49	4,695	1.41	1.18	13.6%	2.0%	26.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
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Marmion St, Myaree (Extension 2025)	Score	100%	120	149	3,425	1.44	1.16	46.3%	6.9%	11.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong
Marmion St, Myaree (Residential Density Change)	Score	100%	124	80	3,379	1.43	1.16	32.5%	7.1%	29.7%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Moderate
North Lake Road, Myaree (West Adjacent Residential Density Change)	Score	100%	48	246	4,044	1.48	1.11	11.9%	0.0%	27.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Low	Moderate
North Lake Road, Myaree (Extension 2025)	Score	100%	48	100	3,590	1.78	1.16	41.4%	0.0%	5.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

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North Lake Road, Myaree (Residential density change)	Score	100%	117	112	3,749	1.53	1.16	32.7%	6.6%	22.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong
North Lake Road, Willagee (Adjacent Residential Density Change)	Score	30%	74	170	3,872	1.21	1.07	61.3%	2.8%	17.4%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Low	Low	Strong
Palmyra Local Centre (Adjacent Residential Density Change)	Score	87%	116	313	3,019	1.21	1.10	0.0%	57.1%	100.0%
	Development Viability	Strong	Strong	Strong	Low	Low	Moderate	Strong	Strong	Low
Riseley Centre (North Adjacent Residential Density Change)	Score	84%	91	145	2,365	3.66	1.40	6.5%	39.1%	38.9%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate	Moderate
River View Tce to The Esplanade (2025)	Score	2%	91	253	1,824	3.66	1.43	2.2%	7.7%	12.8%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

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Robson Way, Murdoch (Zoning change)	Score	100%	76	83	1,372	1.42	1.17	0.0%	33.3%	33.3%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Moderate	Moderate
South St to Barclay Rd, Kardinya (Residential Density Change)	Score	100%	106	187	2,684	1.29	1.13	3.4%	10.1%	13.3%
	Development Viability	Strong	Strong	Strong	Moderate	Low	Moderate	Strong	Low	Strong
South Street (Further Investigation Area)	Score	74%	125	121	1,792	1.42	1.13	13.9%	1.8%	8.3%
	Development Viability	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Strong	Low	Strong
Winthrop Local Centre (Adjacent Residential Density Change)	Score	100%	194	159	2,016	1.82	1.28	0.0%	0.0%	1.7%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Low	Strong
Wireless Hill (East Adjacent Residential Density Change)	Score	100%	115	294	2,747	1.82	1.18	35.8%	14.5%	23.5%
	Development Viability	Moderate	Strong	Moderate	Moderate	Strong	Moderate	Low	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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VIABILITY MODELLING APPROACH

To assess the economic viability of different dwelling types over time, the following methodology was employed.

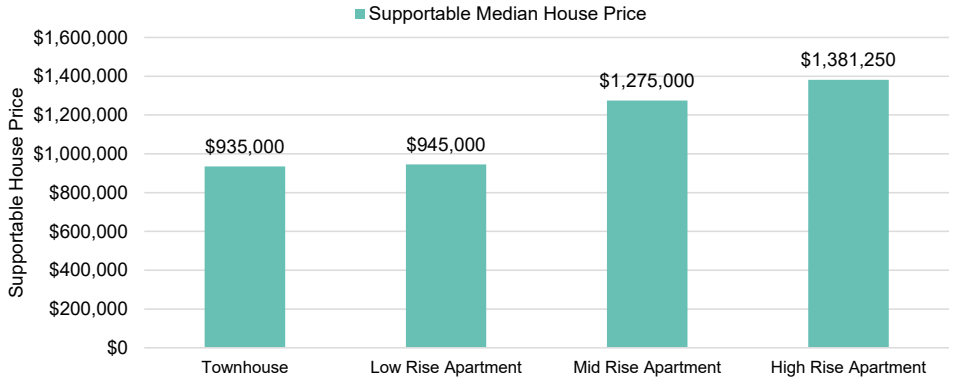
1. **Price Point Viability**: The current supportable median house prices for viability of the relevant housing typologies were estimated based on median house prices in areas with recent infill development and informed by Urbis' understanding of development feasibility. To be able to deliver these typologies, the median house price of the area needs to be in line or higher than these supportable prices to ensure they offer an alternative at a lower price point relative to houses that is still feasible for development.
2. **Median House Values**: The median house value for each proposed change was estimated based on historical sales prices.
3. **Price Growth**: A price growth rate of 5.4% per annum, based on a 20-year historical growth rate for Perth was applied to the median house values for each area on an annual basis to 2050.
4. **Viability Threshold for Apartments**: To estimate the increase in the supportable median house price for density viability, a 20-year historical construction price index growth rate of 3.9% was applied on an annual basis to 2050.

This methodology provides a complementary framework for understanding the economic viability of various dwelling types over time by estimating, based on historical growth averages, when different typologies could be viable for development.

An example analysis has been depicted above with a summary for each change area provided on the following page.

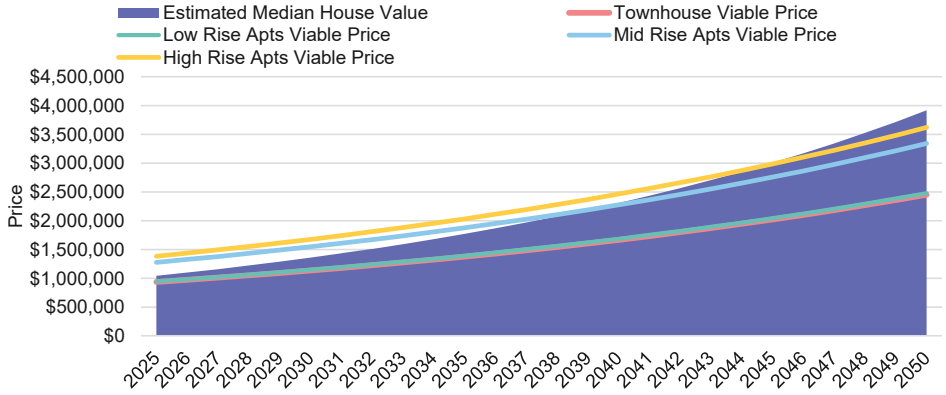
Note, there are other factors that influence viability of infill development which were explored in the previous pages. As such, an area considered to have the sufficient property prices to support, for example, high rise development, does not necessarily imply that high rise development will occur.

SUPPORTABLE MEDIAN HOUSE PRICES FOR DEVELOPMENT



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

EXAMPLE VIABILITY ANALYSIS



Source: ABS, Pricefinder

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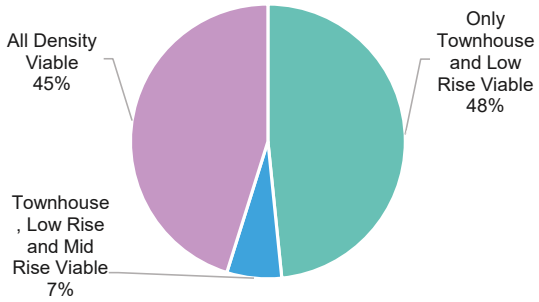
VIABILITY MODELLING FINDINGS

The viability modeling process found that townhouses and low rise apartments are viable in all of the proposed change areas – which is a reflection of relatively high property values in each change area.

Suburbs such as Leeming and Myaree are expected to take longer for higher density to become viable. Following the implementation of the proposed changes, the market is not expected to respond immediately. Instead, development activity is likely to concentrate in areas where demand and feasibility are already well established, such as areas within or near the Canning Bridge Activity Centre and the Booragoon Centre.

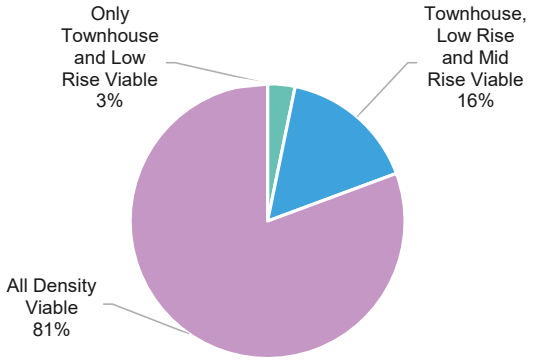
In locations where infill development is less established—such as Leeming—significant developer uptake may not materialise in the short to medium term, even where projects are technically feasible.

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2030



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2040



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

KEY STATISTICS

100% Townhouses and Low Rise Apartment viable in all change areas as at 2025.

48% Proportion of change areas where mid rise and beyond are not yet viable

61% Proportion of change areas where high rise apartments are not yet viable

5-6 Typical year lag in between mid rise and high rise viability

2041 Year mid rise apartments become viable in all change areas

2046 Year high rise apartments become viable in all change areas

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Aurelian St To Leach Highway (Extension 2025)	$1,280,625	Already Viable	Already Viable	Already Viable	2031
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$1,095,871	Already Viable	Already Viable	2036	2041
Bombard St & Mitchell St (Residential Density Change)	$1,647,992	Already Viable	Already Viable	2037	2042
Booragoon Centre (East Adjacent Residential Density Change)	$1,368,135	Already Viable	Already Viable	Already Viable	2026
Booragoon Centre East (Extension 2025)	$1,498,061	Already Viable	Already Viable	Already Viable	Already Viable
Brentwood Centre (Adjacent Residential Density Change)	$1,376,043	Already Viable	Already Viable	Already Viable	2026
Bristol Avenue (Adjacent Residential Density Change)	$2,064,795	Already Viable	Already Viable	Already Viable	Already Viable
Bull Creek Local Centre (Adjacent Residential Density Change)	$1,187,333	Already Viable	Already Viable	2030	2036
Canning Beach Road - Applecross (2025)	$5,626,133	Already Viable	Already Viable	Already Viable	Already Viable
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$1,215,830	Already Viable	Already Viable	Already Viable	Already Viable
Curruthers Rd To The Esplanade (2025)	$2,842,185	Already Viable	Already Viable	Already Viable	Already Viable
Farrington Centre (Adjacent Residential Density Change)	$1,040,645	Already Viable	Already Viable	2040	2045
Harris St (Extension 2025)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Harris St, Bicton (Adjacent Residential Density Change)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Kardinya Centre (Adjacent Residential Density Change)	$1,162,550	Already Viable	Already Viable	2032	2037
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$1,020,074	Already Viable	Already Viable	2041	2046
Marmion St, Melville (Residential Density Change)	$1,125,552	Already Viable	Already Viable	2034	2040
Marmion St, Myaree (Extension 2025)	$1,148,031	Already Viable	Already Viable	2033	2038
Marmion St, Myaree (Residential Density Change)	$1,141,364	Already Viable	Already Viable	2033	2039
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	$1,183,101	Already Viable	Already Viable	2031	2036
North Lake Road, Myaree (Extension 2025)	$1,424,925	Already Viable	Already Viable	Already Viable	Already Viable
North Lake Road, Myaree (Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2034
North Lake Road, Willagee (Adjacent Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2034
Palmyra Local Centre (Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
Riseley Centre (North Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
River View Tce To The Esplanade (2025)	$2,927,637	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Robson Way, Murdoch (Zoning Change)	$1,134,747	Already Viable	Already Viable	2040	2045
South St To Barclay Rd, Kardinya (Residential Density Change)	$1,031,658	Already Viable	Already Viable	2033	2038
South Street (Further Investigation Area)	$1,134,747	Already Viable	Already Viable	2040	2046
Winthrop Local Centre (Adjacent Residential Density Change)	$1,134,747	Already Viable	Already Viable	2034	2039
Wireless Hill (East Adjacent Residential Density Change)	$2,053,664	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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06

AFFORDABILITY ASSESSMENT



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AFFORDABLE HOUSING BENCHMARKING METHODOLOGY

Infill development can help support affordability if appropriate development outcomes are delivered. To support an understanding of how affordability could be influenced by the proposed planning scheme changes, an assessment of affordability outcomes was undertaken.

Purchase price affordability benchmarks were identified for each proposed change area using the financial affordability methodology from the WA Housing Authority's Housing Affordability Report. The assumptions used to follow this methodology are as follows.

- The estimated affordable purchase price for each area are assessed based on the average household income per annum from the ABS Census 2021 for each area (based on statistical areas, SA1s).
- The Principal & Interest Rate refers to the Variable; Owner-occupier Interest Rate recorded by the Reserve Bank of Australia as at June 2025.
- A 30-year loan term was adopted based on the Housing Affordability report methodology.
- A threshold of 30% of median household income to service mortgage repayments was adopted based on the Housing Affordability report.
- The estimated affordable purchase price assumes the buyer has a 20% deposit on top of the borrowed amount.
- The prices provided for each dwelling typology are based on average current market prices for each product.
- Ratings were applied based on the following criteria:
  - **High**: anticipated infill development market price for typology is equivalent to less than 80% of the affordable purchase price benchmark;
  - **Moderate**: anticipated infill development market price for typology is equivalent to 80%-100% of the affordable purchase price benchmark; and
  - **Low**: anticipated infill development market price for typology is higher than the affordable purchase price benchmark.

An example analysis has been depicted above with a summary for each change area provided on the following pages.

HOUSEHOLD INCOME BANDS & AFFORDABLE PURCHASE PRICES EXAMPLE

	AFFORDABILITY EXAMPLE
Item	**Income Band**
Household Income	$175,455
Max % of household income to service mortgage	30%
Maximum mortgage repayments (p.a.)	$52,637
Maximum monthly repayments (calculated)	$4,386
Principal & Interest Rate Variable; Owner-occupier RBA June 2025	5.73%
Loan Term (years)	30
Maximum borrowing capacity	$753,281
Plus 20% deposit	$188,320
Total Affordable Purchase Price	**$941,601**

Typology	Market Price	% Relative to Affordable Purchase Price	Opportunity
Grouped Dwelling Price	$748,000	79%	High
Low Rise Apartment Price	$756,000	80%	Moderate
Mid Rise Apartment Price	$988,125	105%	Low
High Rise Apartment Price	$1,070,469	114%	Low

Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; Pricefinder; RBA; Urbis

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AFFORDABILITY ASSESSMENT FINDINGS

The affordability assessment revealed that on average across the proposed change areas, the affordable purchase price for residents is $904,095.

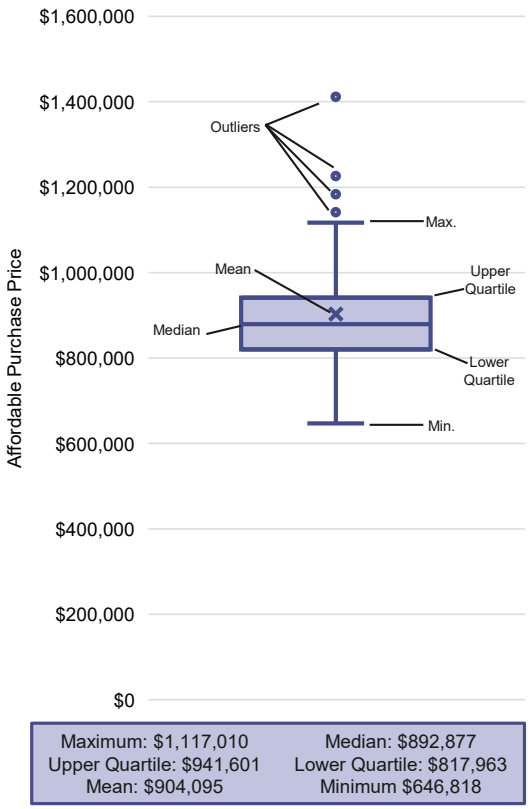
The development of townhouses and low rise apartments in many of these locations are anticipated to support affordability outcomes. This is particularly the case within areas with higher established house prices.

As higher rise apartments are typically more costly to develop and require higher selling prices, their impact on affordability is lower; with only waterfront areas with the relatively highest property values anticipated to see high rise apartments available below the affordability benchmark. Nonetheless, many of these apartments are anticipated to be more affordable than established house prices in these locations.

This analysis has demonstrated that the changes in R coding could facilitate the development of more affordable product such as grouped dwellings and low rise apartments across most of the proposed change areas.

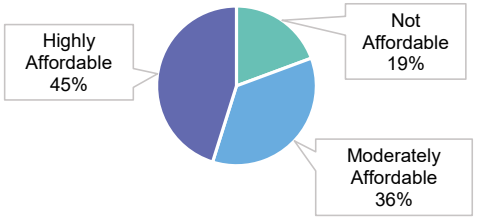
Note, the development of these typologies in each of the change areas and the market pricing is subject to landowner intentions, market fundamentals and other external factors however should they be developed, they would provide some level of affordability.

AFFORDABLE PURCHASE PRICES ACROSS PROPOSED CHANGE AREAS

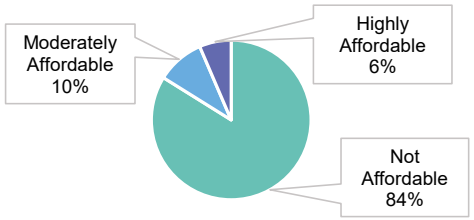


Maximum: $1,117,010	Median: $892,877
Upper Quartile: $941,601	Lower Quartile: $817,963
Mean: $904,095	Minimum $646,818

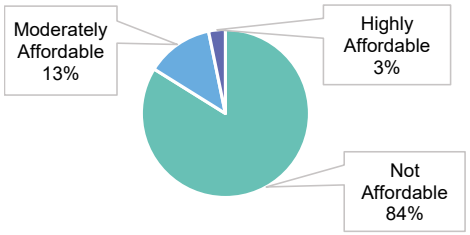
TOWNHOUSE AND LOW RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



MID RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



HIGH RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; Pricefinder; RBA; Urbis

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Aurelian St To Leach Highway (Extension 2025)	$125,179	$671,789	$1,280,625	Low	Low	Low	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$125,179	$671,789	$1,095,871	Low	Low	Low	Low
Bombard St & Mitchell St (Residential Density Change)	$167,057	$896,531	$1,647,992	Moderate	Moderate	Low	Low
Booragoon Centre (East Adjacent Residential Density Change)	$161,269	$865,469	$1,368,135	Moderate	Moderate	Low	Low
Booragoon Centre East (Extension 2025)	$212,680	$1,141,372	$1,498,061	High	High	Moderate	Moderate
Brentwood Centre (Adjacent Residential Density Change)	$152,417	$817,963	$1,376,043	Moderate	Moderate	Low	Low
Bristol Avenue (Adjacent Residential Density Change)	$156,956	$842,325	$2,064,795	Moderate	Moderate	Low	Low
Bull Creek Local Centre (Adjacent Residential Density Change)	$174,774	$725,386	$1,187,333	High	High	Moderate	Moderate
Canning Beach Road - Applecross (2025)	$228,455	$1,226,031	$5,626,133	High	High	High	Moderate
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$166,376	$892,877	$1,215,830	Moderate	Moderate	Low	Low
Curruthers Rd To The Esplanade (2025)	$220,511	$1,183,397	$2,842,185	High	High	Moderate	Moderate

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels.*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Farrington Centre (Adjacent Residential Density Change)	$183,626	$985,453	$1,040,645	High	High	Moderate	Low
Harris St (Extension 2025)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Harris St, Bicton (Adjacent Residential Density Change)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Kardinya Centre (Adjacent Residential Density Change)	$166,376	$791,774	$1,162,550	Moderate	Moderate	Low	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$170,689	$916,021	$1,020,074	High	High	Low	Low
Marmion St, Melville (Residential Density Change)	$208,140	$1,117,010	$1,125,552	High	High	Moderate	Moderate
Marmion St, Myaree (Extension 2025)	$156,048	$837,453	$1,148,031	Moderate	Moderate	Low	Low
Marmion St, Myaree (Residential Density Change)	$169,554	$909,930	$1,141,364	High	Moderate	Low	Low
North Lake Road, Myaree (West Residential Density Change)	$136,869	$734,522	$1,183,101	Low	Low	Low	Low
North Lake Road, Myaree (Extension 2025)	$136,869	$734,522	$1,424,925	Low	Low	Low	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
North Lake Road, Myaree (Residential Density Change)	$136,869	$734,522	$1,224,867	Low	Low	Low	Low
Palmyra Local Centre (Adjacent Residential Density Change)	$154,460	$828,926	$1,128,972	Moderate	Moderate	Low	Low
Riseley Centre (North Adjacent Residential Density Change)	$172,958	$928,202	$2,467,322	High	High	Low	Low
River View Tce To The Esplanade (2025)	$263,069	$1,411,793	$2,927,637	High	High	High	High
Robson Way, Murdoch (Zoning Change)	$154,119	$827,099	$1,134,747	Moderate	Moderate	Low	Low
South St To Barclay Rd, Kardinya (Residential Density Change)	$120,526	$646,818	$1,031,658	Low	Low	Low	Low
South Street (Further Investigation Area)	$158,318	$849,634	$1,134,747	Moderate	Moderate	Low	Low
Winthrop Local Centre (Adjacent Residential Density Change)	$171,710	$921,503	$1,134,747	High	High	Low	Low
Wireless Hill (East Adjacent Residential Density Change)	$180,335	$967,791	$2,053,664	High	High	Low	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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07

IMPLICATIONS ANALYSIS AND RECOMMENDATIONS

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DEVELOPMENT FORECASTING APPROACH

To forecast dwelling development in the proposed change areas, Urbis applied a structured capacity-constrained allocation model. This approach links metropolitan-wide dwelling forecasts to individual areas by considering both the development capacity and the relative attractiveness of each area for investment.

DEFINING DEVELOPMENT CAPACITY

For each area, existing dwelling stock and the potential total dwelling yield was identified. Urbis adopted an average of scenarios 1A (development of grouped dwellings only with no site amalgamation) and 1B (development of grouped and multiple dwellings with no site amalgamation) identified in the previous development capacity modelling. This serves only as a max development capacity for each area. It is expected that development in each area will vary from multiple and group dwellings across both amalgamated and non-amalgamated sites in reality. The difference represents the development capacity available over the forecast horizon. $Capacity_i = Max\ dwellings_i - Existing\ dwellings_i$

SCORING AREA ATTRIBUTES

Attributes known to influence dwelling investment were collated. These included proximity to retail amenity, proximity to open space, dwelling age, proportion of large lots, and median multiples values (ratios of area to metropolitan median dwelling price and median rental price). These attributes were scored in the previous section and were used to inform this analysis. Each attribute was normalised on a 0–1 scale to enable comparison across areas:
Higher is better (e.g. dwelling age, large lots, median multiple): $Score_i = (X_i - min(X)) / (max(X) - min(X))$
Lower is better (e.g. distances to retail or open space): $Score_i = 1 - (X_i - min(X)) / (max(X) - min(X))$
Where all values are equal, a neutral score of 0.5 is applied.

COMPOSITE ATTRACTIVENESS INDEX

A weighted composite score was calculated for each area using agreed weightings across attributes. This provides a relative measure of attractiveness for development: $Composite_i = max(Score\ floor, \Sigma\ w_j \times Score_{ij})$
The score floor ensures no area is excluded entirely due to extreme values.

ALLOCATING DWELLING FORECASTS

Metropolitan dwelling development was forecast in five-year increments to 2050. For each period, the metropolitan total was allocated to areas in proportion to their weight, which is a function of both remaining capacity and attractiveness:
$Weight_{i,\ t} = (Remaining\ capacity_{i,\ t})^{\gamma} \times (Composite_i)^{\beta}$
$Share_{i,\ t} = Weight_{i,\ t} / \Sigma\ Weight_{i,\ t}$
$Alloc_{i,\ t} = min(Remaining\ capacity_{i,t}, Metro\ forecast_t \times Share_{i,\ t})$
$Remaining\ capacity_{i,t+1} = Remaining\ capacity_{i,t} - Alloc_{i,t} \times (demolition\ rate\ of\ 30\%)$

ITERATIVE FORECASTS

This process was repeated for each five-year period, producing a forecast trajectory of dwelling development by area from 2025 to 2050. Two parameters were introduced into the allocation model to adjust how capacity and attractiveness influence the distribution of dwellings across areas:

Beta (β) – sensitivity to attractiveness
β < 1: flattens differences, giving lower-scoring areas a relatively larger share.
β > 1: accentuates differences, directing more growth towards higher-scoring areas.
β = 1: allocations are directly proportional to composite scores.

Gamma (γ) – sensitivity to capacity
γ < 1: gives proportionally more weight to small-capacity areas.
γ > 1: biases allocations towards areas with larger remaining capacity.
γ = 1: allocations are directly proportional to remaining capacity.

Source: Urbis

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COMPOSITE SCORING

The composite scoring process found the Canning Beach Road – Applecross change area as the most attractive location for infill development, with a composite score of 0.78. In contrast, areas in Leach Highway and North Lake Road were generally considered less desirable for infill development.

The composite scoring was calculated through the application of weightings which reflected those factors expected to most influence infill development activity. This is based on Urbis' experience supporting infill development across Perth and other capital cities for more than 30 years.

COMPOSITE SCORING

CHANGE AREA	COMPOSITE SCORE
Aurelian St To Leach Highway (Extension 2025)	0.34
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	0.37
Bombard St & Mitchell St (Residential Density Change)	0.45
Booragoon Centre (East Adjacent Residential Density Change)	0.40
Booragoon Centre East (Extension 2025)	0.38
Brentwood Centre (Adjacent Residential Density Change)	0.39
Bristol Avenue (Adjacent Residential Density Change)	0.51
Bull Creek Local Centre (Adjacent Residential Density Change)	0.43
Canning Beach Road - Applecross (2025)	0.78
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	0.35
Curruthers Rd To The Esplanade (2025)	0.59
Farrington Centre (Adjacent Residential Density Change)	0.44
Harris St (Extension 2025)	0.36
Harris St, Bicton (Adjacent Residential Density Change)	0.35
Kardinya Centre (Adjacent Residential Density Change)	0.40
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	0.29
Marmion St, Melville (Residential Density Change)	0.33
Marmion St, Myaree (Extension 2025)	0.34
Marmion St, Myaree (Residential Density Change)	0.35
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	0.34
North Lake Road, Myaree (Extension 2025)	0.39
North Lake Road, Myaree (Residential Density Change)	0.36
North Lake Road, Willagee (Adjacent Residential Density Change)	0.24
Palmyra Local Centre (Adjacent Residential Density Change)	0.33
Riseley Centre (North Adjacent Residential Density Change)	0.61
River View Tce To The Esplanade (2025)	0.55
Robson Way, Murdoch (Zoning Change)	0.43
South St To Barclay Rd, Kardinya (Residential Density Change)	0.39
South Street (Further Investigation Area)	0.39
Winthrop Local Centre (Adjacent Residential Density Change)	0.45
Wireless Hill (East Adjacent Residential Density Change)	0.37

Source: Urbis

PARAMETER WEIGHTINGS

5%	Average of Proximity to Retail Score (%)
5%	Average of Proximity to Open Space (metres)
5%	Average of Proximity to Trains (metres)
5%	Average of Proximity to Buses (metres)
5%	Average of Area per Lot (sq.m)
40%	Median Multiple Property Values relative to Greater Perth
5%	Median Multiple Rental Values relative to Greater Perth
10%	Proportion of Stock Less than 15 years old (%)
10%	Proportion of lots less than 1,000 sq.m (%)
10%	Proportion of Dwellings under Strata (%)

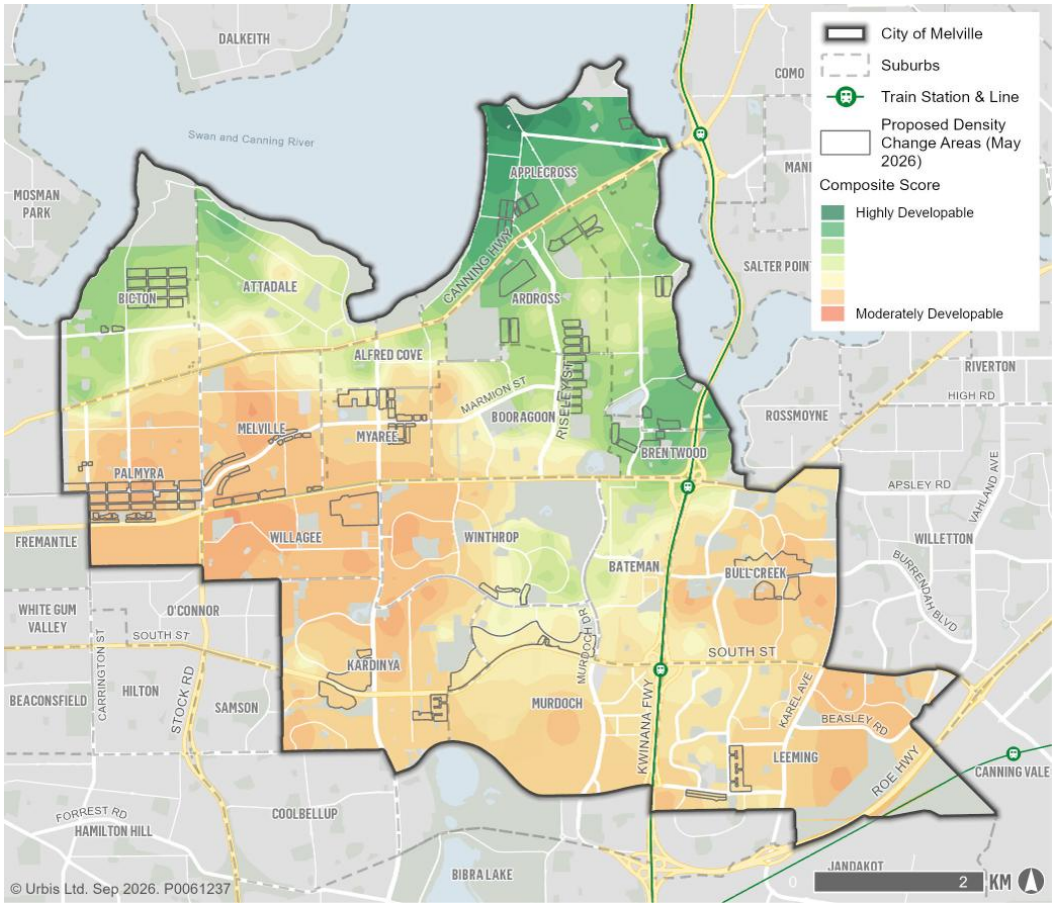
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COMPOSITE SCORE MAPPING

Composite scoring for SA1's within the Melville LGA was undertaken to understand the relative developability of different parts of the City to support medium and high density. This analysis directly compares different SA1's in the City with each other based on the attributes known to influence dwelling investment (as highlighted in Section 5 of this report).

Areas close to activity centres, transport amenity and the Swan River scored as highly developable in comparison to other areas of the City. Areas such as Melville, Palmyra, Willagee and Myaree have seen medium density predominantly, however they are not as well positioned to take advantage of success factors which support medium and high density development.

COMPOSITE SCORING MAP, CITY OF MELVILLE



Source: Urbis

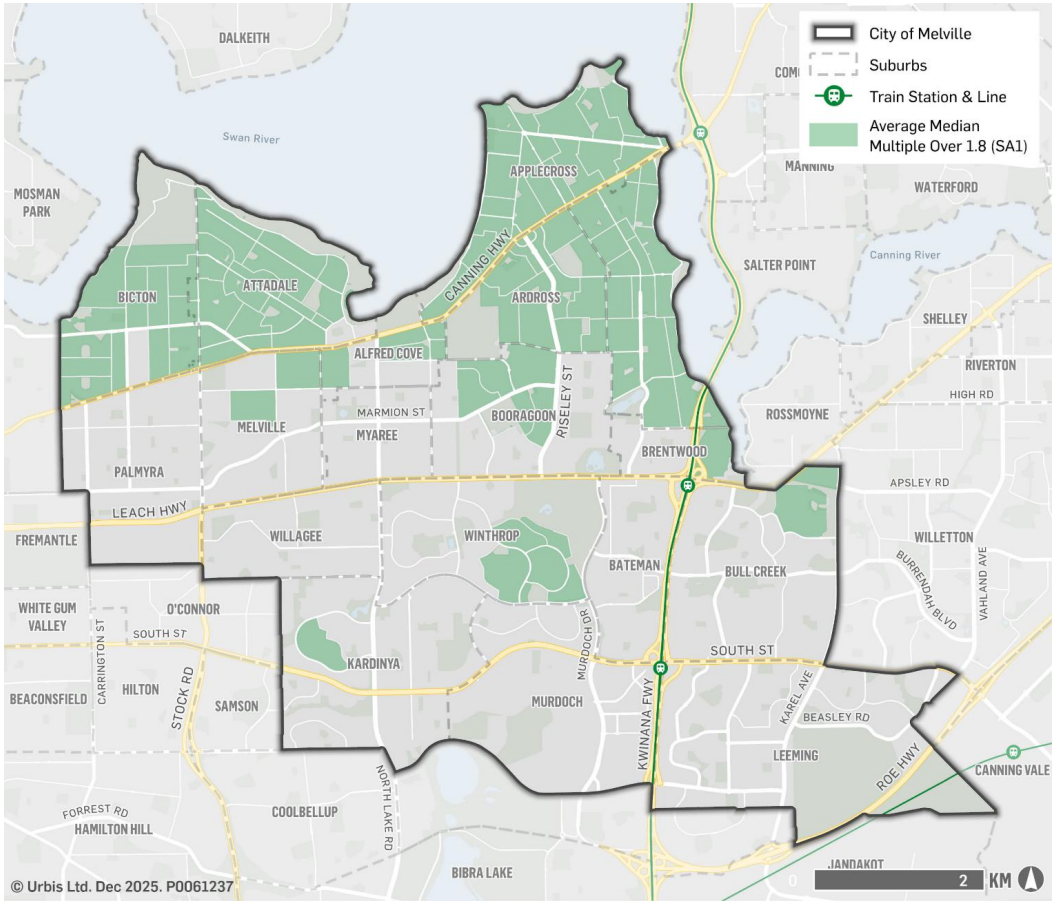
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HIGH DENSITY DEVELOPMENT MAPPING

An average median multiple property value for each SA1 within the City of Melville was calculated. The SA1's with an average median multiple property value over 1.8 have been depicted in the map to right. These areas have property values high enough to support mid and high rise apartment development theoretically in line with the modelling in Section 5.

However, while these areas may support mid and high rise apartment development from a financial viability perspective, it is important to note that many of these areas such as Bicton, Attadale, Brentwood and Ardross currently lack the market depth to be able support development. Areas such as Mount Pleasant and Applecross, that have historically delivered this product, are expected to continue to deliver until their capacity runs out in the medium term, whereby these other areas may start to see more development. Winthrop and Kardinya have some pockets that could support viability from a financial perspective however they lack other fundamental locational attributes such as access to views and market depth, with their being a very limited market for apartments there currently.

SA1'S WITH AN AVERAGE MEDIAN MULTIPLE PROPERTY VALUE OVER 1.8, CITY OF MELVILLE



Source: Urbis, Pricefinder

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There are a number of factors which will influence whether the proposed zoning supports the scale of development capable to be delivered within each change area.

Key factors noted below, were core considerations when projecting development rates within each change area.

DEVELOPER INTENTIONS AND SITE CONSTRAINTS

The proposed zoning changes do not imply that sites are developed to their maximum yield. Due to factors such as land owner intentions, site attributes and market drivers, many areas within the City of Melville (and other LGAs) have predominantly experienced single and grouped dwellings (i.e. townhouses) rather than multiple dwellings (i.e. apartments) which would deliver a higher dwelling yield.

The lower rate of multiple dwelling applications versus grouped and single dwelling applications is reflected in a small sample size of data captured by the City of Melville below for January 2025 to September 2025.'

NO. SITES BY APPLICATION LODGED	ARDROSS	MELVILLE	WILLAGEE
Single	6 (60%)	9 (60%)	9 (50%)
Grouped	4 (40%)	6 (40%)	9 (50%)
Multiple	0 (0%)	0 (0%)	0 (0%)

Source: City of Melville

DEVELOPMENT FEASIBILITY AND AFFORDABILITY

There are a range of factors that may inhibit the ability of developers to deliver density.

Construction prices can constrain the ability of developers to develop at a desired rate, which may cause periods of inactivity. This consideration has been particularly relevant since COVID-19 which resulted in significant cost increases and capacity constraints.

It is also likely that developers will not always be able to secure suitably sized lots for infill development, with the same being true for their ability to coordinate the amalgamation of lots. A more probable outcome is that there will continue to be fragmented development outcomes across these change areas and low levels of site amalgamation.

TIME LAG

From the implementation of the proposed changes, the market is unlikely to react instantly. It is likely that developer activity will likely be induced around areas with proven interest and feasibility, such as the Canning Bridge Activity Centre and the Booragoon Centre.

For places where infill development is less proven (such as Leeming) developer activity may not occur at scale despite being feasible.

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FORECAST DWELLING OUTCOMES

Taking into account the varied factors influencing development outcomes, Urbis projected development rates across all the change areas.

Overall, this analysis indicates that these areas could deliver approximately 3,622 additional dwellings (net) by 2050. It is anticipated that these dwellings would be delivered as a mix of grouped and multiple dwellings, occurring across both non-amalgamated and amalgamated sites within the proposed change areas.

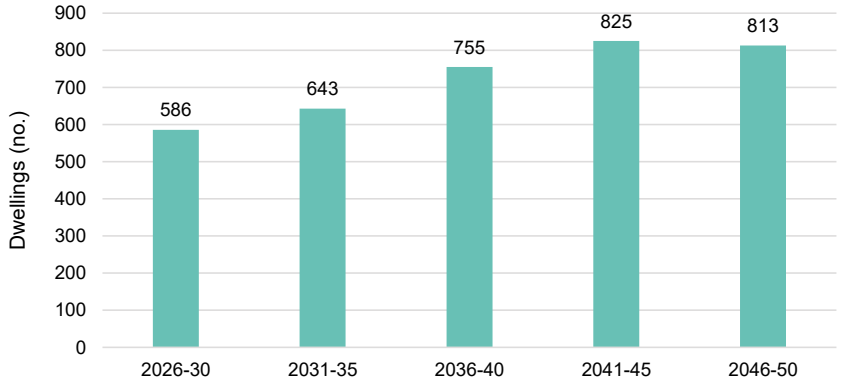
Development rates are anticipated to increase over time, reflecting rising land and property values, demographic shifts favouring infill living, the increasing desirability of established suburbs relative to outer-suburban locations, and the progressive reduction in greenfield land supply across the metropolitan area.

In comparison to other local governments such as the City of Nedlands and the City of Wanneroo, the redevelopment assumptions adopted for Melville are relatively optimistic (for example, these local governments have assumed that only around 30% and 26% respectively of rezoned sites will redevelop over a 20–25 year period).

Notwithstanding this comparison, there are several reasons to anticipate stronger redevelopment outcomes in the City of Melville, including:

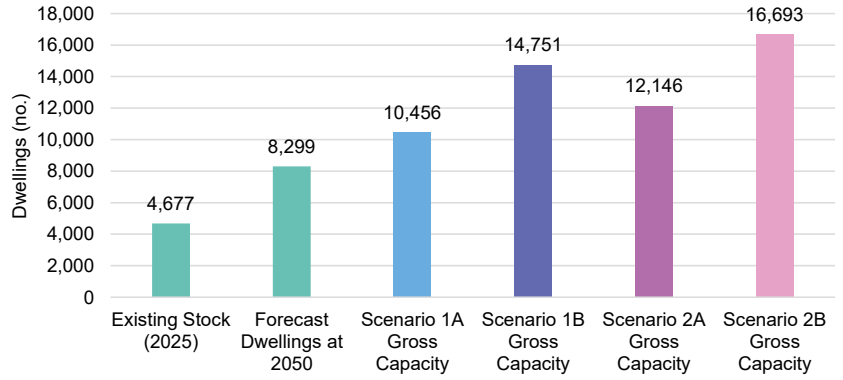
- Several of the change areas function as extensions of existing activity centres, where proximity to retail, employment and services continues to support stronger development interest and market absorption;
- The City of Melville has historically experienced higher levels of infill development than comparable inner-metropolitan local government (with an estimated increase of approximately 1,600 dwellings between 2021 and 2025, including around 1,000 apartments or grouped dwellings) which indicates established feasibility within many areas of the City for infill development;
- Where density settings have aligned with market conditions in Perth, redevelopment has occurred at rates closer to theoretical capacity, as seen in locations such as East Perth, Claisebrook and Nollamara, where favourable zoning, parcel characteristics and price points have supported sustained infill delivery; and
- Many of the change areas contain lot configurations and sizes that are conducive to incremental redevelopment (allowing both individual lot redevelopment and amalgamation opportunities).

NET DWELLING INCREASE ACROSS THE PROPOSED CHANGE AREAS, 2026 – 2050



Source: Urbis

FORECASTED DWELLINGS ACROSS THE PROPOSED CHANGE AREAS AND DEVELOPMENT CAPACITY



Source: Urbis

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DWELLING TARGETS

The City of Melville's Local Planning Strategy (2016) and Local Housing Strategy (2018) estimate where dwelling growth is expected to occur in the City to 2031, in response to its dwelling targets set out in the Perth and Peel @ 3.5 million Sub-regional Framework. The City has now extrapolated the estimates to 2050 and has undertaken a review to track the progress of delivery in these areas to 2025.

A majority of development is expected to be delivered across activity centres and the Canning Highway Corridor (11,424 dwellings) with the remainder of development to be delivered across other areas of the City (7,056).

The upzoning of the proposed change areas is anticipated to deliver an additional 3,622 dwellings between 2025 and 2050 based on Urbis' forecasting. As such, the change areas will play a key role in helping the City achieving the State Governments infill targets.

CITY OF MELVILLE DWELLING TARGETS ANALYSIS

AREA	2011-2025 INCREASE (ACTUAL)	TARGETED ADDITIONAL DWELLINGS 2011-2031	TARGETED ADDITIONAL DWELLINGS 2011-2050
Canning Bridge	1,325	2,500	4,200
Melville City Centre	193	900	1,512
Riseley Centre	95	300	504
Willagee	272	1,200	2,016
Murdoch	0	700	1,176
Melville District Centre	26	500	840
Canning Highway Corridor	92	700	1,176
Other areas (Remainder of the City)	2,101	4,200	7,056
Total	**4,104**	**11,000**	**18,480 (overall target)**

Source: City of Melville, Department of Planning, Lands and Heritage Perth and Peel @3.5 million
Note Extrapolated target is for between the years of 2011 and 2050*

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NET DWELLING INCREASES ACROSS PROPOSED CHANGE AREAS

CHANGE AREA	NET DWELLINGS 2026-30	NET DWELLINGS 2031-35	NET DWELLINGS 2036-40	NET DWELLINGS 2041-45	NET DWELLINGS 2046-50
Aurelian St to Leach Highway (extension 2025)	3	2	1	2	1
Aurelian St to Leach Highway, Palmyra (Residential density change)	91	97	106	115	127
Bombard St & Mitchell St (Residential density change)	17	21	24	30	36
Booragoon Centre (East adjacent residential density change)	34	38	42	48	54
Booragoon Centre East (extension 2025)	19	19	19	20	19
Brentwood Centre (Adjacent residential density change)	21	21	22	23	24
Bristol Avenue (Adjacent residential density change)	4	3	5	5	7
Bullcreek Local Centre (Adjacent Residential Density Change)	57	69	87	109	140
Canning Beach Road - Applecross (2025)	5	8	18	6	0
Coleman Cr & Woodley Cr, Melville (Residential density change)	8	8	6	6	5
Curruthers Rd to The Esplanade (2025)	1	2	2	3	4
Farrington Centre (Adjacent residential density change)	33	39	48	61	77
Harris St (extension 2025)	2	2	1	1	1
Harris St, Bicton (Adjacent residential density change)	0	0	0	0	1
Kardinya Centre (Adjacent Residential Density Change)	43	49	54	62	70
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	18	13	10	8	6
Marmion St, Melville (Residential density change)	5	4	3	2	2
Marmion St, Myaree (extension 2025)	8	6	6	4	4
Marmion St, Myaree (Residential density change)	6	5	5	4	3
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	8	7	6	5	4
North Lake Road, Myaree (extension 2025)	4	4	3	3	4
North Lake Road, Myaree (Residential density change)	7	6	6	5	5
North Lake Road, Willagee (Adjacent Residential Density Change)	19	12	8	4	3
Palmyra Local Centre (Adjacent residential density change)	1	0	1	0	0
Riseley Centre (North adjacent residential density change)	34	58	102	111	0
River View Tce to The Esplanade (2025)	1	0	1	1	1
Robson Way, Murdoch (Zoning change)	3	2	3	2	2
South St to Barclay Rd, Kardinya (Residential density change)	15	16	16	17	17
South Street (Further investigation area)	77	87	102	116	137
Winthrop Local Centre (Adjacent Residential Density Change)	12	14	16	20	25
Wireless Hill (East adjacent residential density change)	30	31	32	32	34
Total	**586**	**643**	**755**	**825**	**813**

Source: Urbis

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FORECASTED DWELLINGS AND DEVELOPMENT CAPACITY

CHANGE AREA	EXISTING STOCK (2025)	FORECAST DWELLINGS AT 2050	SCENARIO 1A GROSS CAPACITY	SCENARIO 1B GROSS CAPACITY	SCENARIO 2A GROSS CAPACITY	SCENARIO 2B GROSS CAPACITY
Aurelian St to Leach Highway (extension 2025)	26	35	57	84	69	97
Aurelian St to Leach Highway, Palmyra (Residential density change)	809	1,345	1,666	2,413	1,911	2,693
Bombard St & Mitchell St (Residential density change)	135	263	280	422	331	466
Booragoon Centre (East adjacent residential density change)	233	449	537	826	648	915
Booragoon Centre East (extension 2025)	155	251	349	504	417	587
Brentwood Centre (Adjacent residential density change)	196	307	393	587	462	651
Bristol Avenue (Adjacent residential density change)	25	49	52	73	60	84
Bullcreek Local Centre (Adjacent Residential Density Change)	290	752	819	1,135	897	1,267
Canning Beach Road - Applecross (2025)	15	52	52	52	59	59
Coleman Cr & Woodley Cr, Melville (Residential density change)	94	127	186	282	237	335
Curruthers Rd to The Esplanade (2025)	19	31	33	33	40	40
Farrington Centre (Adjacent residential density change)	153	411	458	629	509	718
Harris St (extension 2025)	432	439	468	468	557	557
Harris St, Bicton (Adjacent residential density change)	4	5	6	10	9	12
Kardinya Centre (Adjacent Residential Density Change)	225	503	649	947	746	1,052
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	140	195	431	492	497	559
Marmion St, Melville (Residential density change)	48	64	112	162	132	189
Marmion St, Myaree (extension 2025)	60	88	150	217	180	254
Marmion St, Myaree (Residential density change)	48	71	122	174	137	195
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	75	105	162	254	203	286
North Lake Road, Myaree (extension 2025)	36	54	80	116	95	135
North Lake Road, Myaree (Residential density change)	85	114	161	239	193	272
North Lake Road, Willagee (Adjacent Residential Density Change)	213	259	512	727	606	856
Palmyra Local Centre (Adjacent residential density change)	14	16	24	36	27	39
Riseley Centre (North adjacent residential density change)	203	508	409	607	466	656
River View Tce to The Esplanade (2025)	53	57	60	60	84	84
Robson Way, Murdoch (Zoning change)	8	20	35	50	37	52
South St to Barclay Rd, Kardinya (Residential density change)	109	190	264	377	306	432
South Street (Further investigation area)	481	1,000	1,223	1,737	1,428	2,017
Winthrop Local Centre (Adjacent Residential Density Change)	60	147	174	244	195	275
Wireless Hill (East adjacent residential density change)	233	392	532	794	608	859
Total	**4,677**	**8,299**	**10,456**	**14,751**	**12,146**	**16,693**

Source: Urbis

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FORECASTED DWELLINGS INCREASE AND BUILD OUT CAPACITY BETWEEN 2025 AND 2050

CHANGE AREA	DWELLING INCREASE (NO.)	DWELLING INCREASE (%)	REMAINING CAPACITY	INDICATIVE BUILDOUT PROPORTION
Aurelian St to Leach Highway (extension 2025)	9	35%	45	20%
Aurelian St to Leach Highway, Palmyra (Residential density change)	536	66%	1,231	44%
Bombard St & Mitchell St (Residential density change)	128	95%	216	59%
Booragoon Centre (East adjacent residential density change)	216	93%	449	48%
Booragoon Centre East (extension 2025)	96	62%	272	35%
Brentwood Centre (Adjacent residential density change)	111	57%	294	38%
Bristol Avenue (Adjacent residential density change)	24	96%	38	64%
Bullcreek Local Centre (Adjacent Residential Density Change)	462	159%	687	67%
Canning Beach Road - Applecross (2025)	37	247%	37	>80%
Coleman Cr & Woodley Cr, Melville (Residential density change)	33	35%	140	24%
Curruthers Rd to The Esplanade (2025)	12	63%	14	>80%
Farrington Centre (Adjacent residential density change)	258	169%	391	66%
Harris St (extension 2025)	7	2%	36	19%
Harris St, Bicton (Adjacent residential density change)	1	25%	4	25%
Kardinya Centre (Adjacent Residential Density Change)	278	124%	573	49%
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	55	39%	322	17%
Marmion St, Melville (Residential density change)	16	33%	89	18%
Marmion St, Myaree (extension 2025)	28	47%	124	23%
Marmion St, Myaree (Residential density change)	23	48%	100	23%
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	30	40%	133	23%
North Lake Road, Myaree (extension 2025)	18	50%	62	29%
North Lake Road, Myaree (Residential density change)	29	34%	115	25%
North Lake Road, Willagee (Adjacent Residential Density Change)	46	22%	407	11%
Palmyra Local Centre (Adjacent residential density change)	2	14%	16	13%
Riseley Centre (North adjacent residential density change)	305	150%	305	>80%
River View Tce to The Esplanade (2025)	4	8%	7	57%
Robson Way, Murdoch (Zoning change)	12	150%	35	35%
South St to Barclay Rd, Kardinya (Residential density change)	81	74%	212	38%
South Street (Further investigation area)	519	108%	999	52%
Winthrop Local Centre (Adjacent Residential Density Change)	87	145%	149	58%
Wireless Hill (East adjacent residential density change)	159	68%	430	37%

Source: Urbis

** This is a comparison of forecasted dwellings and the average between the development capacity for Scenario's 1A and 1B.*

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APPENDICES

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PROPOSED CHANGE AREAS – TOTAL AREA

CHANGE AREA	TOTAL AREA OF LOTS (HA)
Aurelian St To Leach Highway (Extension 2025)	1.5
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	42.3
Bombard St & Mitchell St (Residential Density Change)	7.3
Booragoon Centre (East Adjacent Residential Density Change)	14.4
Booragoon Centre East (Extension 2025)	9.3
Brentwood Centre (Adjacent Residential Density Change)	10.2
Bristol Avenue (Adjacent Residential Density Change)	1.3
Bull Creek Local Centre (Adjacent Residential Density Change)	20.7
Canning Beach Road - Applecross (2025)	1.8
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	5.3
Curruthers Rd To The Esplanade (2025)	1.8
Farrington Centre (Adjacent Residential Density Change)	11.2
Harris St (Extension 2025)	25.5
Harris St, Bicton (Adjacent Residential Density Change)	0.2
Kardinya Centre (Adjacent Residential Density Change)	16.5
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	7.5
Marmion St, Melville (Residential Density Change)	3.0
Marmion St, Myaree (Extension 2025)	4.0
Marmion St, Myaree (Residential Density Change)	3.1
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	4.5
North Lake Road, Myaree (Extension 2025)	2.1
North Lake Road, Myaree (Residential Density Change)	4.3
North Lake Road, Willagee (Adjacent Residential Density Change)	14.2
Palmyra Local Centre (Adjacent Residential Density Change)	0.6
Riseley Centre (North Adjacent Residential Density Change)	10.3
River View Tce To The Esplanade (2025)	3.8
Robson Way, Murdoch (Zoning Change)	0.8
South St To Barclay Rd, Kardinya (Residential Density Change)	6.8
South Street (Further Investigation Area)	31.5
Winthrop Local Centre (Adjacent Residential Density Change)	4.3
Wireless Hill (East Adjacent Residential Density Change)	13.6
Total	**284.0**

Source: Urbis

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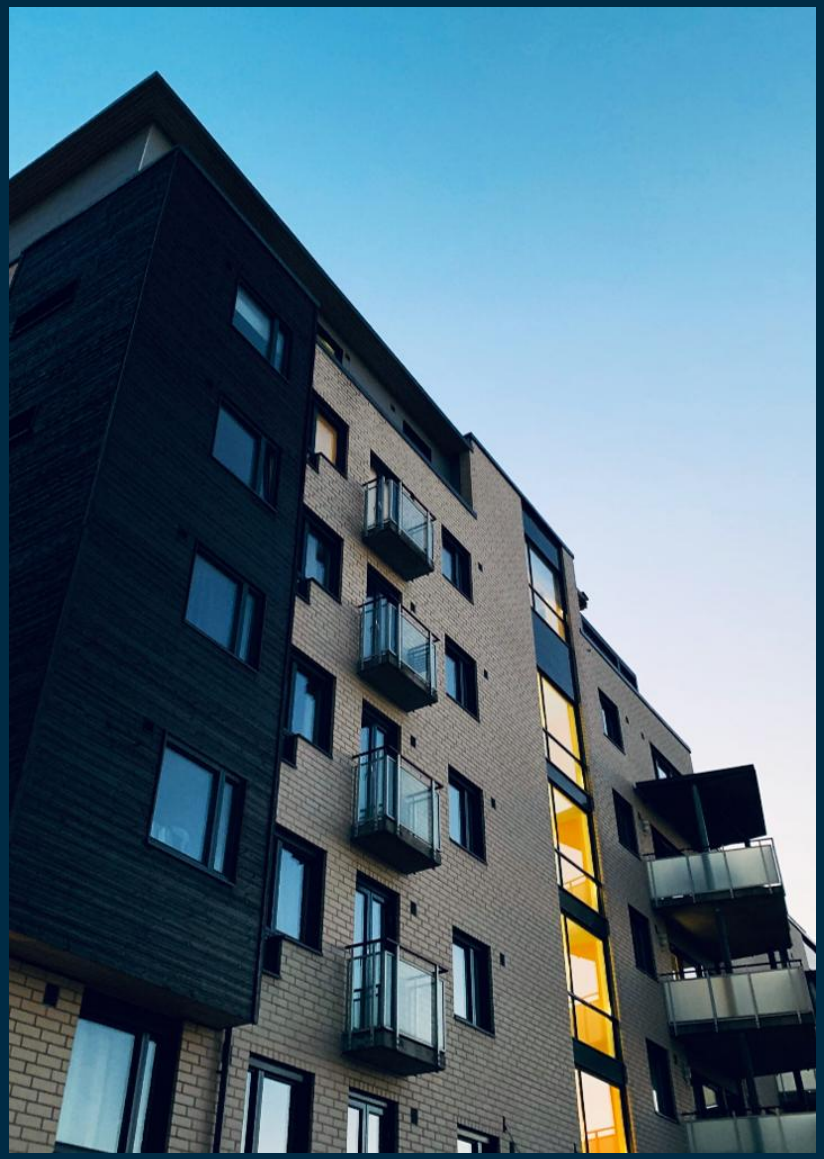
INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

SOURCE	LAND USE FACTOR/S	DESCRIPTION
Lee, Bun Song, Eui-Chul Chung, and Yong Hyun Kim. 2005. "Dwelling Age, Redevelopment, and Housing Prices: The Case of Apartment Complexes in Seoul." The Journal of Real Estate Finance and Economics 30 (1): 55–80.	Age of Stock	The article highlighted that as dwellings age, the option value associated with redeveloping a site increases over time. As buildings become older, they often experience functional obsolescence and require higher maintenance costs, which reduces the relative value of retaining the existing structure. When this occurs alongside rising land values, the underlying land becomes a more significant component of the property's total value. In these circumstances, redevelopment becomes increasingly attractive, as the potential return from replacing the existing building with a higher-value or more intensive use is likely to outweigh the benefits of maintaining the current dwelling. As a result, older structures are more likely to be demolished and replaced, particularly in locations where land values are growing and planning settings allow for greater development intensity.
Allan, Andrew, Ali Soltani, Mohammad Hamed Abdi, and Melika Zarei. 2022. "Driving Forces behind Land Use and Land Cover Change: A Systematic and Bibliometric Review" Land 11, no. 8: 1222.	Accessibility to Retail, Accessibility to Open Space, Transport Accessibility, Property Values and Rent Prices	This paper is based on reviewing the literature in the past 10 years on the drivers of land use and land cover change (LULCC) in urban areas. From their review, Allan et al highlighted that there are four main driving themes which drive land use change; urban growth factors, policy and regulation factors, economic and financial factors and contextual factors. These themes then have sub-themes and actual land use factors attributed to them which drive land use change. Accessibility to retail, accessibility to open space, transport accessibility, property values and rent prices were all identified as land use factors that help drive land use change.
Nuissl, H., and Siedentop, S. 2021. Urbanisation and Land Use Change. In: Weith, T., Barkmann, T., Gaasch, N., Rogga, S., Strauß, C., Zscheischler, J. (eds) Sustainable Land Management in a European Context. Human-Environment Interactions, vol 8. Springer, Cham.	Accessibility to Retail, Transport Accessibility, Property Values	This literature highlights the role of land use change in driving urbanisation. It identifies land values, proximity to urban centres and transport, demographic factors and policy measures as key influences on land use change. Together, these factors shape the attractiveness and viability of different locations, guiding where land use change is most likely to occur and how urban development evolves over time.
Bourne, L. S. 1969. "Location Factors in the Redevelopment Process: A Model of Residential Change." Land Economics 45, no. 2 : 183–93.	Accessibility, Property Values, Rental Prices, Age of Stock and Lot Sizes	The paper examines factors influencing redevelopment in large metropolitan areas, identifying three key spatial levels: region, area and site. Regional factors relate to the broader urban structure and accessibility, area-level factors reflect neighbourhood conditions and socio-economic characteristics such as rent and income, and site-level factors focus on individual property attributes such as land costs, size and land availability.
Rowley, S. and Phibbs, P. (2012) Delivering diverse and affordable housing on infill development sites, AHURI Final Report No.193. Melbourne: Australian Housing and Urban Research Institute.	Accessibility to Retail, Transport Accessibility, Property Values, Rental Prices and Lot Sizes	Using Perth and Sydney as case studies and a comparison of extremes in relation to the delivery of density, this study highlights what the barriers to infill development are and makes some suggestions to enable the delivery of diverse and affordable housing. The report identifies several barriers limiting housing delivery on infill sites in these cities, including complex planning regulations, lengthy approvals, fragmented land ownership, high land and construction costs, and community opposition to higher density. Infrastructure constraints and feasibility challenges further discourage development. To enable delivery, the report recommends clearer and more consistent zoning, streamlined planning processes, improved infrastructure coordination, and the use of government land, incentives, and partnerships to support affordable housing outcomes.

Source: Various

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URBIS

Local Planning Scheme No.6 Review

Land Economics Appendix | R Code Reform Modelling

November 2026

Prepared for City of Melville

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Acknowledgement of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming.**

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Contents

The City of Melville is undertaking a review of Local Planning Scheme No. 6 (LPS6) to ensure the City can accommodate forecast population growth, increase housing choice and contribute to broader metropolitan infill objectives. As part of this process, the City has investigated a series of density changes intended to support additional housing in appropriate locations across the municipality.

Since commencement of the LPS6 review, the Western Australian Government has announced a series of proposed reforms to the Residential Design Codes (R-Codes), including the abolition of average lot size requirements for land coded R25. Additionally, the Minister has announced the potential introduction of a minimum residential coding of R30 for new local planning schemes. These reforms and announcements have the potential to materially alter development capacity, influence where future housing is delivered and affect the outcomes sought through the City's proposed density changes.

To understand the implications of these reforms, Urbis undertook a scenario-based land economics assessment examining the impact of alternative policy settings on future housing supply across the City of Melville to 2050. The assessment considers how the proposed LPS6 density changes interact with potential R-Code reforms and Minister announcements and evaluates the extent to which different scenarios could contribute towards the City's housing supply objectives and broader metropolitan dwelling targets.

This study assessed the implications of proposed State Government R-Code reforms and Minister announcements alongside the City's draft LPS6 density changes. Five scenarios were examined, including current zoning, the proposed LPS6 density changes (base case), LPS6 density changes combined with the abolition of average lot sizes, a city-wide minimum R30 coding scenario and a R20 minimum combined with abolishment of average lot sizes and progression of LPS6 changes.

The study combines theoretical dwelling capacity analysis, market demand assessment, place-based attractiveness scoring and feasibility considerations to estimate the likely scale and location of future infill development. The analysis provides the City with an evidence base to understand how different policy approaches may influence housing outcomes and the distribution of development across established suburbs and activity centres.

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Executive Summary

The findings demonstrate that proposed State Government reforms and Minister announced minimum densities are likely to materially influence future housing outcomes within the City of Melville. While a minimum R30 approach significantly increases overall housing capacity and projected dwelling delivery, it also shifts future development away from targeted centres and precincts towards a broader suburban infill pattern. The City's proposed LPS6 density changes, on the other hand, provide a more deliberate mechanism for concentrating growth in selected locations while still making a significant contribution towards long-term housing supply objectives.

Status Quo

Under the current zoning framework, the City has substantial theoretical capacity to accommodate additional housing growth. Existing zoning provides capacity for approximately 76,700 dwellings across the LGA, representing around 32,200 additional dwellings above the current dwelling stock. Whilst growth potential is concentrated within centre / mixed use zoned sites (approx. 18,000 net dwelling capacity), there is ability for further infill across the rest of the LGA (approx. 14,200 net dwelling capacity).

Base Case

The proposed LPS6 density changes increase net theoretical dwelling capacity to 40,300 dwellings (an additional 8,100 dwellings on existing zoning) and support targeted infill development focused around activity centres and strategic growth locations. The study forecasts 21,200 additional dwellings by 2050 under this scenario.

Scenario One

The introduction of proposed R-Code reforms removing average lot size requirements, in combination with the LPS6 density changes, further increases development opportunities across the City, with net theoretical capacity increasing to approximately 51,700 dwellings (11,400 dwellings above base case) and forecast development of approximately 24,200 additional dwellings by 2050.

Scenario Two

The minimum R30 scenario has the most significant implications for future housing outcomes. Under this approach, net theoretical dwelling capacity increases to more than 57,700 dwellings and approximately 32,250 additional dwellings are forecast to be delivered by 2050.

The modelling indicates that this scenario substantially expands redevelopment opportunities across established suburban neighbourhoods including Leeming, Bull Creek, Winthrop, Applecross, Attadale and Kardinya. While this scenario delivers the highest level of housing supply, it also redistributes future growth away from activity centres and targeted change areas towards a more dispersed suburban infill pattern.

Scenario Three

This scenario combines the proposed LPS6 density changes with the abolition of average lot sizes and the rezoning of land below R20 to a minimum R20 coding. The modelling indicates net capacity for approximately 55,500 dwellings across the City and the delivery of approximately 31,300 additional dwellings by 2050. The scenario provides a substantial increase in housing supply compared with the base case while retaining a stronger alignment with planned density changes than the city-wide minimum R30 approach. Nevertheless, it still results in a significantly broader distribution of infill development across established residential suburbs.

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1 Study Approach | Growth Context

The Perth and Peel planning framework provides for 3.5 million people by 2050, with 47% of new housing targeted within the established urban area. These targets remain an important planning benchmark, but there are increasing reasons they should be treated as minimum requirements rather than a ceiling on future housing provision.

Population growth is occurring faster than the long-term rate underpinning the framework. Greater Perth grew by 2.4% in 2024–25, while the Commonwealth Government's Centre for Population expects relatively strong growth to continue, averaging around 1.7% per annum over the next decade. This is above the approximately 1.4% average annual growth required to reach 3.5 million people by 2050.

At the same time, the dwelling targets assume an average of around 2.2 persons per dwelling. This is higher than the 1.7–1.9 persons typically accommodated within new apartment development, which is expected to form an increasing share of infill housing. Household sizes are also expected to continue declining as the population ages and the share of smaller households increases.

The implication is that more infill dwellings are likely to be required than originally anticipated, even to accommodate the 3.5 million population benchmark and achieve the 47% infill target. Stronger population growth would increase this requirement further.This has particular implications for well-located, high-amenity and relatively low-density areas such as Melville. These locations are likely to face increasing pressure to accommodate a greater share of metropolitan growth. It also supports the relatively strong uptake assumed in the Urbis forecasts

Perth and Peel Targets Overview

3.5m people by 2050 47% infill target	The framework plans for 800,000 additional homes. Sub-regional and local government targets were allocated proportionally rather than aligned to market feasibility.
More dwellings needed as household sizes decline	Infill targets are based on an average of 2.2 persons per dwelling compared to average of 1.7-1.9 persons per new apartment dwelling.
Faster population growth	Greater Perth's population increased by 2.4% in 2024/25 and is expected to grow at an average of 1.7% over the next decade and reach 3.5m faster than anticipated.

Sources: WAPC, ABS, Centre for Population, Urbis

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1 Study Approach | Scenarios

The scenarios range from retaining current zoning through to applying a minimum R30 coding across residential land.

Informed by engagement with the City, the selection of scenarios provides a consistent basis for comparing the City's proposed LPS6 changes with the potential effects of broader R-Code reform.

The scenarios are intended to identify the relative implications of each approach, including the scale of additional capacity created, forecast development rates based on market and locational attributes and whether growth is directed towards planned change areas, activity centres or established suburban areas.

Modelling Scenarios

Scenario	Description
Status Quo	Existing planning scheme zoning unchanged.
Base Case	Existing planning scheme zoning plus proposed 2026 LPS6 density changes.
Scenario 1	Average lot sizes are abolished for sites zoned R20 and below, and the City progresses with the proposed 2026 LPS6 density changes.
Scenario 2	There are no City-led changes under LPS6, and all residential zoned land in the City is upcoded to a minimum of R30.
Scenario 3	All lots zoned below R20 are rezoned to R20, average lot sizes are abolished for sites zoned R20, and the City progresses with the proposed 2026 LPS6 density changes.

Source: Urbis, City of Melville

n.b The modelling was undertaken based on announced R-Code changes in relation to the abolishment of average lot sizes for R20 and below. The subsequently advertised changes relate to R25 and below. Given the number of affected R25 lots are negligible and estimated at approximately 62 dwellings, the results for this analysis are considered aligned to the advertised abolishment of average lot sizes for R25 and below.

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1 Study Approach | Modelling

The modelling combines development capacity with the relative attractiveness of different locations for infill development. This recognises that additional zoning capacity does not, by itself, determine where or when housing will be delivered.

Areas are assessed against a common set of lot, market and place-based attributes. Forecast metropolitan infill demand is then allocated according to each area's available capacity and relative attractiveness, with development capped once the remaining capacity of an area is exhausted. The process is repeated in five-year increments to 2050.

The results should be interpreted as an indication of the expected scale and distribution of development under each scenario, rather than a prediction of outcomes for individual sites.

Modelling Approach

01 Defining development capacity	Net additional dwelling capacity by area, from the density change and R Code scenarios.
02 Scoring area attributes	Lot and place attributes inform how suitable and desirable an area is for infill development.
03 Composite attractiveness index	Weighted blend of scores provide comparative ranking of each area.
04 Allocating dwelling forecasts	Metro forecasts shared across areas by capacity and attractiveness, capped by remaining capacity.
05 Iterative forecasting to 2050	Forecasts provided for 5-yearly increments from 2026 to 2050.

Source: Urbis

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2 Dwelling Capacity | Approach

The capacity assessment estimates the maximum number of dwellings that could theoretically be accommodated under each planning scenario. Existing dwelling estimates are compared with the development potential of each site to determine net additional capacity.

For grouped housing, capacity is principally determined by site area and applicable minimum and average lot-size requirements. For land coded R40 and above, potential multiple-dwelling capacity is also considered using assumptions relating to plot ratio, average apartment size and building efficiency.

The assessment does not account for every site-specific constraint, including ownership intentions, heritage, environmental conditions, servicing requirements or detailed design outcomes. It should therefore be treated as an estimate of theoretical planning capacity, not the number of dwellings expected to be delivered.

Dwelling Capacity Approach

Estimate existing dwellings within each change area, activity centre and the rest of the City.

Step 01
Existing dwellings

Estimate hypothetical capacity from R Code, lot size, minimum and average lot requirements, plot ratio, and apartment size and building efficiency assumptions.

Step 02
Hypothetical capacity

Calculate the difference between hypothetical capacity and estimated existing dwellings to derive net additional capacity.

Step 03
Net capacity

Excludes consideration of site specific factors such as heritage and environmental factors. As such, capacity represents theoretical capacity under zoning.

Limitations

Source: Urbis

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2 Dwelling Capacity | Findings

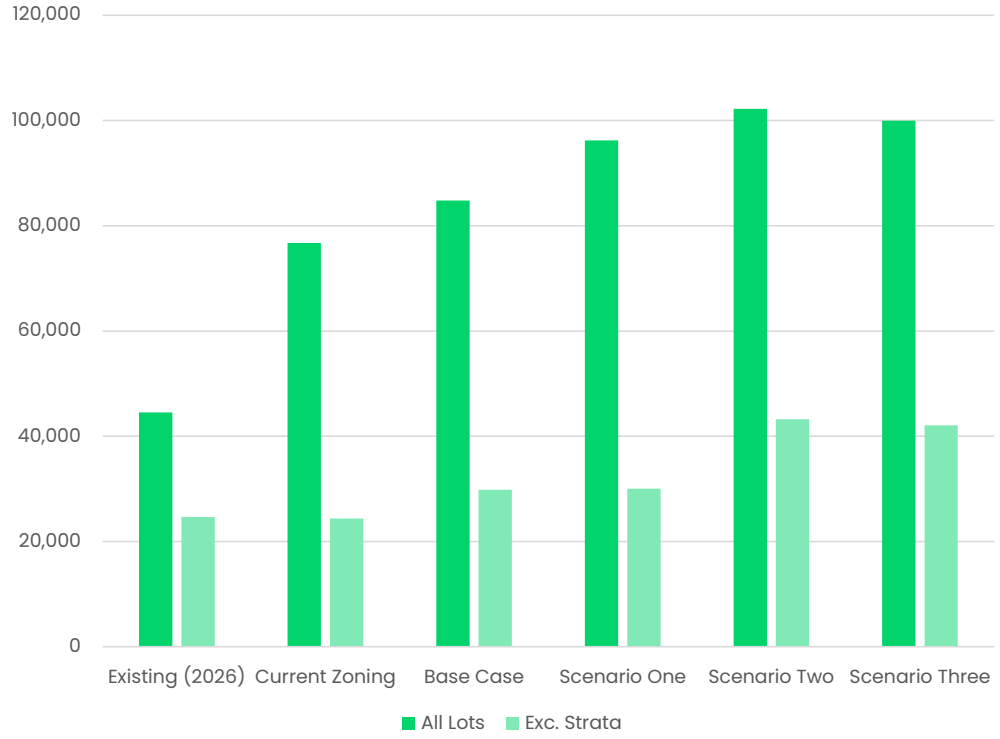
The existing planning framework already provides substantial theoretical capacity, supporting approximately 76,700 dwellings compared with an estimated 44,500 existing dwellings in 2026.

The proposed LPS6 changes increase total capacity to approximately 84,800 dwellings, with this increased capacity limited to the LPS6 density change areas.

Removing average lot-size requirements in combination with the LPS6 changes increases capacity further, to approximately 96,200 dwellings. The minimum R30 scenario produces the highest theoretical outcome, with capacity for approximately 102,200 dwellings across the City. Scenario 3 provides a broadly comparable outcome of approximately 100,000 dwellings.

The comparison excluding strata properties is particularly important. It demonstrates that scenarios two and three – the minimum R30 scenario and minimum R20 scenario (combined with LPS6 changes and abolishment of average lot sizes) – materially increase the number of conventional freehold sites capable of subdivision or redevelopment, creating development opportunities across a much broader part of the City.

Existing Dwellings versus Hypothetical Capacity, City of Melville



Source: Urbis, ABS, Landgate

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2 Dwelling Capacity | Findings (cont.)

The scenarios differ not only in the amount of capacity created, but also in where that capacity is located.

The City's proposed LPS6 changes add approximately 8,100 dwellings of capacity within identified change areas, reinforcing the intended focus on planned growth locations.

The abolition of average lot-size requirements has limited additional effect within the change areas but substantially increases capacity across the balance of the City, from approximately 14,100 dwellings under current zoning to approximately 25,500 dwellings.

A minimum R30 coding produces the clearest shift towards dispersed suburban infill. It provides approximately 36,500 dwellings of capacity across the rest of the City, while capacity in the proposed change areas falls to approximately 3,200 dwellings because the LPS6 changes are not applied under this scenario.

Existing Dwellings versus Hypothetical Capacity, City of Melville

	Current Zoning	Base Case	Scenario 1	Scenario 2	Scenario 3
Centre and Mixed Use Zoned Sites	+18,000	+18,000	+18,000	+18,000	+18,000
Change Areas	+58	+8,140	+8,183	+3,199	+8,183
Rest of Melville LGA	+14,142	+14,145	+25,532	+36,503	+29,290

Source: Urbis, ABS, Landgate

n.b. Does not include future capacity in unplanned areas such as train station precincts. Large commercial sites such as Booragoon capped at 500 dwelling capacity.

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3 Dwelling Forecasts | Approach

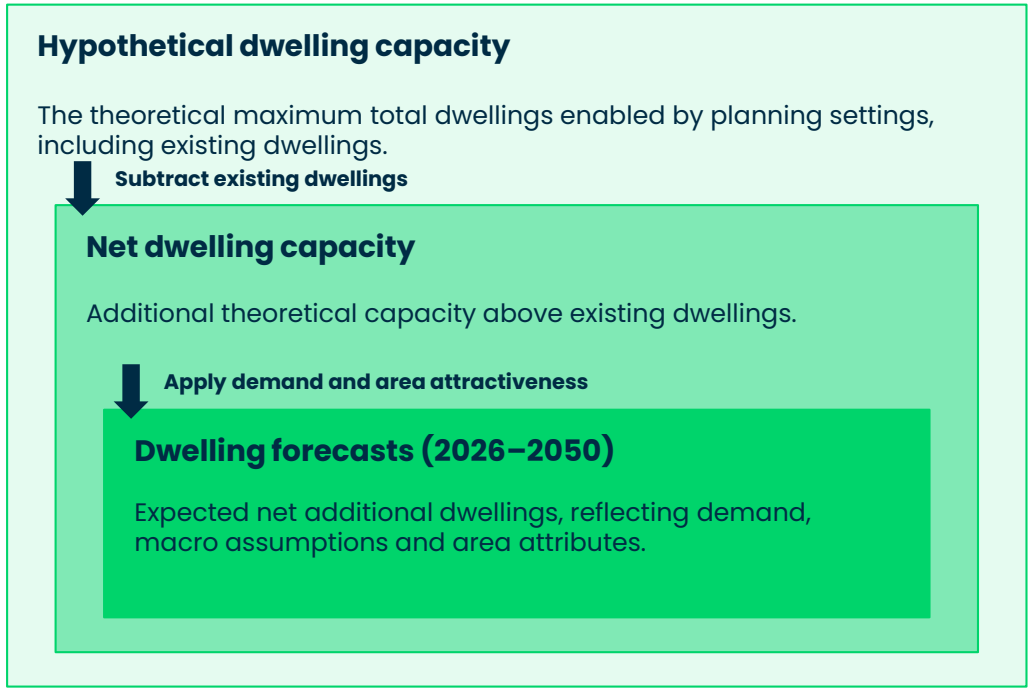
The dwelling forecasts estimate the scale and distribution of net additional housing expected over 2026–2050 under each planning scenario.

The model allocates forecast metropolitan infill demand across areas according to available net capacity and relative attractiveness, informed by lot, market and amenity attributes. It repeats this allocation in five-year increments, with development capped by remaining capacity.

Capacity measures describe theoretical development potential. Forecasts estimate how much of that potential is likely to be realised within the modelling period. They depend on the modelling assumptions and provide an indication of area-level outcomes.

The land economics reporting provides a more detailed explanation of the modelling and scoring approaches.

Dwelling Forecasting Approach



Source: Urbis

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3 Dwelling Forecasts | Findings

The modelling indicates that each reform scenario would support an increase in infill over the period to 2050.

The LPS6 base case is forecast to deliver approximately 21,200 net additional dwellings, increasing to approximately 24,200 dwellings when combined with the abolition of average lot-size requirements.

The minimum R30 scenario produces the highest overall forecast, at approximately 32,300 additional dwellings. Scenario three produces a similar outcome of approximately 31,300 dwellings. Both scenarios materially increase the contribution made by established residential areas outside the identified change areas.

The results highlight an important trade-off. A minimum R30 approach is likely to produce more housing overall, but it reduces the proportion of growth directed towards planned change areas. Forecast development within these areas falls from approximately 3,600 dwellings under the base case to approximately 2,000 dwellings under scenario two.

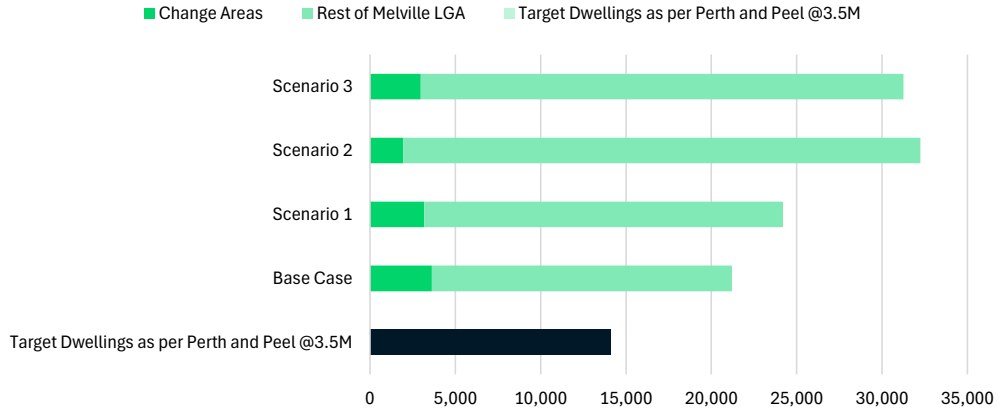
This could dilute the City's intended centre-based growth strategy and disperse redevelopment across established suburban neighbourhoods, with implications for infrastructure planning, neighbourhood character and the coordination of future investment.

Forecast Net Dwelling Change, City of Melville, 2026-2050

	Base Case	Scenario 1	Scenario 2	Scenario 3
Change Areas	3,619	3,180	1,954	2,977
Rest of Melville LGA	17,591	21,011	30,298	28,285
Total Net Development	**21,210**	**24,191**	**32,252**	**31,262**

Source: Urbis, ABS, Landgate
n.b. Large commercial sites such as Booragoon capped at 500 dwelling capacity.

Forecast Net Dwelling Change, City of Melville, 2026-2050



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3 Dwelling Forecasts | Implications of R Code Reforms & LPS6 Changes

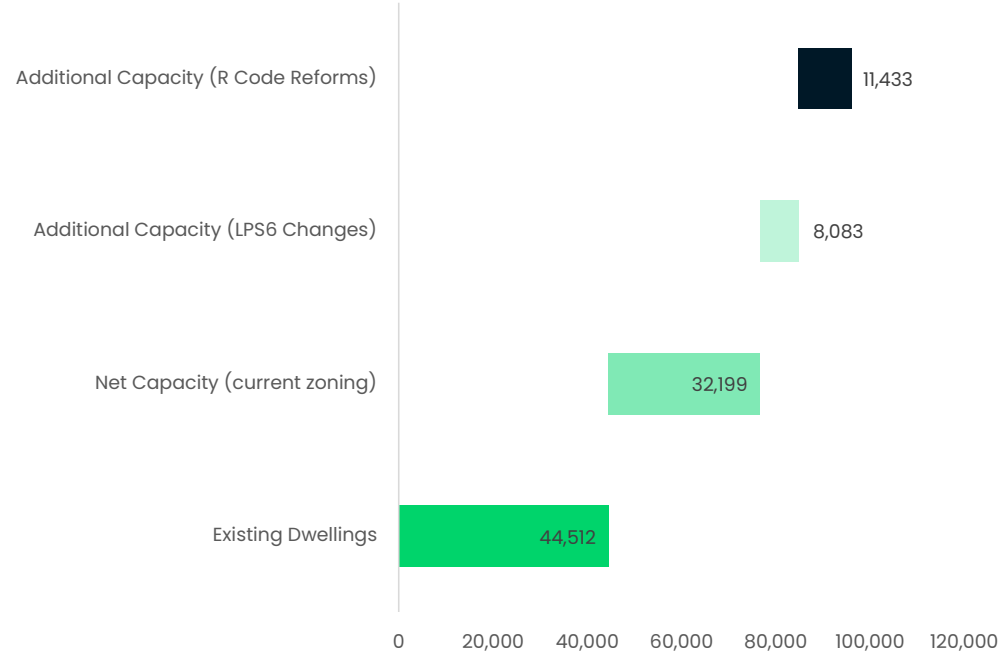
Scenario one demonstrates the cumulative effect of combining the City's proposed LPS6 changes with the abolition of average lot-size requirements.

Existing zoning provides approximately 32,200 net additional dwellings of theoretical capacity, with the LPS6 changes adding a further approximately 8,100 dwellings. The proposed R-Code reforms create a further approximately 11,400 dwellings of theoretical capacity. This additional capacity is predominantly associated with established residential areas rather than the City's identified change areas.

Forecast development of approximately 24,200 additional dwellings by 2050 compares to 21,200 dwellings under the base case.

Scenario one therefore supports the City's planned density changes while also enabling a broader pattern of incremental infill. The principal policy implication is that R-Code reform moderately increases development forecasts across suburban areas of the City – particularly for lots between 700 and 900 square metres.

Net Dwelling Capacity, Scenario 1



Source: Urbis, ABS, Landgate

n.b. Does not include future capacity in unplanned areas such as train station precincts. Large commercial sites such as Booragoon capped at 500 dwelling capacity.

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3 Dwelling Forecasts | Implications of R30

A minimum R30 coding would materially expand redevelopment opportunities across the City's established suburbs. Approximately 17,400 freehold, unsubdivided lots are estimated to gain additional development potential compared with current zoning.

The largest increases occur in Leeming, Bull Creek, Winthrop, Applecross, Attadale, Kardinya, Mount Pleasant and Bicton. Together, these suburbs account for approximately 19,500 additional dwellings of theoretical capacity under the R30 scenario.

Approximately 32,250 additional dwellings are forecast to be delivered by 2050 compared to the base case of 21,200 dwellings.

The implication is that future growth would be distributed more broadly across established residential areas, compared with scenario one which focuses infill (largely but not solely) within activity centres and the City's proposed density change areas.

Net Additional Dwelling Capacity, Scenario 2

Suburb	Additional Capacity
Leeming	+2,659
Bull Creek	+2,301
Winthrop	+2,056
Applecross	+1,887
Attadale	+1,710
Kardinya	+1,454
Mount Pleasant	+1,139
Bicton	+1,105
Total	**+19,500**

Source: Urbis, ABS, Landgate

n.b. Freehold lots only.

+32,250

Forecast dwellings over the 2026-50 period.

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A.1 Hypothetical Dwelling Capacity by Suburb

	Status Quo	Base Case	Scenario One	Scenario Two	Scenario Three
Alfred Cove	1526.5	1582.5	1848.5	2081.5	1848.5
Applecross	11136	11582	11825	13736	13328
Ardross	5167	5986.5	6251.5	5827	6251.5
Attadale	4014.5	4014.5	4128.5	6255.5	5527.5
Bateman	1397.5	1397.5	2182.5	2508.5	2182.5
Bicton	4420	4745.5	5265.5	6659	5811.5
Booragoon	6744	7206.5	8070.5	8002	8070.5
Brentwood	900	1087.5	1152.5	1189	1243.5
Bull Creek	4679.5	5365	6645	7147.5	6645
Kardinya	6983.5	7921	8849	8594.5	8849
Leeming	3318.5	3671	5722	6158.5	5722
Melville	4075.5	4458.5	5165.5	5316.5	5165.5
Mount Pleasant	6142.5	6411	7112	7911.5	7331
Murdoch	793	1616.5	1970.5	1495	1970.5
Myaree	1080.5	1624.5	1782.5	1483.5	1782.5
Palmyra	5398	6745.5	7078.5	6717	7078.5
Willagee	6513	6816	6816	6638	6816
Winthrop	2421	2564.5	4360.5	4492	4360.5
Total	**76710.5**	**84796**	**96226**	**102212.5**	**99984**

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A.2 Modelling Assumptions and Data Treatment

The capacity assessment was undertaken at a cadastral lot level using available property, zoning and R-Code information. The underlying dataset was cleaned and rationalised prior to modelling to provide a consistent representation of land potentially available for residential development.

Key assumptions and treatments noted below.

- Geographic scope: Analysis was limited to land within the City of Melville.
- Residential development focus: Public open space, public purpose, road, special use, urban development, light industry, service commercial and other clearly non-residential zoned land was excluded. This included private clubs, schools, churches and similar uses.
- Road and reserve land: Easements, leases, reserves and roads were excluded, together with land identified as local or district distributor roads and local roads.
- Property records: Duplicate cadastral and property records were removed based on land ID, parcel, survey, address and title information. Duplicate land IDs were also removed following review.
- Strata and non-residential units: Suites, shops and offices were excluded from the unit-level dataset, together with identified industrial units in Myaree.
- Zoning validation: A small number of records incorrectly identified as public open space or roads were manually corrected where review confirmed a residential zoning.
- Large sites: Theoretical capacity was capped at 500 dwellings per individual lot. This reduces the extent to which very large, single-ownership sites, such as Westfield Booragoon, disproportionately influence aggregate capacity estimates where ultimate residential development outcomes are uncertain.
- Urban Development land: Land zoned Urban Development, which is limited to the Murdoch Health Precinct, was excluded. The modelling may therefore understate longer-term residential capacity of this precinct.
- Commercial and industrial land: Light industrial and service commercial land was excluded on the basis of its current planning and land-use function. This may similarly understate longer-term capacity where redevelopment or rezoning occurs.

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Urbis staff responsible for this report were:

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Project code	P0061237
Report number	v2

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Local Planning Scheme No.6 Review

Land Economics Appendix | Station Precincts Modelling

November 2026

Prepared for City of Melville

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Acknowledgement of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming.**

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Introduction

The City of Melville is undertaking a review of Local Planning Scheme No. 6 (LPS6) to ensure the City can accommodate forecast population growth, increase housing choice and contribute to broader metropolitan infill objectives. As part of this process, the City has investigated a series of density changes intended to support additional housing in appropriate locations across the municipality.

Since commencement of the LPS6 review, the Western Australian Government has announced a series of proposed planning reforms and initiatives that have the potential to materially influence future housing supply within the City. This includes proposed reforms to the Residential Design Codes (R-Codes) and the State Government's Station Precincts initiative which are both designed to support increased housing density. The City is advocating for the inclusion of the Bull Creek and Murdoch stations within the Station Precincts initiative.

Previous work undertaken by Urbis and HUPP identified significant delivery challenges associated with existing urban form, fragmented land ownership, accessibility and development feasibility. The earlier work therefore recognised that meaningful redevelopment would likely require coordinated State Government planning and intervention rather than conventional rezoning alone.

To understand the potential housing implications of the State Government initiative, Urbis has undertaken additional scenario modelling for the Bull Creek and Murdoch station precincts. The assessment tests illustrative precinct boundaries and density assumptions reflecting the type of planning outcome that could potentially be contemplated through a State-led station precinct process. These scenarios are intended to provide an analytical basis for understanding potential housing outcomes and do not represent recommended zoning, a precinct plan or an assessment of what is currently feasible.

The study aligns to the broader land economics work undertaken for LPS6 review and tests how inclusion of Bull Creek and Murdoch could influence forecast dwelling delivery. This provides the City with an evidence base to understand both the additional theoretical capacity that station precinct planning could create and, importantly, the extent to which this may translate into additional dwelling delivery over time.

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Executive Summary

The City of Melville is considering opportunities to accommodate additional housing around the Bull Creek and Murdoch stations as part of the broader station precinct initiative. This study provides an evidence base to understand how much additional dwelling capacity could be created through higher densities around the stations and, importantly, how much of this capacity could realistically translate into housing delivery to 2050.

The illustrative density scenarios provide theoretical capacity for approximately 5,829 dwellings at Bull Creek and 4,616 dwellings at Murdoch. Compared with the existing dwelling base, this represents capacity for approximately 8,900 additional dwellings across the two precincts.

The scenarios have been developed having regard to the physical characteristics of each precinct, including existing land use, lot size and configuration, accessibility, redevelopment potential and the density proposed through the currently advertised LPS6 amendments. Higher densities have generally been focused in locations closest to the stations and where the existing urban structure provides greater opportunity for redevelopment.

Under the station precinct scenario, approximately 3,515 dwellings are forecast within Bull Creek and Murdoch to 2050, comprising around 2,146 dwellings at Bull Creek and 1,369 dwellings at Murdoch. Development is expected to build progressively, with delivery increasing over time as redevelopment opportunities and market conditions support greater levels of infill.

Not all development forecast within the station precincts represents additional housing at the City-wide level. Increasing development opportunities around Bull Creek and Murdoch is expected to redirect some housing development that would otherwise occur elsewhere in the City.

After accounting for this redistribution, the station precinct scenario is forecast to increase overall housing delivery across the City by approximately 2,217 dwellings to 2050 compared with the base scenario. This represents a material contribution to the City's longer-term housing supply, while recognising that some development is shifted from existing Change Areas and other parts of the municipality rather than being entirely additional.

Overall, the station precinct initiative could support around 3,500 dwellings around Bull Creek and Murdoch by 2050 and increase total housing delivery across the City by approximately 2,200 dwellings. This represents a significant housing opportunity, but one that will need to be supported by the planning, infrastructure and market conditions required to convert capacity into delivery. Moreover, the analysis aligns with previous advice to the City that prematurely upzoning the area could result in fragmentation and undermine the longer term opportunity for these areas.

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1 Study Approach | Station Precincts Initiative

Announced in November 2025, the Western Australian Government's station precinct initiative focuses on increasing housing diversity and density within a walkable catchment (typically an 800m to 1km radius) around public transport nodes. This initiative applies to ten station precincts across Perth, including Bassendean, Carlisle-Oats Street, Claisebrook, Cottesloe, Glendalough, Morley, Mosman Park, Swanbourne, Ballajura and Redcliffe.

Following gazettal of the Station Precincts Improvement Plan No. 65, the draft Station Precincts Improvement Scheme No. 1 was advertised for public comment in November 2026 for eight of the ten station precincts (with Ballajura and Redcliffe improvement schemes further advanced after several years of planning).

The improvement plans and schemes override Local Planning Schemes and existing precinct structure plans.

The core of station precincts allow over 20 storeys development in some cases and surrounding low density areas are proposed to support three to six storey development, in general.

Example Proposed Densities for Morley Station Precinct



Source: DPLH

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1 Study Approach | Bull Creek and Murdoch Station Precincts Review

Prior to the announcement of the station precinct initiative, Urbis and HUPP were engaged by the City of Melville to explore the Bull Creek and Murdoch station precincts and whether these areas should be considered as part of the LPS6 density changes. The review was undertaken in the context of the City's Local Planning Scheme review and the broader objective of accommodating additional infill housing around activity centres and transport nodes.

The study informed the City of whether, where and when increased residential density should be pursued around the Bull Creek and Murdoch train stations. It assessed the strategic planning context, existing urban form, land fragmentation, accessibility, market conditions and development feasibility, together with the planning and delivery mechanisms that would be required to achieve meaningful redevelopment. Importantly, the study considered whether these areas were realistically capable of delivering higher density given their physical configuration and market conditions, rather than assuming proximity to a train station would translate into redevelopment.

The report found a clear strategic rationale for greater density around both stations, but significant redevelopment would be complex and should not be pursued in the short term. Both stations were originally developed primarily as park-and-ride facilities and are separated from surrounding areas by the Kwinana Freeway and major roads. These barriers, combined with curvilinear and cul-de-sac street networks, fragmented ownership and poor pedestrian permeability, mean the stations effectively comprise four separate quadrants rather than single integrated precincts.

The assessment reinforced that planning controls and proximity to rail alone are unlikely to deliver the intended density. The review of Perth station precincts found that locations achieving substantial redevelopment have generally benefited from either strong existing amenity and property values, such as Canning Bridge, or significant government investment and intervention, including Cockburn Central, Midland and other DevelopmentWA-led precincts.

Conversely, structure planning in locations with comparable market fundamentals has often not resulted in the intended scale of redevelopment.

The development outlook was also found to vary materially between the two stations and within individual quadrants. Bull Creek was considered to have the stronger medium-term market prospects, particularly for townhouse, low-rise and ultimately mid-rise development. Murdoch's southwest quadrant is already being delivered as part of the Murdoch Specialised Activity Centre, while broader redevelopment around Murdoch is more challenging and higher-density development is generally a longer-term proposition.

A key risk identified was that incremental subdivision and lower-density infill could further fragment land and compromise the ability to deliver comprehensive redevelopment in the future. The study therefore cautioned against facilitating lower-density outcomes that may be achievable in the short term but undermine the longer-term strategic opportunity for coordinated precinct redevelopment. Any significant change would also require substantial investment in infrastructure, public realm, accessibility and potentially land assembly to overcome the constraints of the existing urban form.

Accordingly, the report recommended retaining the existing zoning and not pursuing redevelopment of the Bull Creek and Murdoch station precincts in the short term, other than continued development of the Murdoch Specialised Precinct. The precincts were recommended to be identified for future planning through the City's Local Housing Strategy while the City pursues dialogue with the State Government and WAPC on a potential partnership for their longer-term planning, funding and delivery. If redevelopment is pursued, an Improvement Plan and Scheme was identified as the preferred mechanism given the level of intervention, fragmented ownership and precinct-wide coordination likely to be required.

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1 Study Approach | Land Economics Modelling

This study adopted the same approach as the broader land economics report undertaken to support the LPS6 review. This approach seeks to determine the realistic development outcomes in areas as a result of proposed density changes.

The modelling approach identifies development capacity and assesses the relative attractiveness of different locations for infill development. Areas are assessed against a common set of lot, market and place-based attributes. Forecast metropolitan infill demand is then allocated according to each area's available capacity and relative attractiveness (with dwelling capacity representing the maximum development achievable in an area). The process is repeated in five-year increments to 2050.

This approach recognises that additional zoning capacity does not, by itself, determine where or when housing will be delivered.

The results should be interpreted as an indication of the expected scale and distribution of development, rather than a prediction of outcomes for individual sites.

Modelling Approach

01 Defining development capacity	Estimation of net additional dwelling capacity by area.
02 Scoring area attributes	Scoring of lot and place attributes to inform how suitable and desirable an area is for infill development.
03 Composite attractiveness index	Comparative ranking of each area based on weighted blend of scores.
04 Allocating dwelling forecasts	Metro forecasts allocated across inner Perth by capacity and attractiveness, capped by remaining capacity.
05 Iterative forecasting to 2050	Forecasts provided for 5-yearly increments from 2026 to 2050.

Source: Urbis

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1 Study Approach | Modelling Scenario

To understand the implications of the R Code reforms and Minister announcements, Urbis undertook a scenario-based land economics assessment examining the impact of alternative policy settings on future housing supply across the City of Melville to 2050. The assessment considered how the proposed LPS6 density changes interact with potential R-Code and minimum density reforms and evaluated the extent to which different scenarios could contribute towards the City's housing supply objectives and broader metropolitan dwelling targets.

Whilst the analysis explored the expected dwelling development around the Bull Creek and Murdoch train stations, this was limited to the impact of the R Code reform scenarios (i.e. abolition of average lot sizes, a city-wide minimum R30 coding scenario and a R20 minimum).

For the purposes of this station precincts modelling, the assumptions aligned to Scenario One were adopted. This was complemented by the preparation of illustrative density scenarios for the Bull Creek and Murdoch station precincts (noting, these were prepared for analytical purposes and do not constitute recommended zoning).

Previously Tested Modelling Scenarios

Scenario	Description
Status Quo	Existing planning scheme zoning unchanged.
Base Case	Existing planning scheme zoning plus proposed 2026 LPS6 density changes.
Scenario 1	Average lot sizes are abolished for sites zoned R20 and below, and the City progresses with the proposed 2026 LPS6 density changes.
Scenario 2	There are no City-led changes under LPS6, and all residential zoned land in the City is upcoded to a minimum of R30.
Scenario 3	All lots zoned below R20 are rezoned to R20, average lot sizes are abolished for sites zoned R20, and the City progresses with the proposed 2026 LPS6 density changes.

Source: Urbis, City of Melville

n.b The City acknowledges that the proposed changes to average lot sizes (subsequently published for advertising following the completion of the modelling) now extend to R25 however the number of affected R25 lots are negligible.

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2 Station Precinct Assumptions | Approach

The illustrative density plans for Bull Creek and Murdoch were developed to provide a spatial basis for testing potential dwelling capacity and forecast housing outcomes under the State Government's Station Precincts initiative.

The approach considered:

- The 2025 Urbis and HUPP study of the Bull Creek and Murdoch station precincts, including its assessment of the planning context, existing urban form, market conditions, development feasibility and implementation requirements;
- The densities and built-form controls proposed under the currently advertised improvement schemes for eight Perth station precincts, to understand the density ranges and transitions being contemplated by the State Government;
- Proximity and practical pedestrian access to each station, recognising the barriers created by the Kwinana Freeway, Leach Highway and South Street;
- Existing urban form and street layout, including cul-de-sacs, curvilinear roads and the capacity to establish a more connected precinct structure;
- Land ownership and fragmentation, including lot sizes, strata subdivision and the potential to assemble sites for medium and higher-density development;
- The location of larger and strategic landholdings that may be more capable of supporting coordinated redevelopment;
- Existing and planned land uses, including activity centres, education uses, community facilities, open space and established higher-density development;
- Access to employment, retail, public open space and other amenities that may support more intensive residential development; and
- The need for densities to transition from higher-intensity locations to lower density residential areas.

The resulting plans are illustrative scenarios prepared for modelling purposes only. They do not represent recommended zoning or a precinct plan, nor do they indicate that the assumed densities are currently feasible or deliverable.

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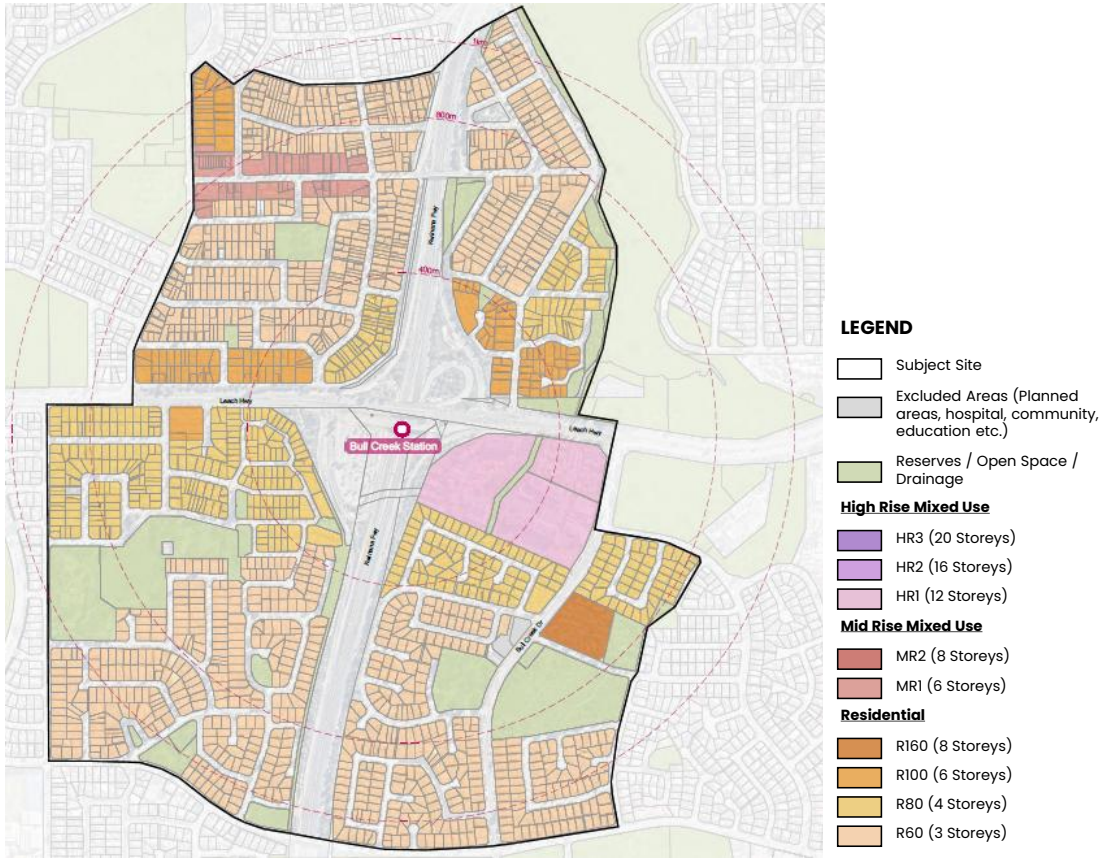
2 Station Precinct Assumptions | Bull Creek

For the Bull Creek station precinct, higher densities are assumed on the larger and more proximate sites near the train station and within the Brentwood local centre. These locations provide the strongest combination of station accessibility, consolidated landholdings and access to existing retail, community facilities and open space.

Key considerations are noted below.

- The Air Force Memorial Estate is assumed to accommodate the highest density given its significant scale and existing vertical aged care development.
- The northern quadrants are assumed to accommodate more intensive development due to their comparatively adaptable urban form and access to amenity. The north-east also benefits from proximity to the Canning River, while the north-west includes the Brentwood local centre and adjoining community facilities and open space.
- Some areas located relatively close to the station have been assigned lower densities because freeway infrastructure, major roads and indirect street connections limit their accessibility.
- The existing station car park and established development within the southern quadrants also limit opportunities for broader redevelopment close to the station.

Modelled Residential Densities, Bull Creek Station Precinct



Source: Urbis

Station Precincts Modelling | Land Economics Analysis

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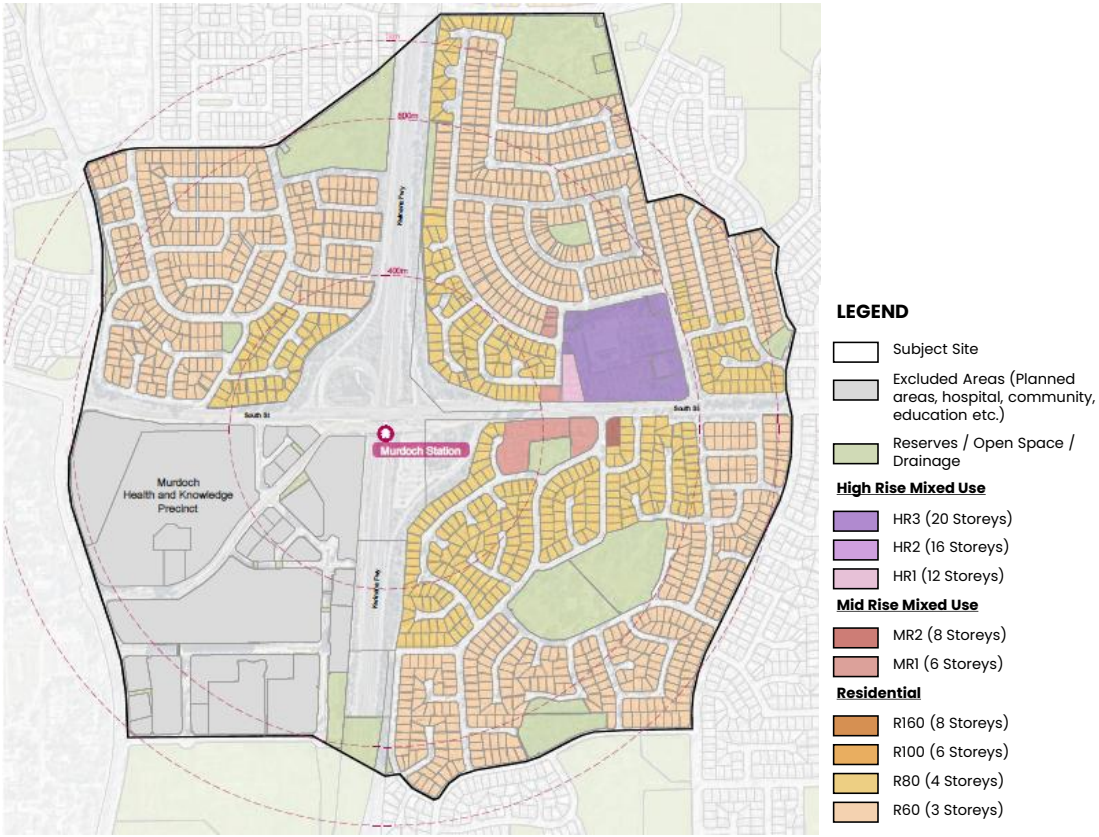
2 Station Precinct Assumptions | Murdoch

For the Murdoch station precinct, higher densities are assumed within and surrounding Bull Creek Central and in locations with stronger access to the train station, existing services and amenity.

Key considerations are noted below.

- Bull Creek Central is assumed to accommodate the highest density given its significant scale, consolidated landholding, established retail and services, and potential to support a more intensive mixed-use outcome.
- The north-east quadrant is assumed to accommodate more intensive development given its relationship with Bull Creek Central and potential to establish a broader mixed-use precinct supported by existing amenity.
- The south-east and north-west quadrants have greater physical constraints, including the station car park, fragmented residential ownership, curvilinear and cul-de-sac street networks and limited road connectivity, reducing their suitability for more intensive redevelopment.
- The Murdoch Health and Knowledge Precinct and Murdoch University have been treated separately, reflecting the existing coordinated planning of these major landholdings and their distinct future planning processes

Modelled Residential Densities, Murdoch Station Precinct



Source: Urbis

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3 Dwelling Capacity | Approach

The capacity assessment estimates the maximum number of dwellings that could theoretically be accommodated under a planning scenario. Existing dwelling estimates are compared with the development potential of each site to determine net additional capacity.

For grouped housing, capacity is principally determined by site area and applicable minimum and average lot-size requirements. For land coded R40 and above, potential multiple-dwelling capacity is also considered using assumptions relating to plot ratio, average apartment size and building efficiency.

The assessment does not account for every site-specific constraint, including ownership intentions, heritage, environmental conditions, servicing requirements or detailed design outcomes. It should therefore be treated as an estimate of theoretical planning capacity, not the number of dwellings expected to be delivered.

Dwelling Capacity Approach

Estimate existing dwellings within each change area, activity centre and the rest of the City.

Step 01
Existing dwellings

Estimate hypothetical capacity from R Code, lot size, minimum and average lot requirements, plot ratio, and apartment size and building efficiency assumptions.

Step 02
Hypothetical capacity

Calculate the difference between hypothetical capacity and estimated existing dwellings to derive net additional capacity.

Step 03
Net capacity

Excludes consideration of site specific factors such as heritage and environmental factors. As such, capacity represents theoretical capacity under zoning.

Limitations

Source: Urbis

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3 Dwelling Capacity | Findings

The illustrative station precinct scenarios would create a significant increase in theoretical dwelling capacity around both stations. Based on the adopted capacity assumptions, the Bull Creek precinct could accommodate approximately 5,829 dwellings, compared with 836 existing dwellings. The Murdoch precinct could accommodate approximately 4,616 dwellings, compared with 704 existing dwellings.

Importantly, these results represent theoretical planning capacity rather than expected development. They do not account for all site-specific constraints, land assembly requirements, ownership intentions, servicing, feasibility or the significant infrastructure and public realm investment that would be required to support redevelopment. The dwelling forecasting presented in the following section provides a more realistic indication of how much of this capacity could be delivered to 2050.

Hypothetical Capacity, Station Precincts

	Grouped Dwellings	Multiple Dwellings	Adopted Hypothetical Capacity
Bull Creek	5,176	6,482	5,829
Murdoch	4,200	5,031	4,616

Source: Urbis, ABS, Landgate
n.b. Large commercial sites such as Bull Creek Central Shopping Centre capped at 500 dwelling capacity.

Existing Dwellings versus Hypothetical Net Capacity, City of Melville

	Existing Dwellings	Current Zoning Capacity	Scenario 1 Capacity	Scenario 1 + Station Precincts Scenario Capacity
Bull Creek	836	940	1,380**	4,993
Murdoch	704	829	1,345**	3,911
Change Areas*	4,638	8,137	8,138	8,087
Rest of Melville LGA	39,874	30,430	40,949	40,949

Source: Urbis, ABS, Landgate
n.b. Large commercial sites such as Booragoon capped at 500 dwelling capacity.
** The Bull Creek station precinct includes part of the* Brentwood Centre (Adjacent residential density change) *change area. This results in a decrease in the dwellings in this change area from 206 to 148 dwellings.*
*** Dwelling capacity increases in the station precinct areas due to abolishment of average lot sizes for R20 and below.*

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4 Dwelling Forecasts | Approach

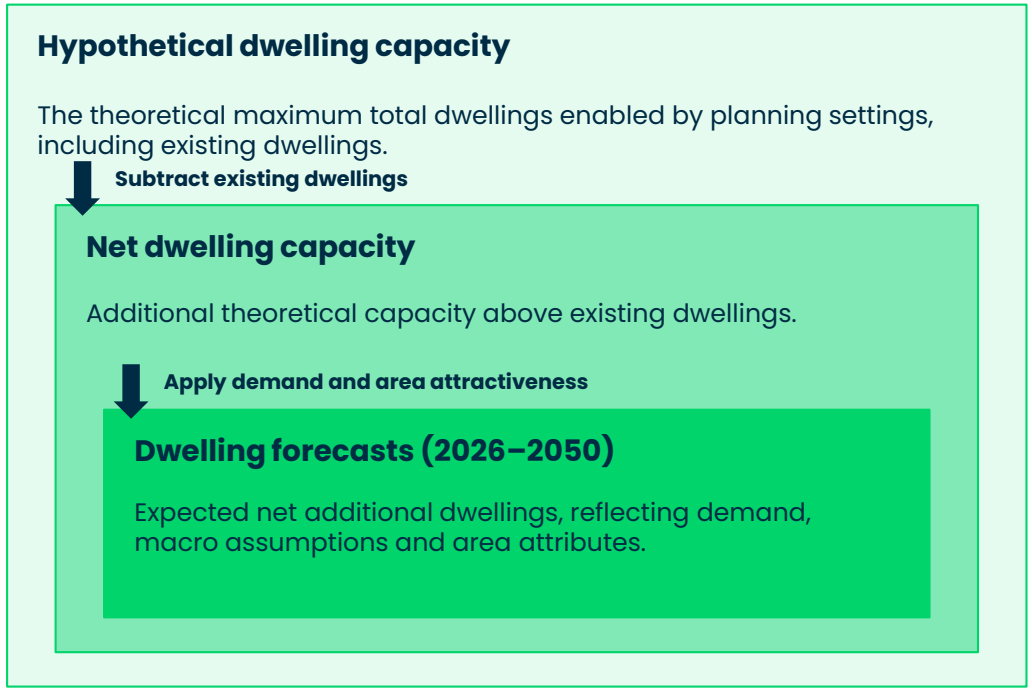
The dwelling forecasts estimate the scale and distribution of net additional housing expected over 2026–2050 under each planning scenario.

The model allocates forecast metropolitan infill demand across areas according to available net capacity and relative attractiveness, informed by lot, market and amenity attributes. It repeats this allocation in five-year increments, with development capped by remaining capacity.

Capacity measures describe theoretical development potential. Forecasts estimate how much of that potential is likely to be realised within the modelling period. They depend on the modelling assumptions and provide an indication of area-level outcomes.

The land economics reporting provides a more detailed explanation of the modelling and scoring approaches.

Dwelling Forecasting Approach



Source: Urbis

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4 Dwelling Forecasts | Findings

The modelling indicates that introducing the station precinct scenarios would increase forecast housing delivery across the City by approximately 2,217 dwellings to 2050, above what is expected under Scenario 1. Around 3,515 dwellings are forecast within the station precincts themselves, including approximately 2,146 at Bull Creek and 1,369 at Murdoch.

Importantly, not all development within the station precincts represents additional housing at the City-wide level. Increasing capacity in relatively attractive locations around the stations is expected to redirect some development from other parts of the City, including around 998 dwellings from the identified Change Areas and 300 dwellings from the balance of the municipality.

The modelling also indicates that development within the station precincts would be progressive rather than immediate.

Forecast Net Dwelling Change, City of Melville, 2026-2050

	Scenario 1	Station Precincts Scenario 1	Difference
Change Areas	3,180	2,182	-998
Rest of Melville LGA	21,011	20,711	-300
Station Precincts	*	3,515	+3,515
Bull Creek	*	*2146*	*+2,146*
Murdoch	*	*1369*	*+1,369*
Total Net Development	24,191	26,408	+2,217

Source: Urbis
** Not forecast separately previously. Part of change areas and rest of Melville.*

Forecast Net Dwelling Change, Station Precincts, 2026-2050

	2026-30	2031-35	2036-40	2041-45	2046-50
Bull Creek	231	296	428	552	639
Murdoch	141	211	238	364	415
Total	372	507	666	916	1,054

Source: Urbis, ABS

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Appendix Modelling Assumptions and Data Treatment

The capacity assessment was undertaken at a cadastral lot level using available property, zoning and R-Code information. The underlying dataset was cleaned and rationalised prior to modelling to provide a consistent representation of land potentially available for residential development.

Key assumptions and treatments noted below.

- Geographic scope: Analysis was limited to land within the City of Melville.
- Residential development focus: Public open space, public purpose, road, special use, urban development, light industry, service commercial and other clearly non-residential zoned land was excluded. This included private clubs, schools, churches and similar uses.
- Road and reserve land: Easements, leases, reserves and roads were excluded, together with land identified as local or district distributor roads and local roads.
- Property records: Duplicate cadastral and property records were removed based on land ID, parcel, survey, address and title information. Duplicate land IDs were also removed following review.
- Strata and non-residential units: Suites, shops and offices were excluded from the unit-level dataset, together with identified industrial units in Myaree.
- Zoning validation: A small number of records incorrectly identified as public open space or roads were manually corrected where review confirmed a residential zoning.
- Large sites: Theoretical capacity was capped at 500 dwellings per individual lot. This reduces the extent to which very large, single-ownership sites, such as Westfield Booragoon, disproportionately influence aggregate capacity estimates where ultimate residential development outcomes are uncertain.
- Urban Development land: Land zoned Urban Development, which is limited to the Murdoch Health Precinct, was excluded. The modelling may therefore understate longer-term residential capacity of this precinct.
- Commercial and industrial land: Light industrial and service commercial land was excluded on the basis of its current planning and land-use function. This may similarly understate longer-term capacity where redevelopment or rezoning occurs.

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Project code	P0061237
Report number	v3

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Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

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2025 REPORT FINDINGS

The following pages have been extracted from the 2025 report and collectively document all previous investigations undertaken by the City as part of the local planning scheme review process. These pages consolidate the full suite of analysis prepared to inform the proposed density change areas examined during 2024 and 2025.

In addition, the material includes investigations into the potential upzoning of the Petra Street and Bull Creek District Centres, the Murdoch and Bull Creek Train Station precincts, and a number of identified opportunity areas. The opportunity areas referenced in this material have since been formally adopted as part of the 2026 review of this report.



City of Melville - Land Economics Assessment

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PROPOSED CHANGE AREAS

The City of Melville in its review of its local planning scheme has identified a number of potential change areas. These areas have been identified as either having:

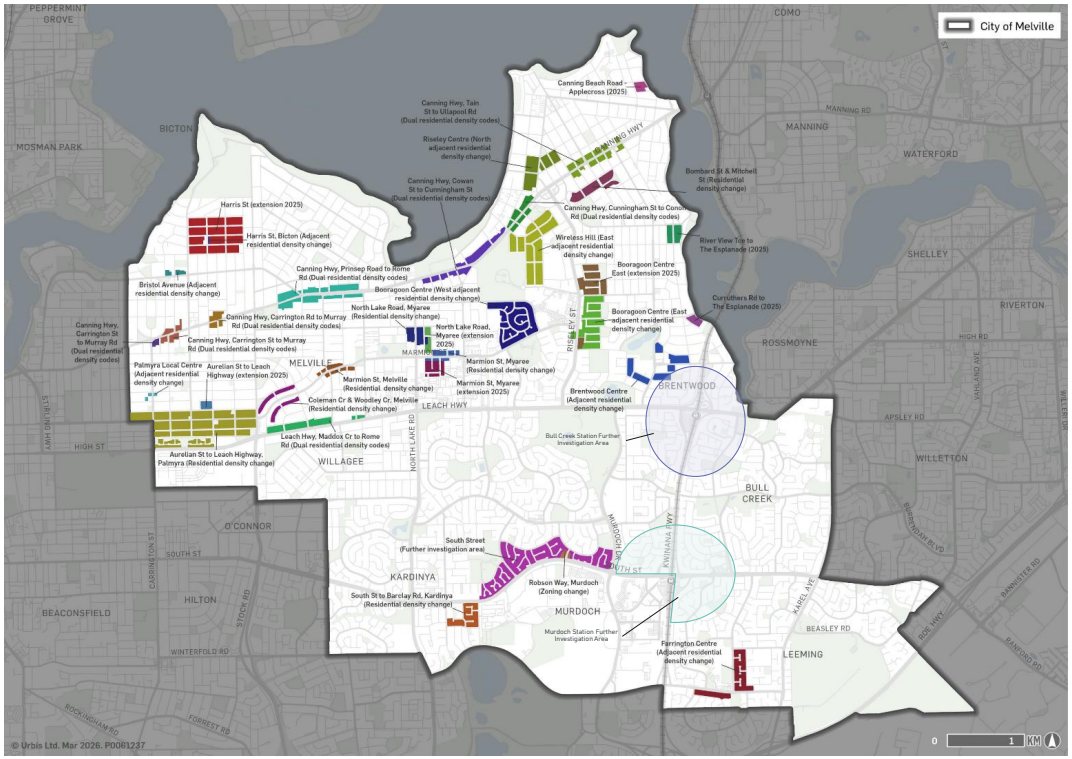
- Potential to support additional density; or
- Potential to be rezoned to a different zone under the planning scheme.

The areas have been identified over the course of the last two years and have been depicted to the right. Proposals were published by the City in 2024 and work is ongoing to refine these with input from a variety of technical reports (including this report). In response to specific requests from the community, the City has recommended a number of additional density change areas, in addition to those previously advertised, these being denoted with 2025.

Urbis understands that at the time of preparing this report the City is engaged with the City's Elected Members to discuss a variety of additional changes, including possible removal of some areas and inclusion of others. At the request of the City, a number of potential 'opportunity areas' in the southern portion of Melville have been considered and may ultimately form part of the City's recommended approach. As a result, the body of this report focuses on the density changes advertised in 2024, as well as the '2025' changes made in response.

The Murdoch Station and Bull Creek Station Further Investigation Area's (FIA's) have been partially included in some analysis however it is acknowledged that these areas are privy to further discussion and analysis by the City.

PROPOSED CHANGE AREAS, CITY OF MELVILLE



Source: City of Melville, Urbis

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PROPOSED CHANGE AREAS

PROPOSED R CODING CHANGES

CHANGE AREA	PROPOSED CHANGES IN R CODING
Aurelian St To Leach Highway (Extension 2025)	R20 to R40
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	R20 to R40
Bombard St & Mitchell St (Residential Density Change)	R20 to R40
Booragoon Centre (East Adjacent Residential Density Change)	R20 to R50 R40 to R50
Booragoon Centre (West Adjacent Residential Density Change)	R20 to R40 R20 to R60 R20 to R100 R40 to R60 R40 to R100
Booragoon Centre East (Extension 2025)	R20 to R40 R20 to R50 R40 to R50
Brentwood Centre (Adjacent Residential Density Change)	R20 to R40 R25 to R40
Bristol Avenue (Adjacent Residential Density Change)	R17.5 to R40
Bull Creek Station Catchment (Further Investigation Area)	To Be Determined
Canning Beach Road - Applecross (2025)	R12.5 to R30
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	R30/40 to R40/80 R40 to R40/80 R50 to R40/80
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	R20 to R60 R20 to R20/60
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	R40 to R80 R40 to R40/80
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	R30/40 to R40 R30/40 to R40/80 R40 to R40/80
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	R40/60 to R40/100 R60 to R40/80 R60 to R40/100
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	R20 to R40
Curruthers Rd To The Esplanade (2025)	R12.5 to R20
Farrington Centre (Adjacent Residential Density Change)	R20 to R40 R30 to R40
Harris Street (Extension 2025)	R15 to R20 R17.5 to R20 R20 to R40
Harris St, Bicton (Adjacent Residential Density Change)	R17.5 to R40
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	R40 to R20/60
Marmion St, Melville (Residential Density Change)	R20 to R40
Marmion St, Myaree (Extension 2025)	R20 to R40
Marmion St, Myaree (Residential Density Change)	R20 to R40
Murdoch Station Catchment (Further Investigation Area)	To Be Determined
North Lake Road, Myaree (Extension 2025)	R20 to R40 R25 to R40
North Lake Road, Myaree (Residential Density Change)	R20 to R40
Palmyra Local Centre (Adjacent Residential Density Change)	R20 to R40
Riseley Centre (North Adjacent Residential Density Change)	R15 to R40
River View Tce To The Esplanade (2025)	R12.5 to R20
Robson Way, Murdoch (Zoning Change)	R20 to R40
South St To Barclay Rd, Kardinya (Residential Density Change)	R25 to R40
South Street (Further Investigation Area)	To Be Determined
Wireless Hill (East Adjacent Residential Density Change)	R20 to R40

Source: City of Melville

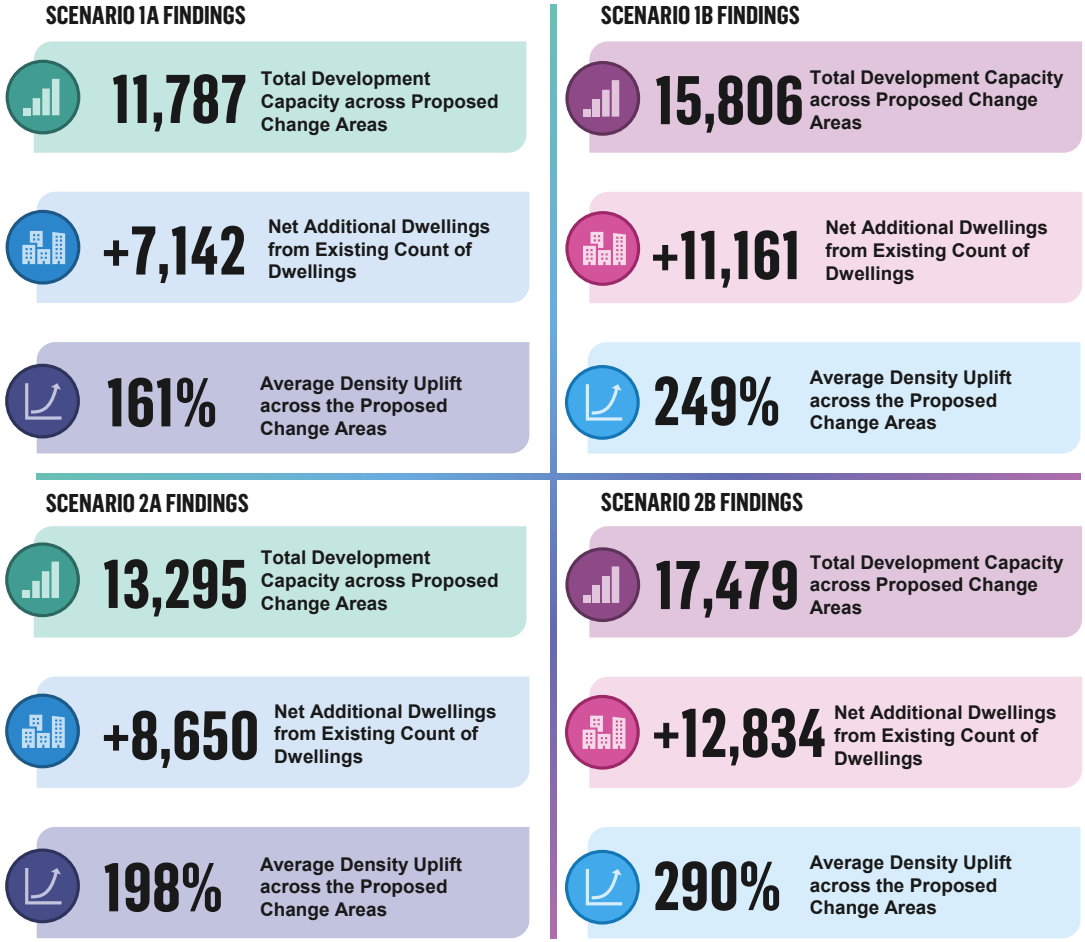
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HYPOTHETICAL DEVELOPMENT CAPACITY FINDINGS

Analysis of the scenarios highlights the significant differences in capacity under each set of assumptions.

This analysis helped inform the parameters upon which the dwelling forecasts were modelled.

A detailed breakdown of dwelling capacities by scenario and approach can be found on the following pages.



Source: Urbis
Note This analysis excludes FIAs given they have not had a proposed change to the R codings.*

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Aurelian St to Leach Highway (extension 2025)	26	57	119%	84	223%	69	165%	97	273%
Aurelian St to Leach Highway, Palmyra (Residential density change)	809	1,666	106%	2,413	198%	1,911	136%	2,693	233%
Bombard St & Mitchell St (Residential density change)	135	280	107%	422	213%	331	145%	466	245%
Booragoon Centre (East adjacent residential density change)	233	732	214%	826	255%	795	241%	917	294%
Booragoon Centre (West adjacent residential density change)	301	1,060	252%	1,458	384%	1,179	292%	1,591	429%
Booragoon Centre East (extension 2025)	155	475	206%	564	264%	537	246%	658	325%
Brentwood Centre (Adjacent residential density change)	196	393	101%	587	199%	462	136%	651	232%
Bristol Avenue (Adjacent residential density change)	25	52	108%	73	192%	60	140%	84	236%
Canning Beach Road - Applecross (2025)	15	52	247%	52	247%	59	293%	59	293%
Canning Hwy, Carrington St to Murray Rd (Dual residential density codes)	99	561	467%	718	625%	583	489%	750	658%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	161	550	242%	630	291%	617	283%	690	329%
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	99	372	276%	483	388%	409	313%	523	428%
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	318	951	199%	1,256	295%	1,026	223%	1,337	320%
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	197	731	271%	1,006	411%	768	290%	1,046	431%
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	94	186	98%	282	200%	237	152%	335	256%
Curruthers Rd To The Esplanade (2025)	19	33	74%	33	74%	40	111%	40	111%
Farrington Centre (Adjacent Residential Density Change)	153	458	199%	629	311%	509	233%	718	369%
Harris St (Extension 2025)	432	468	8%	468	8%	557	29%	557	29%
Harris St, Bicton (Adjacent Residential Density Change)	4	6	50%	10	150%	9	125%	12	200%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	140	431	208%	492	251%	497	255%	559	299%
Marmion St, Melville (Residential Density Change)	48	112	133%	162	238%	132	175%	189	294%
Marmion St, Myaree (Extension 2025)	60	150	150%	217	262%	180	200%	254	323%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Marmion St, Myaree (Residential Density Change)	48	122	154%	174	263%	137	185%	195	306%
North Lake Road, Myaree (Extension 2025)	36	80	122%	116	222%	95	164%	135	275%
North Lake Road, Myaree (Residential Density Change)	85	161	89%	239	181%	193	127%	272	220%
Palmyra Local Centre (Adjacent Residential Density Change)	14	24	71%	36	157%	27	93%	39	179%
Riseley Centre (North Adjacent Residential Density Change)	203	409	101%	607	199%	466	130%	656	223%
River View Tce To The Esplanade (2025)	53	60	13%	60	13%	84	58%	84	58%
Robson Way, Murdoch (Zoning Change)	8	35	338%	50	525%	37	363%	52	550%
South St To Barclay Rd, Kardinya (Residential Density Change)	109	264	142%	377	246%	306	181%	432	296%
Wireless Hill (East Adjacent Residential Density Change)	370	856	131%	1,282	246%	983	166%	1388	275%

Source: Urbis

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Aurelian St To Leach Highway (Extension 2025)	Score	5%	205	178	3,696	1.60	1.10	0.0%	13.3%	33.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low	Moderate
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	Score	37%	91	118	3,729	1.37	1.10	2.9%	34.1%	48.3%
	Development Viability	Low	Strong	Strong	Low	Low	Moderate	Strong	Moderate	Moderate
Bombard St & Mitchell St (Residential Density Change)	Score	38%	76	267	1,862	2.06	1.39	8.7%	26.4%	38.5%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Moderate	Moderate
Booragoon Centre East (Adjacent Residential Density Change)	Score	100%	115	148	1,802	1.71	1.32	35.0%	2.8%	25.3%
	Development Viability	Strong	Strong	Strong	Moderate	Moderate	Strong	Low	Low	Moderate
Booragoon Centre West (Adjacent Residential Density Change)	Score	100%	119	126	2,643	2.14	1.25	1.2%	8.1%	10.0%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Low	Strong
Booragoon Centre East (Extension 2025)	Score	100%	137	122	2,147	1.85	1.25	54.0%	1.8%	13.5%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Low	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Brentwood Centre (Adjacent Residential Density Change)	Score	100%	108	188	819	1.72	1.39	61.0%	18.1%	45.3%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Strong	Low	Low	Moderate
Bristol Avenue (Adjacent Residential Density Change)	Score	88%	89	50	2,881	2.58	1.18	0.0%	31.6%	53.8%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Moderate	Low
Bull Creek Station Catchment (Further Investigation Area)	Score	59%	89	172	477	1.64	1.15	38.2%	8.3%	40.6%
	Development Viability	Moderate	Strong	Strong	Strong	Moderate	Moderate	Low	Low	Moderate
Canning Beach Road - Applecross (2025)	Score	20%	56	253	861	7.03	1.40	30.0%	35.7%	7.1%
	Development Viability	Low	Strong	Moderate	Strong	Strong	Strong	Moderate	Moderate	Strong
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	Score	81%	161	57	3,165	1.67	1.14	9.5%	40.3%	73.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Strong	Low
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	Score	59%	55	78	3,539	1.94	1.37	22.0%	27.8%	47.3%
	Development Viability	Moderate	Strong	Strong	Low	Strong	Strong	Moderate	Moderate	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	Score	100%	93	37	2,857	2.19	1.33	47.1%	29.6%	48.0%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Low	Moderate	Moderate
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	Score	71%	297	81	4,679	1.71	1.24	34.2%	15.9%	39.7%
	Development Viability	Moderate	Moderate	Strong	Low	Moderate	Moderate	Low	Low	Moderate
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	Score	48%	227	44	1,707	1.94	1.40	26.7%	33.6%	46.8%
	Development Viability	Low	Moderate	Strong	Moderate	Strong	Strong	Moderate	Moderate	Moderate
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	Score	70%	182	87	4,527	1.52	1.18	2.1%	5.1%	58.6%
	Development Viability	Moderate	Strong	Strong	Low	Moderate	Moderate	Strong	Low	Low
Curruthers Rd To The Esplanade (2025)	Score	61%	41	162	1,215	3.55	1.43	73.3%	63.2%	0.0%
	Development Viability	Moderate	Strong	Strong	Strong	Strong	Strong	Low	Strong	Strong
Farrington Centre (Adjacent Residential Density Change)	Score	100%	91	77	1,495	1.30	1.18	0.0%	2.6%	2.0%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low	Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low	Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low	Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low	Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low	Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low	Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low	Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)	Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low
Harris St (Extension 2025)	Score	61%	409	99	3,443	2.29	1.18	46.0%	35.1%	61.7%
	Development Viability	Moderate	Moderate	Strong	Low	Strong	Moderate	Low	Moderate	Low
Harris St, Bicton (Adjacent Residential Density Change)	Score	100%	528	64	3,367	2.29	1.18	0.0%	0.0%	100.0%
	Development Viability	Strong	Low	Strong	Low	Strong	Moderate	Strong	Low	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	Score	41%	195	55	4,752	1.28	1.07	20.4%	2.1%	39.8%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Moderate	Low	Moderate
Marmion St, Melville (Residential Density Change)	Score	27%	220	49	4,695	1.41	1.18	13.6%	2.0%	26.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Marmion St, Myaree (Extension 2025)	Score	100%	120	149	3,425	1.44	1.16	46.3%	6.9%	11.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong
Marmion St, Myaree (Residential Density Change)	Score	100%	124	80	3,379	1.43	1.16	32.5%	7.1%	29.7%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Moderate
Murdoch Station Catchment (Further Investigation Area)	Score	74%	134	143	535	1.40	1.17	19.9%	5.4%	17.5%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Moderate	Moderate	Low	Strong
North Lake Road, Myaree (Extension 2025)	Score	100%	48	100	3,590	1.78	1.16	41.4%	0.0%	5.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong
North Lake Road, Myaree (Residential Density Change)	Score	100%	117	112	3,749	1.53	1.16	32.7%	6.6%	22.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN 1,000 SQ.M (%)	PROPORTION OF DWELLINGS WITHIN A STRATA PLAN (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, Greater than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, Greater than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, Greater than 30% = Low**	**Greater than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**	**Less than 25% = Strong (Less Constraints for Development), Between 25%-50% = Moderate, Greater than 50% = Low**
Palmyra Local Centre (Adjacent Residential Density Change)	Score	87%	116	313	3,019	1.41	1.10	0.0%	57.1%	100.0%
	Development Viability	Strong	Strong	Moderate	Low	Moderate	Moderate	Strong	Strong	Low
Riseley Centre (North Adjacent Residential Density Change)	Score	84%	91	145	2,365	3.08	1.40	6.5%	39.1%	38.9%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate	Moderate
River View Tce To The Esplanade (2025)	Score	2%	91	253	1,824	3.66	1.43	2.2%	7.7%	12.8%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Low	Strong
Robson Way, Murdoch (Zoning Change)	Score	100%	76	83	1,372	1.29	1.17	0.0%	33.3%	33.3%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Moderate	Moderate
South St To Barclay Rd, Kardinya (Residential Density Change)	Score	100%	106	187	2,684	1.29	1.13	3.4%	10.1%	13.3%
	Development Viability	Strong	Strong	Strong	Moderate	Low	Moderate	Strong	Low	Strong
South Street (Further Investigation Area)	Score	74%	125	121	1,792	1.42	1.13	13.9%	1.8%	8.3%
	Development Viability	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Strong	Low	Strong
Wireless Hill (East Adjacent Residential Density Change)	Score	100%	105	293	2,841	2.53	1.32	29.9%	15.8%	25.0%
	Development Viability	Strong	Strong	Moderate	Moderate	Strong	Strong	Moderate	Low	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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VIABILITY MODELLING FINDINGS

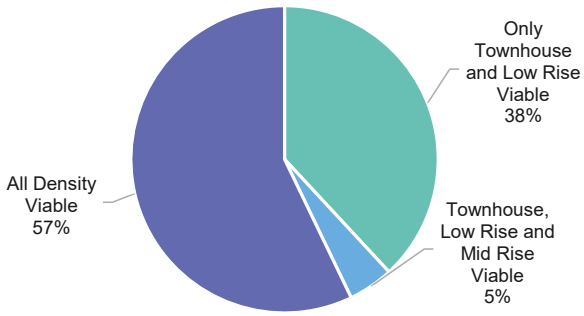
The viability modeling process found that townhouses and low rise apartments are viable in all proposed change areas – which is a reflection of relatively high property values in each change area.

Suburbs near the Canning Bridge Activity Centre and/or Swan River such as Applecross, Mount Pleasant, Bicton were estimated to be more viable to support high density relative to other areas.

Suburbs such as Leeming and Palmyra are expected to take longer for higher density to become viable. Following the implementation of the proposed changes, the market is not expected to respond immediately. Instead, development activity is likely to concentrate in areas where demand and feasibility are already well established, such as the Canning Bridge Activity Centre and the Booragoon Centre.

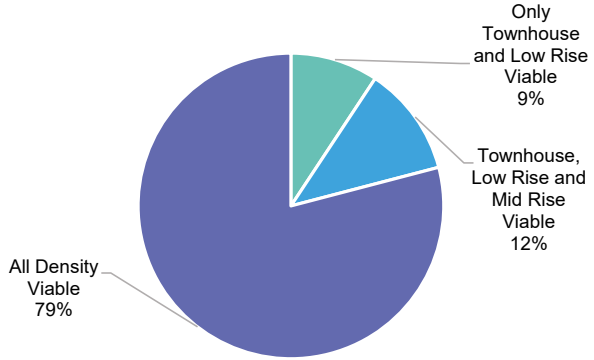
In locations where infill development is less established—such as Leeming—significant developer uptake may not materialise in the short to medium term, even where projects are technically feasible.

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2030



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2040



KEY STATISTICS

100% Townhouses and Low Rise Apartment viable in all change areas as at 2025.

42% Proportion of change areas where mid rise and beyond are not yet viable

56% Proportion of change areas where high rise apartments are not yet viable

4-6 Typical year lag in between mid rise and high rise viability

2041 Year mid rise apartments become viable in all change areas

2046 Year high rise apartments become viable in all change areas

Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Aurelian St To Leach Highway (Extension 2025)	$1,280,625	Already Viable	Already Viable	Already Viable	2031
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$1,095,871	Already Viable	Already Viable	2037	2042
Bombard St & Mitchell St (Residential Density Change)	$1,647,992	Already Viable	Already Viable	Already Viable	Already Viable
Booragoon Centre (East Adjacent Residential Density Change)	$1,368,135	Already Viable	Already Viable	Already Viable	2026
Booragoon Centre (West Adjacent Residential Density Change)	$1,714,235	Already Viable	Already Viable	Already Viable	Already Viable
Booragoon Centre East (Extension 2025)	$1,482,325	Already Viable	Already Viable	Already Viable	Already Viable
Brentwood Centre (Adjacent Residential Density Change)	$1,376,043	Already Viable	Already Viable	Already Viable	2026
Bristol Avenue (Adjacent Residential Density Change)	$2,064,795	Already Viable	Already Viable	Already Viable	Already Viable
Bull Creek Station Catchment (Further Investigation Area)	$1,311,585	Already Viable	Already Viable	Already Viable	2029
Canning Beach Road - Applecross (2025)	$5,626,133	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	$1,339,390	Already Viable	Already Viable	Already Viable	2028
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	$1,549,512	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	$1,753,643	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	$1,365,778	Already Viable	Already Viable	Already Viable	2026
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	$1,551,428	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$1,215,830	Already Viable	Already Viable	2029	2034
Curruthers Rd To The Esplanade (2025)	$2,842,185	Already Viable	Already Viable	Already Viable	Already Viable
Farrington Centre (Adjacent Residential Density Change)	$1,040,645	Already Viable	Already Viable	2038	2045
Harris St (Extension 2025)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Harris St, Bicton (Adjacent Residential Density Change)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$1,020,074	Already Viable	Already Viable	2041	2046
Marmion St, Melville (Residential Density Change)	$1,125,552	Already Viable	Already Viable	2034	2040
Marmion St, Myaree (Extension 2025)	$1,148,031	Already Viable	Already Viable	2033	2038
Marmion St, Myaree (Residential Density Change)	$1,141,364	Already Viable	Already Viable	2033	2039
Murdoch Station Catchment (Further Investigation Area)	$1,117,143	Already Viable	Already Viable	2035	2040
North Lake Road, Myaree (Extension 2025)	$1,424,925	Already Viable	Already Viable	Already Viable	Already Viable
North Lake Road, Myaree (Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2037
Palmyra Local Centre (Adjacent Residential Density Change)	$1,128,972	Already Viable	Already Viable	2034	2039

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Riseley Centre (North Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
River View Tce To The Esplanade (2025)	$2,927,637	Already Viable	Already Viable	Already Viable	Already Viable
Robson Way, Murdoch (Zoning Change)	$1,031,658	Already Viable	Already Viable	2040	2046
South St To Barclay Rd, Kardinya (Residential Density Change)	$1,031,658	Already Viable	Already Viable	2040	2046
South Street (Further Investigation Area)	$1,134,747	Already Viable	Already Viable	2034	2039
Wireless Hill (East Adjacent Residential Density Change)	$2,021,970	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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AFFORDABILITY ASSESSMENT FINDINGS

The affordability assessment revealed that on average across the proposed change areas, the affordable purchase price for residents is $910,468 – which is higher than the estimated average property values in these areas.

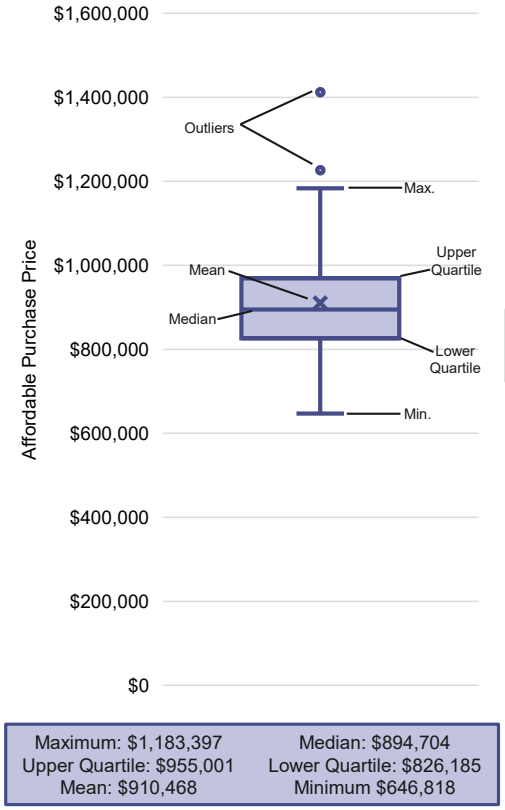
The development of townhouses and low rise apartments in many of these locations are anticipated to support affordability outcomes. This is particularly the case within areas with higher established house prices.

As higher rise apartments are typically more costly to develop and require higher selling prices, their impact on affordability is lower; with only waterfront areas with the relatively highest property values anticipated to see high rise apartments available below the affordability benchmark. Nonetheless, many of these apartments are anticipated to be more affordable than established house prices in these locations.

This analysis has demonstrated that the changes in R coding could facilitate the development of more affordable product such as grouped dwellings and low rise apartments across most of the proposed change areas.

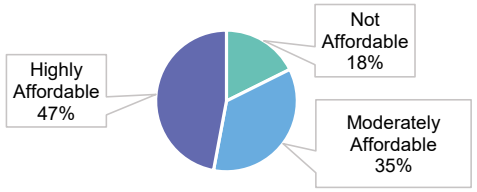
Note, the development of these typologies in each of the change areas and the market pricing is subject to landowner intentions, market fundamentals and other external factors however should they be developed, they would provide some level of affordability.

AFFORDABLE PURCHASE PRICES ACROSS PROPOSED CHANGE AREAS

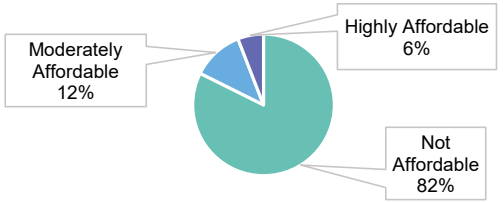


Maximum: $1,183,397	Median: $894,704
Upper Quartile: $955,001	Lower Quartile: $826,185
Mean: $910,468	Minimum $646,818

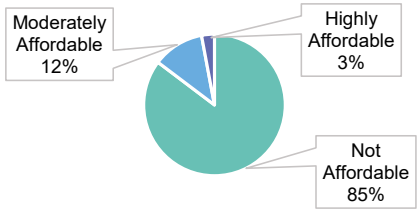
TOWNHOUSE AND LOW RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



MID RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



HIGH RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; Pricefinder; RBA; Urbis

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Aurelian St To Leach Highway (Extension 2025)	$125,179	$671,789	$1,280,625	Low	Low	Low	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$125,179	$671,789	$1,095,871	Low	Low	Low	Low
Bombard St & Mitchell St (Residential Density Change)	$167,057	$896,531	$1,647,992	Moderate	Moderate	Low	Low
Booragoon Centre (East Adjacent Residential Density Change)	$161,269	$865,469	$1,368,135	Moderate	Moderate	Low	Low
Booragoon Centre (West Adjacent Residential Density Change)	$161,269	$865,469	$1,714,235	Moderate	Moderate	Low	Low
Booragoon Centre East (Extension 2025)	$212,680	$1,141,372	$1,482,325	High	High	Moderate	Moderate
Brentwood Centre (Adjacent Residential Density Change)	$152,417	$817,963	$1,376,043	Moderate	Moderate	Low	Low
Bristol Avenue (Adjacent Residential Density Change)	$156,956	$842,325	$2,064,795	Moderate	Moderate	Low	Low
Bull Creek Station Catchment (Further Investigation Area)	$135,166	$725,386	$1,311,585	Low	Low	Low	Low
Canning Beach Road - Applecross (2025)	$228,455	$1,226,031	$5,626,133	High	High	High	Moderate
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	$128,130	$687,625	$1,339,390	Low	Low	Low	Low
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	$197,699	$1,060,977	$1,549,512	High	High	Moderate	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels.*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	$181,470	$973,881	$1,753,643	High	High	Low	Low
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	$160,701	$862,424	$1,365,778	Moderate	Moderate	Low	Low
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	$177,952	$955,001	$1,551,428	High	High	Low	Low
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$166,376	$892,877	$1,215,830	Moderate	Moderate	Low	Low
Curruthers Rd To The Esplanade (2025)	$220,511	$1,183,397	$2,842,185	High	High	Moderate	Moderate
Farrington Centre (Adjacent Residential Density Change)	$183,626	$985,453	$1,040,645	High	High	Moderate	Low
Harris St (Extension 2025)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Harris St, Bicton (Adjacent Residential Density Change)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$170,689	$916,021	$1,020,074	High	High	Low	Low
Marmion St, Melville (Residential Density Change)	$208,140	$1,117,010	$1,125,552	High	High	Moderate	Moderate

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Marmion St, Myaree (extension 2025)	$156,048	$837,453	$1,148,031	Moderate	Moderate	Low	Low
Marmion St, Myaree (Residential density change)	$169,554	$909,930	$1,141,364	High	Moderate	Low	Low
Murdoch Station Catchment (Further investigation area)	$153,438	$823,444	$1,117,143	Moderate	Moderate	Low	Low
North Lake Road, Myaree (extension 2025)	$176,704	$948,301	$1,424,925	High	High	Low	Low
North Lake Road, Myaree (Residential density change)	$136,869	$734,522	$1,224,867	Low	Low	Low	Low
Palmyra Local Centre (Adjacent residential density change)	$154,460	$828,926	$1,128,972	Moderate	Moderate	Low	Low
Riseley Centre (North adjacent residential density change)	$172,958	$928,202	$2,467,322	High	High	Low	Low
River View Tce to The Esplanade (2025)	$263,069	$1,411,793	$2,927,637	High	High	High	High
Robson Way, Murdoch (Zoning change)	$154,119	$827,099	$1,031,658	Moderate	Moderate	Low	Low
South St to Barclay Rd, Kardinya (Residential density change)	$120,526	$646,818	$1,031,658	Low	Low	Low	Low
South Street (Further investigation area)	$158,318	$849,634	$1,134,747	Moderate	Moderate	Low	Low
Wireless Hill (East adjacent residential density change)	$180,335	$967,791	$2,021,970	High	High	Low	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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COMPOSITE SCORING

The composite scoring process found the Canning Beach Road – Applecross change area as the most attractive location for infill development, with a composite score of 0.80. In contrast, areas such as Leach Highway and Palmyra were considered least desirable for infill development.

The composite scoring was calculated through the application of weightings which reflected those factors expected to most influence infill development activity. This is based on Urbis' experience supporting infill development across Perth and other capital cities for more than 30 years.

COMPOSITE SCORING

CHANGE AREA	COMPOSITE SCORE
Aurelian St To Leach Highway (Extension 2025)	0.35
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	0.33
Bombard St & Mitchell St (Residential Density Change)	0.43
Booragoon Centre (East Adjacent Residential Density Change)	0.46
Booragoon Centre (West Adjacent Residential Density Change)	0.53
Booragoon Centre East (Extension 2025)	0.44
Brentwood Centre (Adjacent Residential Density Change)	0.39
Bristol Avenue (Adjacent Residential Density Change)	0.47
Canning Beach Road - Applecross (2025)	0.80
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	0.36
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	0.42
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	0.42
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	0.36
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	0.41
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	0.38
Curruthers Rd To The Esplanade (2025)	0.49
Farrington Centre (Adjacent Residential Density Change)	0.50
Harris St (Extension 2025)	0.31
Harris St, Bicton (Adjacent Residential Density Change)	0.40
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	0.33
Marmion St, Melville (Residential Density Change)	0.37
Marmion St, Myaree (Extension 2025)	0.39
Marmion St, Myaree (Residential Density Change)	0.40
North Lake Road, Myaree (Extension 2025)	0.44
North Lake Road, Myaree (Residential Density Change)	0.41
Palmyra Local Centre (Adjacent Residential Density Change)	0.25
Riseley Centre (North Adjacent Residential Density Change)	0.53
River View Tce To The Esplanade (2025)	0.59
Robson Way, Murdoch (Zoning Change)	0.46
South St To Barclay Rd, Kardinya (Residential Density Change)	0.43
Wireless Hill (East Adjacent Residential Density Change)	0.46

Source: Urbis

PARAMETER WEIGHTINGS

- 5% Average of Proximity to Retail Score (%)
- 5% Average of Proximity to Open Space (metres)
- 5% Average of Proximity to Trains (metres)
- 5% Average of Proximity to Buses (metres)
- 5% Average of Area per Lot (sq.m)
- 40% Median Multiple Property Values relative to Greater Perth
- 5% Median Multiple Rental Values relative to Greater Perth
- 10% Proportion of Stock Less than 15 years old (%)
- 10% Proportion of lots less than 1,000 sq.m (%)
- 10% Proportion of Dwellings under Strata (%)

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FORECAST DWELLING OUTCOMES

Taking into account the varied factors influencing development outcomes, Urbis projected development rates across all the change areas.

Overall, this analysis indicates that these areas could deliver approximately 3,926 additional dwellings (net) by 2050. It is anticipated that these dwellings would be delivered as a mix of grouped and multiple dwellings, occurring across both non-amalgamated and amalgamated sites within the proposed change areas.

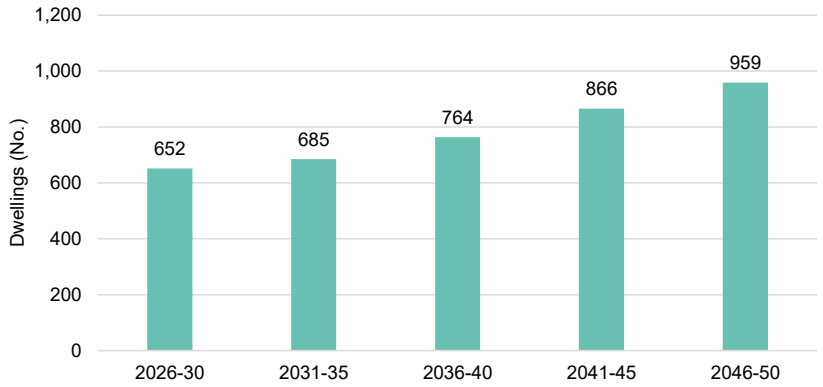
Development rates are anticipated to increase over time, reflecting rising land and property values, demographic shifts favouring infill living, the increasing desirability of established suburbs relative to outer-suburban locations, and the progressive reduction in greenfield land supply across the metropolitan area.

In comparison to other local governments such as the City of Nedlands and the City of Wanneroo, the redevelopment assumptions adopted for Melville are relatively optimistic (for example, these local governments have assumed that only around 30% and 26% respectively of rezoned sites will redevelop over a 20–25 year period).

Notwithstanding this comparison, there are several reasons to anticipate stronger redevelopment outcomes in the City of Melville, including::

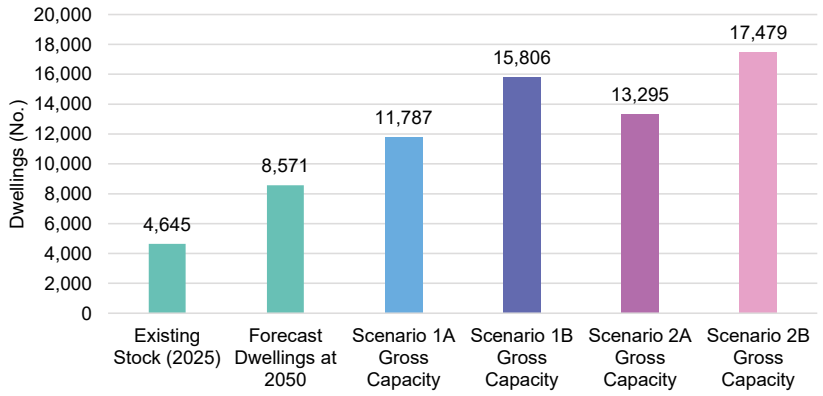
- Several of the change areas function as extensions of existing activity centres, where proximity to retail, employment and services continues to support stronger development interest and market absorption;
- The City of Melville has historically experienced higher levels of infill development than comparable inner-metropolitan local government (with an estimated increase of approximately 1,600 dwellings between 2021 and 2025, including around 1,000 apartments or grouped dwellings) which indicates established feasibility within many areas of the City for infill development;
- Where density settings have aligned with market conditions in Perth, redevelopment has occurred at rates closer to theoretical capacity, as seen in locations such as East Perth, Claisebrook and Nollamara, where favourable zoning, parcel characteristics and price points have supported sustained infill delivery; and
- Many of the change areas contain lot configurations and sizes that are conducive to incremental redevelopment (allowing both individual lot redevelopment and amalgamation opportunities).

NET DWELLING INCREASE ACROSS THE PROPOSED CHANGE AREAS, 2026 – 2050



Source: Urbis

FORECASTED DWELLINGS ACROSS THE PROPOSED CHANGE AREAS AND DEVELOPMENT CAPACITY



Source: Urbis

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NET DWELLING INCREASES ACROSS PROPOSED CHANGE AREAS

CHANGE AREA	NET DWELLINGS 2026-30	NET DWELLINGS 2031-35	NET DWELLINGS 2036-40	NET DWELLINGS 2041-45	NET DWELLINGS 2046-50
Aurelian St To Leach Highway (Extension 2025)	3	1	2	0	1
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	73	63	53	44	37
Bombard St & Mitchell St (Residential Density Change)	15	14	15	15	14
Booragoon Centre (East Adjacent Residential Density Change)	42	49	55	65	75
Booragoon Centre (West Adjacent Residential Density Change)	89	124	177	255	313
Booragoon Centre East (Extension 2025)	27	28	30	33	34
Brentwood Centre (Adjacent Residential Density Change)	19	17	17	15	14
Bristol Avenue (Adjacent Residential Density Change)	3	3	2	2	3
Canning Beach Road - Applecross (2025)	4	8	13	12	0
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	33	29	26	22	18
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	30	30	31	31	32
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	23	22	23	22	22
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	50	44	40	36	31
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	47	48	50	50	51
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	8	7	6	5	4
Curruthers Rd To The Esplanade (2025)	1	1	1	0	1
Farrington Centre (Adjacent Residential Density Change)	33	40	51	63	81
Harris St (Extension 2025)	2	1	0	1	0
Harris St, Bicton (Adjacent Residential Density Change)	0	0	0	0	1
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	18	14	10	8	6
Marmion St, Melville (Residential Density Change)	5	4	3	3	2
Marmion St, Myaree (Extension 2025)	8	6	6	4	4
Marmion St, Myaree (Residential Density Change)	6	6	4	4	4
North Lake Road, Myaree (Extension 2025)	4	4	4	3	3
North Lake Road, Myaree (Residential Density Change)	7	7	5	6	4
Palmyra Local Centre (Adjacent Residential Density Change)	1	0	0	0	0
Riseley Centre (North Adjacent Residential Density Change)	27	34	45	59	80
River View Tce To The Esplanade (2025)	1	0	1	1	0
Robson Way, Murdoch (Zoning Change)	3	2	2	2	2
South St To Barclay Rd, Kardinya (Residential Density Change)	15	14	15	14	14
Wireless Hill (East Adjacent Residential Density Change)	55	65	77	91	108
Total	**652**	**685**	**764**	**866**	**959**

Source: Urbis

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FORECASTED DWELLINGS AND DEVELOPMENT CAPACITY

CHANGE AREA	EXISTING STOCK (2025)	FORECAST DWELLINGS AT 2050	SCENARIO 1A GROSS CAPACITY	SCENARIO 1B GROSS CAPACITY	SCENARIO 2A GROSS CAPACITY	SCENARIO 2B GROSS CAPACITY
Aurelian St To Leach Highway (Extension 2025)	26	33	57	84	69	97
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	809	1,079	1,666	2,413	1,911	2,693
Bombard St & Mitchell St (Residential Density Change)	135	208	280	422	331	466
Booragoon Centre (East Adjacent Residential Density Change)	233	519	732	826	795	917
Booragoon Centre (West Adjacent Residential Density Change)	301	1,259	1,060	1,458	1,179	1,591
Booragoon Centre East (Extension 2025)	155	307	475	564	537	658
Brentwood Centre (Adjacent Residential Density Change)	196	278	393	587	462	651
Bristol Avenue (Adjacent Residential Density Change)	25	38	52	73	60	84
Canning Beach Road - Applecross (2025)	15	52	52	52	59	59
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	99	227	561	718	583	750
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	161	315	550	630	617	690
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	99	211	372	483	409	523
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	318	519	951	1,256	1,026	1,337
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	197	443	731	1,006	768	1,046
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	94	124	186	282	237	335
Curruthers Rd To The Esplanade (2025)	19	23	33	33	40	40
Farrington Centre (Adjacent Residential Density Change)	153	421	458	629	509	718
Harris St (Extension 2025)	432	436	468	468	557	557
Harris St, Bicton (Adjacent Residential Density Change)	4	5	6	10	9	12
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	140	196	431	492	497	559
Marmion St, Melville (Residential Density Change)	48	65	112	162	132	189
Marmion St, Myaree (Extension 2025)	60	88	150	217	180	254
Marmion St, Myaree (Residential Density Change)	48	72	122	174	137	195
North Lake Road, Myaree (Extension 2025)	36	54	80	116	95	135
North Lake Road, Myaree (Residential Density Change)	85	114	161	239	193	272
Palmyra Local Centre (Adjacent Residential Density Change)	14	15	24	36	27	39
Riseley Centre (North Adjacent Residential Density Change)	203	448	409	607	466	656
River View Tce To The Esplanade (2025)	53	56	60	60	84	84
Robson Way, Murdoch (Zoning Change)	8	19	35	50	37	52
South St To Barclay Rd, Kardinya (Residential Density Change)	109	181	264	377	306	432
Wireless Hill (East Adjacent Residential Density Change)	370	766	856	1,282	983	1,388
Total	**4,645**	**8,571**	**11,787**	**15,806**	**13,295**	**17,479**

Source: Urbis

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FORECASTED DWELLINGS INCREASE AND BUILD OUT CAPACITY BETWEEN 2025 AND 2050

CHANGE AREA	DWELLING INCREASE (NO.)	DWELLING INCREASE (%)	CAPACITY	INDICATIVE BUILDOUT PROPORTION
Aurelian St to Leach Highway (extension 2025)	7	27%	45	16%
Aurelian St to Leach Highway, Palmyra (Residential density change)	270	33%	1,231	22%
Bombard St & Mitchell St (Residential density change)	73	54%	216	34%
Booragoon Centre (East adjacent residential density change)	286	123%	546	52%
Booragoon Centre (West adjacent residential density change)	958	318%	958	100%
Booragoon Centre East (extension 2025)	152	98%	365	42%
Brentwood Centre (Adjacent residential density change)	82	42%	294	28%
Bristol Avenue (Adjacent residential density change)	13	52%	38	35%
Canning Beach Road - Applecross (2025)	37	247%	37	100%
Canning Hwy, Carrington St to Murray Rd (Dual residential density codes)	128	129%	541	24%
Canning Hwy, Cowan St to Cunningham St (Dual residential density codes)	154	96%	429	36%
Canning Hwy, Cunningham St to Conon Rd (Dual residential density codes)	112	113%	329	34%
Canning Hwy, Prinsep Road to Rome Rd (Dual residential density codes)	201	63%	786	26%
Canning Hwy, Tain St to Ullapool Rd (Dual residential density codes)	246	125%	672	37%
Coleman Cr & Woodley Cr, Melville (Residential density change)	30	32%	140	21%
Curruthers Rd to The Esplanade (2025)	4	21%	14	29%
Farrington Centre (Adjacent residential density change)	268	175%	391	69%
Harris St (extension 2025)	4	1%	36	11%
Harris St, Bicton (Adjacent residential density change)	1	25%	4	25%
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	56	40%	322	17%
Marmion St, Melville (Residential density change)	17	35%	89	19%
Marmion St, Myaree (extension 2025)	28	47%	124	23%
Marmion St, Myaree (Residential density change)	24	50%	100	24%
North Lake Road, Myaree (extension 2025)	18	50%	62	29%
North Lake Road, Myaree (Residential density change)	29	34%	115	25%
Palmyra Local Centre (Adjacent residential density change)	1	7%	16	6%
Riseley Centre (North adjacent residential density change)	245	121%	305	80%
River View Tce to The Esplanade (2025)	3	6%	7	43%
Robson Way, Murdoch (Zoning change)	11	138%	35	32%
South St to Barclay Rd, Kardinya (Residential density change)	72	66%	212	34%
Wireless Hill (East adjacent residential density change)	396	107%	699	57%

Source: Urbis

** This is a comparison of forecasted dwellings and the average between the development capacity for Scenario's 1A and 1B.*

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DEFINITIONS

Detached Housing

The ABS define **separate houses** as:

"This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat or apartment - see below). The number of storeys of separate houses is not recorded.
Also included in this category are occupied accommodation units in manufactured home estates which are identified as separate houses."

Medium Density Housing

The ABS defines **Semi-detached, row or terrace house and townhouse** as:

"These dwellings have their own private grounds and no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre."

Apartments

The ABS defines **apartments** as:

"This category includes all dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats."

Non-Private Dwellings

The ABS defines **Non-Private Dwellings** as:

"NPDs are those dwellings, not included above, that provide a communal or transitory type of accommodation. They are classified according to their function for the variable Type of Non-Private Dwelling (NPDD). NPDs include hotels, motels, guest houses, prisons, religious and charitable institutions, boarding schools, defence establishments, hospitals and other communal dwellings."

Unoccupied Private Dwellings

The ABS defines **Unoccupied Private Dwellings** as:

"These are structures built specifically for living purposes which are habitable, but unoccupied on Census night. Vacant houses, holiday homes, huts and cabins (other than seasonal workers' quarters) are counted as unoccupied private dwellings. Also included are newly completed dwellings not yet occupied, dwellings which are vacant because they are due for demolition or repair, and dwellings to let."

Other dwelling types include and are defined by the ABS as:

- **Caravan:** "*Includes all occupied caravans, regardless of where they are located. Occupied campervans are also included."*
- **Cabin, houseboat:** "*This includes all occupied cabins and houseboats. Cabins are self-contained and not intended for long-term residential use. This includes occupied cabins located in residential parks or set up as temporary accommodation. A houseboat is an occupied mobile dwelling (intended for use on water). It is not typically intended for long-term use, although it could be currently used on a permanent or semi-permanent basis. Occupied houseboats are treated as occupied private dwellings regardless of location. Separate houses in caravan or residential parks or marinas occupied by managers or caretakers are not included in this category."*
- **Improvised home, tent, sleepers out:** "*These include sheds, tents, humpies and other improvised dwellings that were occupied on Census night. This category includes people sleeping-out, including those sleeping on the streets, in abandoned buildings, under bridges or in cars."*
- **House or flat attached to a shop, office etc.:** *"A house or flat attached to a shop, office, factory or any other non-residential structure is included in this category."*

Not Stated

The ABS defines **Not stated** as:

"Not stated means the question wasn't answered on the Census form."

Not Applicable

*The ABS defines **Not applicable** as:*

"Not applicable means the question wasn't applicable to the person so they did not need to respond."

This includes the categories Non-private dwellings and Migratory, off-shore and shipping SA1.

Statistical Area Level 1 (SA1)

A Statistical Area Level 1 (SA1) is the smallest geographic unit designed by the Australian Bureau of Statistics (ABS) for releasing Census data. Built from aggregated Mesh Blocks, they typically contain 200 to 800 people (averaging 400) to ensure high-detail data reporting.

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This report is dated **September 2026** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of **City of Melville** (Instructing Party) for the purpose of a **Land Economics Assessment** (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

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Project code	P0061237
Report number	V5

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11 November 2026

Emma Cole
Chair of the WA Planning Commission
Western Australian Planning Commission
Level 2, 140 William Street
PERTH WA 6000

Sent via email to: Emma.Cole@wapc.wa.gov.au

Dear Ms Cole,

Local Planning Scheme No. 6 Review: City of Melville Approach to Housing Growth

I am writing on behalf of the City of Melville (the City) about its review of Local Planning Scheme No. 6 (LPS6) and its preferred approach to accommodating future housing growth.

At its Ordinary Meeting on 18 August 2026, Council requested that the City engage with the Chair of the Western Australian Planning Commission to advocate for preserving the City's low-density suburbs, while directing more intensive development to strategic centres and suitable transport corridors, consistent with the adopted City of Melville Local Planning Strategy. This request follows the recently announced R-Code reforms and suggestions about applying minimum residential densities.

The LPS6 review began in 2021 and has included community engagement in 2024 and 2026, Elected Member workshops, consultation with State agencies, and independent land economics, traffic and tree canopy assessments. The City expects to present a revised draft Scheme to Council in early 2027. As part of the review, the City commissioned Urbis to model different sources and patterns of housing growth, including the effects of the State reforms.

The modelling identifies a credible pathway to substantial growth through:

- Existing development opportunities, particularly within activity centres, structure plan areas and other higher-density locations;
- Additional subdivision opportunities arising from proposed R-Code reforms;
- Targeted LPS6 density changes in locations suited to additional growth; and
- Longer-term coordinated planning for the Bull Creek and Murdoch station precincts.

Importantly, the modelling indicates that this combined approach can accommodate housing growth well beyond the current sub-regional target, without relying on any single source of supply. It maintains a deliberate focus on centres, suitable transport corridors and other strategic locations, consistent with both the City's Local Planning Strategy and broader State objectives for urban consolidation.

Against this background, the City is concerned about the prospect of a minimum residential density, such as R30, being applied through the preparation or review of metropolitan local planning schemes.

General Enquiries **Tel:** 1300 635 845 | 9364 0666 **Email:** melinfo@melville.wa.gov.au **www:** melvillecity.com.au
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In Melville, this would produce a materially different development pattern. Rather than directing additional housing to identified growth areas, a minimum R30 would substantially increase subdivision and redevelopment opportunities throughout established residential suburbs.

The City is concerned this could:

- Disperse growth away from established and planned centres and transport corridors;
- Complicate infrastructure planning by distributing growth across a much broader area;
- Encourage additional growth in locations with greater reliance on private vehicles;
- Increase pressure on private tree canopy through more widespread redevelopment; and
- Progressively create a more homogeneous development pattern across established lower-density neighbourhoods.

Therefore, the City's concern is not with accommodating additional housing. Its modelling shows that substantial growth can be achieved through existing development opportunities, anticipated State reforms and strategically targeted LPS6 changes. This is a more coherent approach than uniformly increasing minimum residential densities.

The City also recognises the longer-term potential of the Bull Creek and Murdoch Station Precincts. Realising that potential will require coordinated precinct planning, infrastructure investment and State Government involvement. Maintaining existing controls in the interim will help preserve opportunities for comprehensive future planning.

Throughout the scheme review process, the City has engaged constructively with the DPLH, which has advised the City to continue the review in accordance with the State planning framework, consider opportunities beyond the minimum dwelling target, and provide robust justification where existing density coding is proposed to be retained.

The City now seeks the Commission's guidance to continue finalising LPS6 in accordance with the adopted Local Planning Strategy, and asks that its modelling, technical evidence and proposed distribution of housing growth be given appropriate weight when considering whether any broader minimum-density response is warranted.

The City recognises that the Commission and the Minister for Planning will assess the eventual draft Scheme on its merits. The City would welcome the opportunity to brief the Commission on its modelling and discuss how this approach can support the State's housing supply and urban consolidation objectives.

If you wish to discuss this matter, please, do not hesitate to contact me.

Regards,

Peter Varelis
Director Planning

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