City of Melville

AGENDA
ORDINARY MEETING OF COUNCIL

NOTICE OF MEETING

I respectfully bring to the attention of Elected Members that an Ordinary Meeting of the Council will be held in the Council Chambers, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 15 September 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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Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

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

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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 G Panayotou	Bicton - Attadale - Alfred Cove 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)

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

Nil.

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7 AWARDS AND PRESENTATIONS

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting of Council – 18 August 2026

That the minutes of the Ordinary Meeting of Council held on 18 August 2026 be confirmed as a true and accurate record.

9.2 Audit, Risk, and Improvement Committee – 31 August 2026

That the minutes of the Audit, Risk, and Improvement Committee Meeting held on 31 August 2026 be noted.

9.3 Agenda Briefing Forum – 8 September 2026

That the notes of the Agenda Briefing Forum held on 8 September 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

OFFICIAL

12 PETITIONS

12.1 Receipt of Petition - Gunbower Street Jetty - Ms N Johnson, Mount Pleasant

The City of Melville received a petition on Thursday, 27 August 2026 from Ms N Johnson, Mount Pleasant. The petition is signed by 343 residents of the City of Melville and 7 non-residents, and a summary of the petition is as below:

> *"We, the undersigned electors of the City of Melville, respectfully request that Council retain repair and recommission the Gunbower Street Jetty, or if repair is not reasonably practicable, replace the jetty with a structure that preserves its existing public use and function."*

OFFICER RECOMMENDATION

That the Council acknowledge the petition and request that a report on the matters raised be prepared by the February 2027 Ordinary Meeting of Council.

OFFICIAL

12.2 Receipt of Petition - Request for Building Orders - Dr J Stevens, Bicton

The City of Melville received a petition on Tuesday 1 September 2026 from Dr J Stevens, Bicton. The petition, signed by 20 residents of the City of Melville, is as below:

> *"We, the undersigned electors of the City of Melville, respectfully request that Council to cause the Chief Executive Officer to issue building orders directing Dr Stevens' adjoining property owner to remove the unauthorised encroachments onto his property and make good, in full accordance with the State's building legislation, as justified by Dr Stevens' 22/8/2026 email to Council."*

OFFICER RECOMMENDATION

That the Council acknowledge the petition and advise Dr Stevens that as the Council made a resolution related to this matter at the 18 & 19 April 2023 Ordinary Meeting of Council no further action will be taken.

OFFICIAL

12.3 Receipt of Petition - Request for Independent Review and Reference Group, Mr R Hopkinson, Applecross

The City of Melville received a petition on Friday, 4 September 2026 from Mr R Hopkinson, Applecross. The petition is signed by 28 residents of the City of Melville and the petition is as follows:

"We the undersigned all being electors of the City of Melville, respectfully ask Council to cause an independent review of the City of Melville conduct and performance of it's:

a) handling of planning and building issues, non-compliances, engagement outcomes, concerns, complaints, comments, feedback, investigations, officer conduct, communication, as raised by any Councillor or community member (Complaints) and,

b) exercising of (or not) delegated authorities, duties and enforcement powers to resolve any Complaints to the satisfaction of the relevant Councillors or community members.

The review should:

a) establish a reference group of Councillors and experienced community members to assist Council in scoping and completing the review,

b) include, but not limited to Complaints relating to City of Melville approval, compliance, and enforcement functions across planning, fencing, health and building areas, especially such as Building Act Part 6 - Work affecting other land section 76 - unauthorised encroachments

c) engage all Councillors and community members that have communicated with the City of Melville on any Complaint from beginning of 2022; and

d) provide a comprehensive summary of the community members' level of satisfaction, outcomes, root causes of dissatisfaction and improvement suggestions."

OFFICER RECOMMENDATION

That the Council acknowledge the petition and advise Mr Hopkinson that, noting Council's previous resolutions on similar requests, including the April 2023 resolution arising from the independent Weir Legal Review, and the subsequent policy, process and governance implemented from that review, no further action will be taken.

OFFICIAL

12.4 Receipt of Petition - Support for Continuation of Palmyra Farmers Market Trial, Ms D McLean, Palmyra

The City of Melville received a petition on Tuesday, 8 September 2026 from Ms D McLean, Palmyra. The petition is signed by 398 residents of the City of Melville and 73 non-residents.

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

1. *Reinstate the Palmyra Farmers Markt at Geo Thompson Park for the remainder of the approved five-week trial.*
2. *Allow the trial to be completed so that impacts, benefits and community feedback can be assessed using evidence gathered over the full trial period.*
3. *Implement and assess reasonable mitigation measures before reaching any final decision.*
4. *Defer any permanent decision until all evidence has been considered, including the views of the broader community, local businesses, patrons and stallholders.*

Public space decisions should be evidence-based, proportionate, and reflect the interests of the wider community. We therefore ask Council to complete the approved trial and evaluate its outcomes before making any final determination on the future of the Palmyra Market at Geo Thompson Park."

OFFICER RECOMMENDATION

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

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13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

M26/106 Compliance Audit Return 2025

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. Compliance Audit Return 2025 ⇩

COUNCIL'S ROLE

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

SUMMARY

- All Western Australian Local Authorities are required to complete a Compliance Audit Return (the Return) and submit their findings to the Local Government Inspector by 31 March each year.
- The deadline for submitting your Compliance Audit Return (CAR) for the period of 1 January to 31 December 2025 has been deferred until 30 September 2026. With the introduction of the Local Government Inspectorate, there have been a number of changes to the statutory requirements for which a compliance audit is needed. These changes are outlined in regulation 13 of the Local Government (Audit) Regulations 1996, published on 1 January 2026.
- The City has demonstrated 97% compliance with 69 applicable questions in the 2025 Compliance Audit Return. This excludes 28 questions which have been determined not applicable to the City during the 2025 period.

OFFICER RECOMMENDATION

That Council recommend that the Council adopt the Compliance Audit Return for the period from 1 January 2025 to 31 December 2025 and following certification by the Mayor and Chief Executive Officer, it be submitted to the Local Government Inspector by the 30 September 2026.

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PURPOSE

It is a requirement that the Compliance Audit Return is presented to the Council for adoption. A copy of the Council report and a certified copy of the Return are required to be endorsed by the Mayor and Chief Executive Officer and submitted to the Local Government Inspector by 30 September 2026. This report is to present the Compliance Audit Return for 2025 (CAR) and seeks to have the Audit, Risk and Improvement Committee (ARIC) consider and recommend that Council adopt the CAR.

STRATEGIC ALIGNMENT

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

BACKGROUND

A Compliance Audit Return is a statutory, annual self-assessment required under Regulation 14 of the *local Government (Audit) Regulations 1996.* The legislation requires that the CAR be presented to the ARIC, with the ARIC to:

(a) review the compliance audit return; and

(b) report to the Council the results of that review.

The Council is to adopt the CAR or adopt the CAR with any amendments proposed. Once adopted the CAR is to be submitted to the Office of the Local Government Inspector.

The CAR only assesses compliance against the *Local Government Act 1995* and associated Regulations.

CONSIDERATION

With the introduction of the Office of the Local Government Inspector on 1 January 2026, there have were a number of changes to the statutory requirements for which a CAR was required. In addition, the Local Government Inspector has the ability to limit what statutory requirements are included in the CAR. As such the deadline for the submission of the 2025 CAR was extended to 30 September 2026.

The format of the return varies slightly each year with the Office of the Local Government Inspector revising the focus of the questions for 2025. There are 97 questions contained in the 2025 CAR.

- *Local Government Act 1995* – 42 questions
- *Local Government (Administration) Regulations 1996* – 15 questions
- *Local Government (Audit) Regulations* – 2 questions
- *Local Government (Constitution) Regulations* – 2 questions
- *Local Government (Elections) Regulations* – 1 question
- *Local Government (Financial Management) Regulations* – 11 questions
- *Local Government (Functions and General) Regulations* – 24 questions

Of the 97 questions, the City responded Yes to 67 questions, with 28 questions deemed to be not applicable and two receiving a No response. Both questions receiving a no response related to questions under the Local Government Act and are outlined below:

- Question 2 - s3.16 of the Local Government Act

  "*Has the local government reviewed local laws which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?"*

  Officer Comment

  At the Ordinary Meeting of Council held 20 August 2024, the Council noted the Local Law 8-year review schedule would not be achieved.

  The recent amendments from the *Local Government Amendment Act 2024* require local governments to review all existing local laws with a transitional period, ending on 7 December 2026, unless reviewed within the prior eight years). Following the transitional period, local laws will be automatically repealed.

  The City currently has three local laws that are outside of the eight-year review period:

  - *Activities in Thoroughfares, Public Places and Training Local Law 2014*
  - *Local Government Property Local Law 2010*
  - *Health Local Law 1997*

  Officers are currently reviewing the three local laws outside the eight-year review period, with two new local laws proposed to replace the existing local laws.

  It is also noted that Local Government Reform extends the future review period for local laws, to every 15 years. Local Government Reform may also offer advertising incentives for the adoption of model local laws, in an effort to improve consistency across local governments.

  The new *Public Health Act 2016* does not provide a mechanism for the creation of Health Local Laws that previous legislation did. With the legacy legislation *Health (Miscellaneous Provisions) Act 1911* being phased out, a new health local law will need to be created under the Local Government Act.

- Question 39 - s5.96A of the Local Government Act

  "*Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?"*

  Officer Comment

  The minutes for 16 December 2025 Special Meeting of Council were not confirmed by the Council at the February 2026 Ordinary Meeting of Council and therefore only the unconfirmed minutes were available. The City took action to correct this at the July 2026 OMC, where the December 2025 minutes were confirmed and the confirmed minutes uploaded to the City's website on 30 July 2026.

OFFICIAL

The completed CAR for the period 1 January 2025 to 31 December 2025 is provided as an attachment to this report.

The purpose of the CAR is to ensure local government undertake an audit of their adherence to the requirements of the Local Government Act and the related regulations. This promotes good governance, transparency and accountability by each local government and across the local government sector.

The completion of the CAR each year provides an opportunity for the City to undertake this self-audit process and implement corrective action and update processes where required.

ENGAGEMENT

The responses to the questions contained in the CAR are gathered through internal engagement processes.

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

For the purposes of conducting the Compliance Audit Return and the content of this report, the City of Melville is governed by the requirements of section 7.13(1)(i) of the *Local Government Act 1995,* and regulations 13-15 of the *Local Government (Audit) Regulations 1996.*

Questions within the Compliance Audit return are from:

- *Local Government Act 1995;*
- *Local Government (Administration) Regulations 1996;*
- *Local Government (Audit) Regulations 1996;*
- *Local Government (Elections) Regulations 1997; and*
- *Local Government (Financial Management) Regulations 1996*
- *Local Government (Functions and General) Regulations 1996;*

FINANCIAL IMPLICATIONS

There are no financial implications for Council associated with the CAR.

CONSEQUENCE

The completion and submission of the completed and certified 2025 CAR by the due date of 30 September 2026 is a statutory requirement, under the *Local Government (Audit) Regulations 1996.*

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

14.2 Reports of the Chief Executive Officer

Management Services

Nil.

Corporate Services

C26/420 Schedule of Accounts Paid - July 2026

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Payment Details July 2026 ⇩ 2. Card Payment Details July 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 July 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 July 2026 as approved by the Director Corporate Services in accordance with delegated authority DA-035, and detailed in the attachments to this report; Payment Details July 2026 (Attachment 1) and Card Payment Details July 2026 (Attachment 2).

PURPOSE

The Schedule of Payments for the month totals $32,060,316. 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.

OFFICIAL

BACKGROUND

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

A total of $11,169,790 direct creditor payments were paid during the month, of which, 6% of payments were paid to suppliers located within the City of Melville and 11% to suppliers within the South West Metropolitan Region, compared to 6% and 11% of total of $12,185,228 direct creditor payments made over June 2026 respectively.

The biggest payment of $1,141,012 made during the month was the insurance premium payment to the LGISWA 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 July including Payment Electronic Funds Transfers batches: 1030-1035, Trust Payments, Card Payments and Payroll.

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

SCHEDULE OF PAYMENTS MADE JULY 2026 *Payments made under Delegated Authority DA-035*		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Electronic Funds Transfers	EFT Payment Register No. 1030,1032,1033 and 1035	$11,118,712.61
	EFT Payment on Restricted Funds Register No. 1031 and 1034	$51,300.00
	Less Cancelled EFTs	($223.00)
		$11,169,789.61
Direct Debits	Bank Fees	$15,342.29
	Ampol Fuel	$116,978.16
Direct Payments		$93,907.40
	Total Direct Creditor Payments	***$11,396,017.46***
Payroll	Total Pay 1, 2 and 3	*$8,241,416.38*
	Total Payroll	***$8,241,416.38***
Cards		
	Westpac Purchase Cards	$122,881.85
	Total Card Payments	**$122,881.85**
	Total Direct Creditor Payments from Municipal Account	***$19,760,315.69***

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Schedule of Payments Made continued.

INTERFUND & INVESTMENT TRANSACTIONS			
Interfund Transfers			
Municipal			($10,807,917.06)
Reserve			$10,807,917.06
		Total Interfund Transfers	**$0.00**
New Municipal Investments			
Westpac	07/07/2026		$2,800,000.00
Westpac	10/07/2026		$1,000,000.00
Bendigo	14/07/2026		$1,800,000.00
Westpac	22/07/2026		$500,000.00
NAB	23/07/2026		$1,100,000.00
Westpac	24/07/2026		$900,000.00
NAB	27/07/2026		$2,500,000.00
Westpac	29/07/2026		$1,700,000.00
		Total New Investments	**$12,300,000.00**
		Grand Total	**$32,060,315.69**

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 June 2026 and settled in July 2026 is provided as an attachment to this report.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

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LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

C26/421 Statements of Financial Activity - July 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 July 2026 ⇩ 2. Statement of Comprehensive Income July 2026 ⇩ 3. Net Working Capital July 2026 ⇩ 4. Reconciliation Net Working Capital July 2026 ⇩ 5. Notes to Statement of Financial Activity July 2026 ⇩ 6. Statement of Financial Position as of 31 July 2026 ⇩ 7. Summary Rate Debtors July 2026 ⇩ 8. Rates Collection Graph July 2026 ⇩ 9. General Debtor Aged 90 Days July 2026 ⇩ 10. Budget Amendments for the Month of September 2026 ⇩

COUNCIL'S ROLE

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

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 31 July 2026; and
- Presents the variances for the month of 31 July 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 July 2026 as detailed in the following attachments:**
   - **Statement of Financial Activity July 2026 (Attachment 1); and**
   - **Statement of Comprehensive Income July 2026 (Attachment 2); and**
   - **Net Working Capital July 2026 (Attachment 3); and**
   - **Reconciliation Net Working Capital as of 30 July 2026 (Attachment 4); and**
   - **Notes to Statement of Financial Activity July 2026 (Attachment 5); and**
   - **Statement of Financial Position as of 30 July 2026 (Attachment 6); and**
   - **Summary Rate Debtors July 2026 (Attachment 7); and**
   - **Rates Collections Graph July 2026 (Attachment 8); and**
   - **General Debtors Aged 90 Days July 2026 (Attachment 9)**
2. **Approves by Absolute Majority the Proposed Budget Amendments 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 July 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 Statements of Financial Activity for the period ending 31 July 2026 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

OFFICIAL

Overall Summary of the City's Financial Position

- The City's total investments holding for July 2026 were $156.97m of which the Municipal cash balance at the end of the month was $17.74m and $138.98m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.
- From the recent investment policy review, BOQ has been classified by the City's investment advisor as a preferred ESG-aligned ADI based on its sustainability commitments, limited exposure to fossil fuel project financing, and public climate-related policies. The classification is based on the advisor's screening methodology rather than an assertion that BOQ has no historical fossil fuel exposure. From July 2026, Green investments are invested in the three banks listed above instead of the two banks, Bendigo & Adelaide Bank Ltd and Suncorp Bank Ltd. The investment in green/ethical term deposits as of 31 July 2026 was $46.00m or 29.30% of total investment holdings, compared to $14.6m (9%) in June 2026.
- Rates raised as at July were $123.33m compared to a year-to-date budget of $121.88m.
- The total outstanding debtors (including all rates and sundry debtors) are $144.7m as of 31 July 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 July 2026 (Attachment 1); and
- Notes to Statement of Financial Activity July 2026 (Attachment 5): Notes on Statement of Variances in Excess of $100,000.

Revenue

Rates raised as at July were $123.33m compared to a year to date budget of $121.88m.

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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*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,412,477	5,412,477	*0%*	5,273,124	*3%*
Debtors Raised	152,635,741	152,647,622	*0%*	143,398,427	*6%*
Payments Received	(13,942,546)	(24,481,865)	*-43%*	(6,529,504)	*114%*
Closing Balance	144,105,672	133,578,234	*8%*	142,142,047	*1%*

Total rate debtor collections for the month equalled $10.54m.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	826,259	826,259	*0%*	428,089	*93%*
Invoices Raised	575,386	1,313,725	*-56%*	958,936	*-40%*
Receipts	(728,703)	(827,075)	*-12%*	(692,169)	*5%*
Prepayments	(11,595)	(9,077)	*28%*	44,264	*-126%*
Closing Balance	661,347	1,303,832	*-49%*	739,120	*-11%*

Sundry debtor balances decreased by $0.64m over the course of July from $1.30m to $0.66m of which the total 90-day sundry debtors for the month are $0.02m, representing 21% of total sundry debtors.

Corporate Climate Action Plan

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

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Corporate Climate Action Plan Expenditure

Description	YTD Actuals 2026-2027	YTD Budget 2026-2027	Total Budget 2026-2027
CAPITAL			
Renewable Energy Projects (not funded)	-	-	265,000
Piney Lakes Eco Hub - Detailed Design and Refurbishment	-	-	150,000
Energy Efficiency & Decarbonisation - Improving Resilience & Efficiency in City Buildings	-	-	250,000
Renewable Energy Projects (Funded by CEUF)	-	-	657,489
	-	-	1,322,489
OPERATING			
CREST Funding Program 2.0 2026-2027	-	-	50,000
Scope 3 Carbon Accounting	-	-	25,000
Offset Strategy Development	-	-	30,000
VRO Assessment and Resilience Planning	-	-	60,000
Feasibility of energy efficiency and decarbonisation projects	-	-	43,000
Sustainability & Climate Action Salaries	30,057	28,719	350,948
	30,057	**28,719**	**558,948**
Total	**30,057**	**28,719**	**1,881,437**

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 July 2026.

Budget Amendments

Details of Budget Amendments requested for the month of July 2026 that reflect effective changes to budgets are shown in attachment Budget Amendments July 2026 (Attachment 10). Budget amendments that are purely administrative and detail movements between budget responsible officers are not included in the attachment. This reporting is aligned with legislative requirements.

Variances greater than $100,000 processed in July 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.

There was no debt written off for the month of July 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:

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.

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(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.

FINANCIAL IMPLICATIONS

Variances

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

C26/422 Investment Statements - July 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 July 2026 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION

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

PURPOSE

To report on the performance of the City's investment portfolio for the month of July 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 4.64% to 5.09% which exceeds the benchmark 12 months Bloomberg AUSBOND Bank Bill Index reference rate of 3.94%.

29.30% 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 9% in June 2026.

From the recent investment policy review, BOQ has been classified by the City's investment advisor as a preferred ESG-aligned ADI based on its sustainability commitments, limited exposure to fossil fuel project financing, and public climate-related policies. The classification is based on the advisor's screening methodology rather than an assertion that BOQ has no historical fossil fuel exposure. From July 2026, Green investments are invested in the three banks listed above instead of the two banks, Bendigo & Adelaide Bank Ltd and Suncorp Bank Ltd.

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

Provide a succinct summary on what has led to this item coming to the Council. It should not exceed half a page.

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 July 2026.

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

SUMMARY BY FUND			
Municipal		$	17,741,958
Reserve		$	138,975,299
Citizen Relief		$	252,477
TOTAL		**$**	**156,969,734**
SUMMARY BY INVESTMENT TYPE			
11AM		$	13,222,296
60Days at Call		$	2,000,000
90Days at Call		$	16,600,000
Term Deposit		$	125,147,438
TOTAL		**$**	**156,969,734**
SUMMARY BY CREDIT RATING			
AAA Category	AAA		
AA Category (AA+ to AA-)	AA-	$	107,469,734
A Category (A+ to A-)	A+		
	A		
	A-	$	49,500,000
BBB+ Category	BBB+		
TOTAL		**$**	**156,969,734**

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The City's total investments amount to $156.97m, mainly held in Municipal Funds $17.74m and Reserve Funds $138.98m which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds $125.15m are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts $13.22m this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11AM, and call deposits totalling $18.60m. These funds allow the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.
- The portfolio is low-risk, with 68% of funds in AA Category rated institutions and 32% in A Category rated institutions.
- There are no investments in AAA-rated and BBB+ institutions and effort are undertaken to invest in accordance with Council Investment Policy CP-009.

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

Issuer	Rating Group	**Face Value**	% Total Value
Bank of Queensland Ltd	A+ to A-	**40,400,000.00**	25.74%
Bendigo & Adelaide Bank Ltd	A+ to A-	**5,600,000.00**	3.57%
National Australia Bank Ltd	A1+, AA+ to AA-	**33,428,173.77**	21.30%
Westpac Banking Corporation Ltd	A1+, AA+ to AA-	**77,541,559.90**	49.40%
Portfolio Total		**156,969,733.67**	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 July 2026

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	110,969,733.67	70.69%	100.00%	70.69%	29.31%	0.00%
Tier 2	46,000,000.00	29.31%	60.00%	48.85%	51.15%	0.00%
Tier 3	0.00	0.00%	35.00%	0.00%	100.00%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	156,969,733.67					

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

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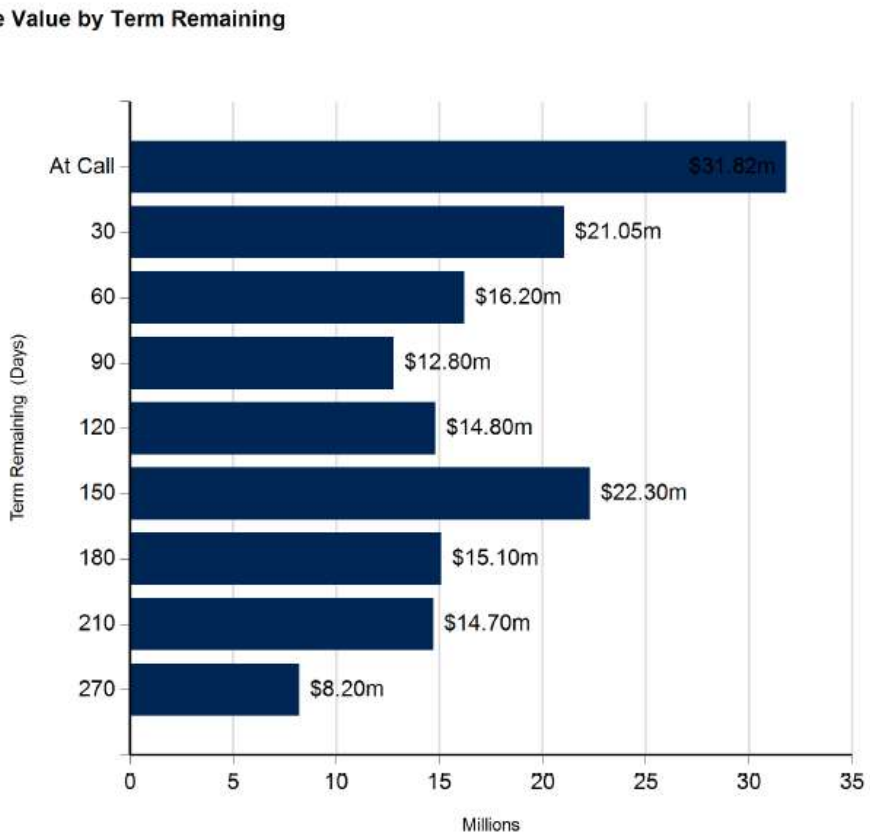
The graph below summarises the maturity profile of the City's investments at market value as at 31 July 2026. The timing of fund requirements depends on the relevant City Fund or Reserve Account. The maturity profile shown in the table above meets the liquidity requirements of Council policy.



The above Investment Maturity Profile graph for July 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 ($17.74m) 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 interest rate raised on 6 May 2026 by 0.25 to 4.35 per cent. The changes to the RBA interest rate has contributed to increased competitiveness of longer-term deposit rates, influencing this maturity profile.

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

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

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

From the recent investment policy review, BOQ has been classified by the City's investment advisor as a preferred ESG-aligned ADI based on its sustainability commitments, limited exposure to fossil fuel project financing, and public climate-related policies. The classification is based on the advisor's screening methodology rather than an assertion that BOQ has no historical fossil fuel exposure. From July 2026, Green investments are invested in the three banks listed above instead of the two banks, Bendigo & Adelaide Bank Ltd and Suncorp Bank Ltd.

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

The total investment in authorised institutions as of 31 July 2026 was $46.00m or 29.30% of total investment holdings being in non-fossil fuels institutions. compared to $14.60m (9%) in June 2026. The total investments holding for July and June were $156.97m and $159.66m respectively.

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Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Status	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	25.7%	40,400,000.00
Bendigo & Adelaide Bank Ltd	3.6%	5,600,000.00
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	0.0%	0.00
	29.3%	46,000,000.00
Fossil Fuel Lending ADIs		
National Australia Bank Ltd	21.3%	33,428,173.77
Westpac Banking Corporation Ltd	49.4%	77,541,559.90
	70.7%	110,969,733.67
Total Portfolio		156,969,733.67

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.

ENGAGEMENT

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

Following Council approval in July 2026, the Investment of Funds Policy has been updated. Administration will now consider longer-term investment opportunities where cash flow requirements permit and where the requirements of the Policy continue to be met.

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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).

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*.

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FINANCIAL IMPLICATIONS

For the period ending 31 July 2026:

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was $0.59m against a year-to-date budget of $0.65m representing a negative variance of $0.06m.
- The weighted average interest rate for Municipal and Trust Fund investments as of 31 July 2026 was 4.86% which compares favourably to the benchmark 12 months Bloomberg AUSBOND Bank Bill Index reference rate of 3.94%.
- 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)	0.42%	1.13%	3.95%	2.59%
	Performance Index (2)	0.38%	1.11%	3.94%	2.34%
	Excess Performance (3)	0.04%	0.02%	0.01%	0.25%

Notes

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

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

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

C26/423 RFT252645 Supply and Implementation of Parking Enforcement Technology

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	1. Contract & Tender Advisory Unit (CTAU) - Minutes 01092026 Extract (confidential)

COUNCIL'S ROLE

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

SUMMARY

- This report is presented to Council to recommend the acceptance of a request submitted for RFT252645 Supply and Implementation of Parking Enforcement Technology

CTAU RECOMMENDATION

1. That the Council accepts the recommendations as contained in the confidential attachment to this report, RFT252645 Contract and Tender Advisory Unit Minutes; and

2. Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;

PURPOSE

The Contract and Tender Advisory Unit (CTAU) is satisfied that the recommended supplier meets the City's qualitative requirements and represents value for money. The City of Melville is seeking suitability qualified suppliers for the provision, implementation, installation, support and maintenance of a fully integrated parking enforcement technology solution.

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

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.

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BACKGROUND

The City of Melville is seeking submissions from suitably qualified and experienced suppliers for the provision, implementation, installation, support and maintenance of a fully integrated parking enforcement technology solution.

The proposed solution includes:

- Component 1: Cloud-based Infringement Management System (IMS);
- Component 2: Mobile Licence Plate Recognition (LPR) systems;
- Component 3: Rapidly deployable kerbside LPR technology
- Component 4: Fixed Licence Plate Recognition – Parking Stations systems;
- Component 5: In-ground parking sensor technology.

The City is seeking a modern, secure and scalable solutions capable of supporting real-time monitoring, infringement management, enforcement activities, parking analytics and integration with existing and future enterprise systems, including Pathway, Salesforce and other operational platforms.

Suppliers may submit for one or multiple components of the specification and must demonstrate compliance with all applicable legislative, technical, operational and integration requirements outlined within the Request for Tender documentation.

The CTAU Meeting Minutes included as a confidential attachment to this report is additionally available to Elected Members on the Elected Members Portal.

CONSIDERATION

Responses were received from the following organisations:

- Arthur D Riley & Company
- CellOPark Australia T/as Smarter City Solutions
- CitiPark
- CMAK Technologies Pty Ltd
- Orikan Australia Pty Ltd
- Peritus Technology Pty Ltd
- Pixelcase Group Pty. Ltd. T/as Aero Ranger
- Schweers Australia Pty Ltd
- SenSen Networks Operations Pty Ltd

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

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The City set the following qualitive criteria and weightings:

Demonstrated Experience	15%
Capacity to Deliver	20%
Sustainable/Social Procurement	20%
Methodology	15%
Suitability of Products	30%
Total	100%
Percentage to be shortlisted	70%
Price	Non-Weighted

The recommended Respondent achieved a qualitative score as follows:

- Component 2 - Mobile Licence Plate Recognition (LPR) System **81.67%**
- Component 3: Rapidly deployable kerbside LPR technology **81.67%**
- Component 4: Fixed Licence Plate Recognition – Parking Stations systems **83.33%**

against the following criteria:

I. Demonstrated Experience

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

II. Capacity to Deliver

The Respondent provided the required information against this criterion.

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

III. Sustainable/Social Procurement

The Respondent provided the required information against this criterion.

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

IV. Methodology

The Respondent provided the required information against this criterion. The Methodology provided is in line with the City's expectations and requirements of this Tender.

V. Methodology

The proposed products comprehensively satisfy the specification requirements and are considered highly suitable for the City's intended use.

OFFICIAL

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

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

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

- CP-023 Procurement of Products and Services
- *Local Government (Functions and General) Regulations 1996* Regulation 11 (1)
- *Local Government Act 1995* Section 3.57(1):

  "A Local Government is required to invite tenders before it enters into a contract for another person to supply goods or services".

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

OFFICIAL

C26/424 RFQ252661 – Supply of Security Infrastructure & Maintenance (WALGA)

File Number:	
Responsible Officer:	Director Community Development
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. Contract & Tender Advisory Unit (CTAU) - Minutes 01092026 Extract (confidential)

COUNCIL'S ROLE

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

SUMMARY

- This report is presented to Council to recommend the acceptance of a request submitted for RFQ252661 – Supply of Security Infrastructure & Maintenance (WALGA)

OFFICER RECOMMENDATION

That the Council:

1. **In accordance with section 6.8(1)(b) of the *Local Government Act 1995*, authorises by Absolute Majority the following new capital expenditure:**
   - **$333,447 for 6 mobile CCTV trailers**
2. **Amends the 2026/2027 Annual Budget accordingly:**
   - **$200,000 reduction from the Community Safety Operations Support Budget**
   - **$133,447 transfer from the Community Safety Reserve**
3. **Accepts the recommendations as contained in the confidential attachment to this report, RFQ252661 Contract and Tender Advisory Unit Minutes (extract); and**
4. **Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 4, awarded;**

PURPOSE

The Contract and Tender Advisory Unit (CTAU) is satisfied that the recommended supplier meets the City's qualitative requirements and represents value for money. The City sought suitably qualified suppliers for the Supply of Security Infrastructure and Maintenance.

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

OFFICIAL

STRATEGIC ALIGNMENT

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

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for to deliver a comprehensive range of security services across various locations within the City. The CTAU Meeting Minutes Extract included as a confidential attachment to this report is additionally available to Elected Members on the Elected Members Portal.

The Services include the supply, installation, integration, and maintenance of new and existing security systems, including but not limited to:

1. Building Access Control Systems
2. Building Closed-Circuit Television (CCTV) Systems
3. Video Management Systems
4. Public Fixed CCTV Systems
5. Mobile CCTV Trailers
6. Associated security technologies
7. Maintenance services for all existing and new sites
8. Body camera support
9. Alarm monitoring services for all existing and new sites

CONSIDERATION

Responses were received from the following organisations:

- Blue Force Pty Ltd
- CMAK Technologies Pty Ltd
- Crown Security (WA) Pty Ltd
- Satellite Security Services Pty Ltd

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

OFFICIAL

The City set the following qualitive criteria and weightings:

Demonstrated Experience	30%
Capacity to Deliver	20%
Sustainable/Social Procurement	20%
Methodology	30%
Total	100%
Percentage to be shortlisted	60%
Price	Non-weighted

The recommended Respondent achieved a qualitative score of 74.44% against the following criteria:

I. Demonstrated Experience

The Respondent provided the required information against this criterion. Examples provided were relevant to the goods/services that will be delivered under this Contract. All examples were directly relevant to the requirements under this Request.

II. Capacity to Deliver

The Respondent provided the required information against this criterion.

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

III. Sustainable/Social Procurement

The Respondent provided the required information against this criterion.

Good information and initiatives presented.

IV. Methodology

The Respondent demonstrated a clear and well-structured methodology that comprehensively addressed all requirements of this criterion.

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

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

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

OFFICIAL

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

- CP-023 Procurement of Products and Services
- *Local Government (Functions and General) Regulations 1996* Regulation 11 (1)
- *Local Government Act 1995* Section 3.57(1):

  "A Local Government is required to invite tenders before it enters into a contract for another person to supply goods or services".

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 August 2026, questions and requests for further information were raised by Elected Members in relation to the confidential attachment. The questions and responses are available to Elected Members in the confidential notes of the meeting.

OFFICIAL

Community Development

CD26/74 Annual Review of Financial and Non-Financial Advocacy Priorities

File Number:	
Responsible Officer:	Director Community Development
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Annual Review of Non-Financial Advocacy Priorities - September 2026 ⇩ 2. Annual Review of Financial Advocacy Priorities - September 2026 ⇩

COUNCIL'S ROLE

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

SUMMARY

- The Advocacy Policy (CP-127) sets out the use of advocacy, how the advocacy strategy is established and implemented, and the relevant roles and responsibilities. It also states that Council endorses the advocacy strategy, including changes arising from the annual review process.
- This report presents the annual review of the Financial and Non-Financial Advocacy Priorities as part of that process.
- The annual review updates the City's advocacy strategy for the next four years, providing an outlook through to the 2029/2030 financial year.
- The updated priorities will inform the 2027 Advocacy Book.

OFFICER RECOMMENDATION

That the Council:

1. **Endorses the updates to the financial advocacy priorities, as detailed in Attachment 1.**
2. **Endorses the updates to the non-financial advocacy priorities, as detailed in Attachment 2.**
3. **Notes that the endorsed advocacy priorities inform the City's Advocacy Strategy 2026-2030 and the updated edition of the 2027 Advocacy Book.**

PURPOSE

The purpose of this report is for Council to consider and endorse the updated financial and non-financial advocacy priorities, which form the City's advocacy strategy for the next four years through to 2029/2030 and will inform the 2027 Advocacy Book. This fulfils the annual review requirements of Advocacy Policy CP-127 and will ensure the City has a clear, current and Council-supported advocacy strategy to guide proactive engagement, respond to emerging issues and opportunities, and pursue outcomes that benefit the community.

OFFICIAL

STRATEGIC ALIGNMENT

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

BACKGROUND

Council endorsed Advocacy Policy CP-127 in December 2024 to establish a coordinated and strategic approach to the City's advocacy activities. The Policy provides a framework for identifying and prioritising advocacy opportunities, including both financial and non-financial outcomes, and ensures advocacy aligns with Council priorities and community needs.

In 2025, Council endorsed the financial and non-financial advocacy priorities that formed the Advocacy Strategy 2025–2029, establishing the City's key areas of focus for engagement with State and Federal Governments and other stakeholders.

The Policy requires the Advocacy Strategy to be reviewed annually to ensure it remains current and responsive to changes in government priorities, emerging issues and opportunities, project readiness and community needs.

The 2026 annual review updates the financial and non-financial advocacy priorities, as presented in Attachments 1 and 2. For financial advocacy, the review identifies included, emerging and removed projects and programs. For non-financial advocacy, the review proposes a more strategic approach, with Council endorsement sought for advocacy themes supported by priorities and objectives aligned to the Council Plan.

The updated priorities provide the City with a clear and current advocacy strategy to guide engagement with government and other stakeholders over the next four years.

CONSIDERATION

The annual review of the financial and non-financial advocacy priorities aims to achieve the following:

1. Maintain alignment with Council priorities

- Ensure all financial advocacy priorities align with Council-adopted strategies and plans, including the Council Plan, and continue to support endorsed projects, programs and community needs.
- Alignment with Council-adopted strategies and plans, including the Council Plan, will form part of the assessment and validation of all financial advocacy priorities.
- Provide a clear, Council-led process for advocacy undertaken by the City.

OFFICIAL

2. Focus advocacy effort where it can have the greatest impact

- Prioritise issues and opportunities where the City can influence government decisions, secure investment, build partnerships or achieve other beneficial outcomes.
- Ensure Council and administration have a coordinated approach and consistent messaging when engaging with key stakeholders.

3. Respond to emerging opportunities and changes

- Identify new advocacy priorities arising from changes in government policy, funding programs, community needs and project readiness.
- Enable the City to respond proactively to emerging opportunities while maintaining strategic focus.

4. Strengthen government relationships and outcomes

- Support proactive engagement with local Members of Parliament, Ministers, government agencies and other stakeholders.
- Align advocacy with government priorities to maximise opportunities for funding, partnerships, policy change and other outcomes.

5. Improve transparency and accountability

- Provide a clear framework for monitoring advocacy priorities and reporting progress and outcomes to Council.
- Ensure advocacy activities remain consistent with the requirements of **Advocacy Policy CP-127**.

ENGAGEMENT

The annual review of the financial and non-financial advocacy priorities has been informed through a combination of internal consultation, Elected Member engagement and ongoing government engagement. Engagement undertaken to inform the review included:

- **Senior Leadership Team:** Input was sought through written feedback and one-on-one discussions on current priorities, emerging opportunities and the proposed review approach.
- **Executive Leadership Team:** ELT considered feedback received, proposed updates to the advocacy priorities and the overall review approach, before a further session to finalise the proposed priorities.
- **Elected Members:** Elected Members were engaged on projects through the business planning process prior to the Advocacy Team assessing each project for financial advocacy priorities. Elected Members were also invited to submit non-financial advocacy priorities through the Non-Financial Advocacy Priority Additions Form before June 2026. An EMES session was held to present the proposed advocacy priorities and seek feedback and questions. A follow-up EMES session was subsequently held to present any changes arising from feedback and the final list of proposed financial and non-financial advocacy priorities.
- **Members of Parliament and government stakeholders:** Ongoing engagement with State and Federal Members of Parliament and relevant government representatives informed the City's understanding of government priorities, opportunities and areas where advocacy may be appropriate.

OFFICIAL

SUSTAINABILITY IMPLICATIONS

There are a number of advocacy priorities that are designed to positively impact the sustainability of the City of Melville, in line with the objectives of the Council Plan for the Future 2024-2024 namely:

- **Financial advocacy priorities** supporting the renewal and upgrade of ageing facility infrastructure, such as the Changeroom Upgrade Program, and the delivery of new facilities incorporating contemporary sustainability features, including the Library, Museum and Arts Centre and Atwell House and Arts Precinct.
- **LeisureFit Booragoon electrification**, which seeks to reduce emissions associated with the facility's energy use.
- **Non-financial advocacy priorities** aligned with the *Clean and Green* and *Sustainable and Connected Development* outcome areas of the Council Plan, including advocacy relating to environmental sustainability, transport, infrastructure and sustainable development.

LEGISLATIVE AND POLICY ALIGNMENT

Council is required to consider Advocacy Policy CP-127 when determining this matter to ensure the proposed advocacy priorities align with the process for developing and updating the Advocacy Strategy through the annual review.

FINANCIAL IMPLICATIONS

Current budget impact: The annual review and updated Advocacy Strategy were developed using existing staff resources, with no additional expenditure incurred.

Future budget impact: The Advocacy Strategy does not commit the City to expenditure. Costs associated with individual advocacy priorities, including project delivery or funding contributions, will be considered through existing budget and Long-Term Financial Plan processes and, where required, future Council decisions. Advocacy will also seek external funding and partnership opportunities to reduce the financial impact on the City.

CONSEQUENCE

Should Council not adopt the updated financial and non-financial advocacy priorities, the City's advocacy would be outdated and would not support an updated strategy aligned with Advocacy Policy CP-127 to guide its advocacy activities. This may result in fragmented or reactive advocacy, reduced alignment with Council priorities and missed opportunities to secure external funding, influence government decisions and respond to emerging issues and opportunities affecting the community.

OFFICIAL

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

With the approval of the Presiding Member, questions were permitted to be sent following the meeting. The questions and responses are provided below:

Question 1:

Regarding the LeisureFit electrification project, the information provided is mostly about reducing emissions, energy costs and carbon neutrality by 2030. There is no proposed annual dollar saving in energy costs. Was a financial business case completed on this?

Response 1:

The City will prepare a business proposal for consideration in the next financial year. The intent of the proposal is to seek funding for specialist consultancy services to undertake the necessary investigations and develop a comprehensive electrification plan for the facility.

The proposed consultancy work would identify infrastructure requirements, implementation options, capital costs, potential operational savings, available funding opportunities and the anticipated reduction in greenhouse gas emissions. This would provide the City with a robust evidence base to inform future decision-making and investment in the electrification of the site.

Based on my current understanding, a significant component of the proposal relates to the existing boiler, which is approaching the end of its operational life and will likely require replacement in the near future. The project is investigating a more sustainable and energy-efficient solution through the installation of solar PV, battery storage, and a heat pump system as an alternative to the existing boiler infrastructure.

This electrification project is expected to deliver meaningful reductions in the City's long-term electricity costs through improved energy efficiency and the integration of more sustainable technologies. While preliminary assessments indicate that the project has the potential to generate significant operational savings, the extent of these savings has not yet been quantified. Further investigations and detailed analysis will be required to confirm the anticipated financial benefits, including the impact of infrastructure upgrades, energy consumption patterns, future electricity pricing, and the performance of proposed technologies such as solar PV, battery storage, and heat pump systems.

OFFICIAL

Environment and Infrastructure

E26/104 P262701 - Pre-qualified Panel for Supply of Drainage Infrastructure Cleaning Services

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. P262701 CTAU250826 - Council Extract (confidential)

COUNCIL'S ROLE

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

SUMMARY

- This report is presented to Council to recommend the acceptance of a request submitted for P262701 Pre-qualified Panel for Supply of Drainage Infrastructure Cleaning Services

CTAU RECOMMENDATION

1. That the Council accepts the recommendations as contained in the confidential attachment to this report, P262701 Contract and Tender Advisory Unit Minutes; and

2. Upon adoption of Recommendation 1, the names of the successful respondents contained within the confidential attachment be inserted into this resolution and the contracts be awarded accordingly.

PURPOSE

The Contract and Tender Advisory Unit (CTAU) is satisfied that the recommended supplier meets the City's qualitative requirements and represents value for money. The City of Melville ("City") is seeking a suitably qualified and experienced Panel of Pre-qualified Suppliers to carry out the cleaning of City's drainage infrastructure by using mechanical, vacuum and high-pressure equipment, including camera inspection.

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

OFFICIAL

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.
	2	Clean and Green
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.

BACKGROUND

The City is seeking a suitability qualified and experienced contractors for Panel of Pre-qualified Suppliers to carry out the cleaning of City's drainage infrastructure by using mechanical, vacuum and high-pressure equipment, including camera inspection.

The CTAU Meeting Minutes, included as a confidential attachment to this report, are also available to Elected Members through the Elected Members Portal.

CONSIDERATION

Responses were received from the following organisations:

- Aaro Group Pty Ltd T/As Aaro Group
- Veolia Water Operations Pty Ltd T/As Veolia Network Services - WA
- DFS Industrial & Environmental Services Pty Ltd T/As DFS Industrial & Environmental Services
- IMR Drainage Pty Ltd T/As IMR Drainage
- O'Brien Civil Pty Ltd
- The Trustee for the Sharkey Family Trust trading as Precision Pipe Technologies T/As Precision Pipe Technologies
- Rico Enterprises Pty Ltd ATF Rico Family Trust Trading As Solo Resource Recovery

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

OFFICIAL

The City set the following qualitive criteria and weightings:

Demonstrated Experience	25%
Capacity to Deliver	30%
Sustainable/Social Procurement	20%
Methodology	25%
Total	100%
Percentage to be shortlisted	80%
Price	Non-weighted

The recommended Respondents achieved a qualitative score of 86.11%, 81.67% and 80.56% against the following criteria:

I. Demonstrated Experience

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

II. Capacity to Deliver

All Respondents provided the required information against this criterion.

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

III. Sustainable/Social Procurement

The Respondent provided the required information against this criterion.

All Respondents have some to good information and initiatives presented.

IV. Methodology

All Respondents provided the required information against this criterion.

They satisfactorily addressed the entire methodology question.

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

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

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

ENGAGEMENT

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

OFFICIAL

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

- CP-023 Procurement of Products and Services
- *Local Government (Functions and General) Regulations 1996* Regulation 11 (1)
- *Local Government Act 1995* Section 3.57(1):

  "A Local Government is required to invite tenders before it enters into a contract for another person to supply goods or services".

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, there were no questions or requests for further information raised by Elected Members.

With the approval of the Presiding Member, questions were permitted to be sent following the meeting. The questions and responses are provided below:

Question 1:

Noted that the price is non-weighted, how do we know that the City is getting the best value for money rather than being based on the highest qualitative score, and how did the officers assess whether the contractors provided competitive pricing?

Response 1:

Local government tenders often do not include a specific weighting for price because price is assessed separately after the qualitative criteria have been evaluated.

This approach ensures submissions are first assessed on capability, experience, methodology and risk, before determining which offer provides the best overall value for money. It also avoids price disproportionately influencing the assessment, recognising that the lowest-priced submission may not represent the best outcome for the community.

Question 2:

Does the City provide a performance rating on contractors when contracts end?

Response 2:

The City undertakes regular auditing of contractor performance to ensure that contracts are being completed to the specified service levels.

OFFICIAL

Planning

UP26/121 Local Planning Policy 1.23 - Requirements for Local Planning Scheme Amendments

File Number:	
Responsible Officer:	Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Schedule of Submissions and Officer Responses.pdf ⇩ 2. Local Planning Policy 1.23 Requirements for Local Planning Scheme Amendments, Tracked Changes Version ⇩ 3. Local Planning Policy 1.1 Planning Process and Decision Making, Tracked Change Extract ⇩

COUNCIL'S ROLE

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

SUMMARY

- At its Ordinary Meeting held on 19 May 2026, Council endorsed draft Local Planning Policy (LPP) 1.23 – Requirements for Local Planning Scheme Amendments for the purpose of public advertising.
- The draft policy provides guidance on information requirements for Standard and Complex Scheme Amendments and outlines circumstances where preliminary consultation before formal statutory advertising is necessary. The intent of the draft policy is to improve transparency, consistency and early identification of issues in the Scheme Amendment process.
- Public advertising was undertaken from 10 June to 2 July 2026. Nine submissions were received, comprising five submissions in support, two submissions in support with concerns and two submissions in opposition.
- The key matters raised related to community engagement, the criteria for preliminary consultation before formal statutory advertising, the role of Concept Master Plans, assessment timeframes and concerns about specific planning proposals.
- Refinements in response to the feedback received are outlined in Attachment 1 and shown in the tracked changes version of LPP 1.23 in Attachment 2, with associated administrative amendments to Local Planning Policy 1.1 – Planning Process and Decision Making shown in Attachment 3.
- Council is requested to note the submissions received, consider the officer responses and adopt Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments.

OFFICIAL

OFFICER RECOMMENDATION

That the Council:

1. **Notes the submissions received during the advertising of draft Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments.**
2. **Pursuant to Schedule 2, Part 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, adopts:**
   a) **Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments, as contained in Attachment 2; and**
   b) **The administrative amendments to Local Planning Policy 1.1 – Planning Process and Decision Making, as shown in Attachment 3.**

PURPOSE

This report presents the outcomes of public advertising undertaken for draft LPP 1.23 – Requirements for Local Planning Scheme Amendments and seeks Council's consideration of the submissions received and final adoption of the policy.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	5	Leadership and good governance for the benefit of the whole community.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

The *Planning and Development (Local Planning Schemes) Regulations 2015* provide the statutory process for Scheme Amendments and allow amendments to be classified as Basic, Standard or Complex. However, the Regulations do not prescribe all information that may be required to assist assessment of a proposal.

Draft LPP 1.23 was prepared to provide clearer guidance on the City of Melville's (the City) information requirements for Standard and Complex Scheme Amendment proposals, including when preliminary consultation before formal statutory advertising may be appropriate.

The policy is intended to improve transparency, consistency and early identification of planning issues before a Scheme Amendment progresses through the statutory process.

OFFICIAL

At its Ordinary Meeting held on 19 May 2026, Council resolved to endorse the draft policy for public advertising and required the matter to be reported back to Council if submissions of objection were received.

Public advertising has now been completed and submissions in opposition and submissions raising concerns were received. The matter is therefore being reported back to Council for consideration.

CONSIDERATION

Draft LPP 1.23 establishes a framework for the preparation, submission and assessment of Standard and Complex Scheme Amendment proposals. The policy is intended to assist applicants by identifying the information that may be required to support a Scheme Amendment and to improve the assessment process by identifying when preliminary consultation may be undertaken before a formal Scheme Amendment is initiated.

Public advertising resulted in nine submissions. One submitter provided two submissions. Submissions included support, support with concerns and objections.

The key matters raised related to:

- support for improved transparency, consistency and clarity in the Scheme Amendment process;
- the criteria for preliminary consultation before formal statutory advertising;
- the role and status of Concept Master Plans;
- engagement methods, including workshops or focus groups;
- assessment timeframes; and
- site specific planning concerns.

In response to the submissions, refinements are recommended to clarify the City's discretion in requiring preliminary consultation, the role of Concept Master Plans and the flexibility of engagement methods.

No policy change is recommended in response to site specific planning concerns, as individual proposals are assessed through their own planning processes.

Additional minor amendments are also proposed to improve clarity and consistency. These changes are identified through the officer responses in Attachment 1 and shown in the tracked changes version of LPP 1.23 in Attachment 2.

Administrative Amendments to Local Planning Policy 1.1

Local Planning Policy 1.1 – Planning Process and Decision Making currently includes guidance on Scheme Amendments in Clause 7.0. As LPP 1.23 provides more detailed guidance on the preparation, submission and assessment of Standard and Complex Scheme Amendment proposals, minor administrative amendments to Clause 7.0 of Local Planning Policy 1.1 – Planning Process and Decision Making are proposed.

The proposed amendments to Local Planning Policy 1.1 – Planning Process and Decision Making are administrative only and are shown in the tracked change extract contained in Attachment 3. For clarity, only the amended sections of Local Planning Policy 1.1 – Planning Process and Decision Making are included in that attachment.

ENGAGEMENT

The draft policy was advertised from 10 June to 2 July 2026. Nine submissions were received, noting that one submitter provided two submissions.

The submissions included support, support with concerns and opposition. The key matters raised related to transparency, preliminary consultation, Concept Master Plans, engagement methods, assessment timeframes and specific planning proposals.

A summary of submissions and officer responses is included as Attachment 1.

SUSTAINABILITY IMPLICATIONS

LPP 1.23 supports more sustainable planning outcomes by improving the quality and consistency of information provided with Scheme Amendment proposals.

Earlier identification of planning issues may assist the City to consider relevant social, environmental and economic matters before formal statutory processes commence. The policy also supports clearer community understanding and early engagement where appropriate.

LEGISLATIVE AND POLICY ALIGNMENT

Schedule 2, Part 2, Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 provides the statutory process for preparing, advertising and adopting local planning policies.

Draft LPP 1.23 has been prepared and advertised in accordance with these requirements.

If adopted, the policy will operate alongside the City's existing local planning framework and provide specific guidance for Standard and Complex Scheme Amendment proposals.

FINANCIAL IMPLICATIONS

Current Budget Impacts

Advertising and administrative costs associated with preparing and consulting on the policy have been accommodated within the City’s existing operational budget.

Future Budget Impacts

Implementation of the policy is expected to be managed within existing Planning Services resources. Costs associated with the assessment and progression of Scheme Amendment applications are recovered through the relevant application fees.

OFFICIAL

Risk Implications

Adoption of LPP 1.23 will help manage risk by improving transparency, consistency and early identification of issues in the Scheme Amendment process.

Risk Statement and Consequence	Level of Risk	Risk Treatment
Scheme Amendment proposals may continue to be submitted with inconsistent levels of supporting information, resulting in longer assessment timeframes and issues being identified later in the statutory process.	Moderate consequences which are possible, resulting in a Medium level of risk.	Adopt LPP 1.23 to provide clearer guidance on information requirements for Standard and Complex Scheme Amendment proposals.
Community expectations about preliminary consultation may be unclear, resulting in reduced transparency or concern about how early engagement is applied.	Minor consequences which are possible, resulting in a Low to Medium level of risk.	Adopt the policy subject to minor refinements that clarify the City's discretion, the role of Concept Master Plans and the flexibility of engagement methods.

CONSEQUENCE

Adoption of LPP 1.23, will provide a clearer framework for the preparation and assessment of Standard and Complex Scheme Amendment proposals.

The policy will assist applicants, support more consistent information requirements and provide clearer guidance on when preliminary consultation may be appropriate. Preliminary advertising itself will significantly improve decision making with respect to whether or not a scheme amendment warrants initiation.

If Council does not adopt the policy, the City will continue to rely on more limited guidance, which may result in inconsistent information being provided, less clarity for applicants and the community and reduced availability of information when Council is making decisions regarding initiation of amendments.

CONCLUSION

Minor refinements to proposed LPP 1.23 are recommended in response to the advertising period. Associated administrative amendments are also recommended to Local Planning Policy 1.1 – Planning Process and Decision Making.

The draft policy will improve transparency, consistency and early identification of planning issues in the Scheme Amendment process. It is recommended that Council note the submissions received, adopt Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments as shown in Attachment 2 and adopt the associated administrative amendments to Local Planning Policy 1.1 – Planning Process and Decision Making as shown in Attachment 3.

OFFICIAL

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, the following questions and requests for further information were raised by Elected Members:

Question 1:

There were two submissions in opposition. Were you able to incorporate the concerns raised in each submission into the amended draft?

Response 1:

Yes, the issues raised in relation to time frames, clarification of the roles of concept plans and one other matter were addressed in the modified policy.

OFFICIAL

UP26/122 State Development Assessment Unit - Referral Response - 326 Canning Highway, Bicton

File Number:	DA-2026-789
Responsible Officer:	Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	N/A
Application Number:	DA-2026-789
Applicant:	Planning Solutions
Owner:	Changfeng Pty Ltd
Proposal:	Proposed 11 Storey Mixed-Use Development (203 multiple dwellings and 7 commercial tenancies) at No. 326 (Lot 103) Canning Highway, Bicton
Attachments:	1. Planning Report ⇩ 2. Development Plans ⇩ 3. Design Report ⇩ 4. Tree Survey Report ⇩ 5. Landscape Plan ⇩ 6. Traffic Impact Assessment ⇩ 7. Acoustic Report ⇩ 8. Waste Management Plan ⇩ 9. Sustainability Report ⇩ 10. Streetscape Perspectives ⇩ 11. Applicant R-Codes Assessment ⇩ 12. Recommended Conditions ⇩ 13. Officer Advice Note ⇩

COUNCIL'S ROLE

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

OFFICIAL

SUMMARY

- In July 2020, the State Government introduced a new Part 17 Significant Development Pathway under the Planning and Development Act 2005 that granted the Western Australian Planning Commission (WAPC) temporary decision-making powers to determine proposals over $20 million in metropolitan Perth.
- The Part 17 pathway closed in December 2023 and has now been replaced with the permanent Part 11B Significant Pathway which is a refined version of the previous Part 17 pathway and under which the subject application has been submitted.
- Under the Part 11B pathway, the State Development Assessment Unit (SDAU) within the Department of Planning, Lands and Heritage (DPLH) will assess the development application and make a recommendation to the Western Australian Planning Commission, who is the decision maker of significant development applications under Part 11B of the Act.
- A development application for an 11-storey mixed-use development comprising 203 multiple dwellings and 7 commercial tenancies was submitted to the DPLH under the Part 11B pathway on 22 July 2026.
- The DPLH formally referred the development application to the City on 22 July 2026 and has invited the City to provide a referral response, comment, or recommended conditions on the proposal by 21 September 2026.
- The application has been referred to Council to provide the City's referral response to the DPLH in accordance with Delegation DA-20 Planning and Related Matters within City of Melville Statutory Delegation and Authorisation Manual.
- The SDAU is responsible for undertaking all public consultation for this development application, and considering any submissions received. Consultation commenced on the 30 July 2026 and will run until 30 August 2026.
- The details of the proposed development have been assessed against the relevant local planning framework including Local Planning Scheme No. 6 (LPS6), the Residential Design Codes Volume 1 (R-Codes) and applicable local planning policies.
- It is recommended that the planning referral response including conditions be recommended to the WAPC for their consideration regarding the proposed development.

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OFFICER RECOMMENDATION

That the Council:

1. **Provides a referral response to the State Development Assessment Unit consistent with the information detailed in the report.**
2. **Advises that the proposed development is inconsistent with the City of Melville's local planning framework.**
3. **Advises the Western Australian Planning Commission that, in addition to the matters outlined in the City's referral response, the City of Melville has specific concerns regarding:**
   - **(a) The proposed bulk, scale, height and dwelling yield of the development, which significantly exceed the expectations of the City's local planning framework, including the applicable building height, plot ratio and dwelling yield provisions, and do not appropriately respond to the site's designation as a Neighbourhood Centre or its surrounding urban context and contravene State Planning Policy 4.2 – Activity Centres.**
   - **(b) The absence of demonstrated community benefits proportionate to the significant discretion sought in relation to building height, plot ratio, dwelling yield and overall scale. Should the Western Australian Planning Commission consider approving the application, the development should provide clear, tangible and enduring community benefits that extend beyond the site and appropriately respond to the extent of departure from the applicable planning framework.**
   - **(c) The proposed landscaping and deep-soil outcomes, including the substantial shortfall in soft landscaping, reliance on landscaping located within the Canning Highway road reservation or on structure, and the proposed removal of all existing mature trees. The applicant should be required to demonstrate an improved landscaping outcome through increased deep-soil areas capable of supporting medium and large canopy trees, together with all reasonable opportunities for the retention or transplantation of existing mature trees within the development site or, where appropriate and subject to the City's agreement, to a suitable nearby location.**
   - **(d) The proposed building encroachments and access arrangements into Foss Street Park to the north of the subject site, which require consent from the City of Melville as manager of the reserve or Minister for Lands. The City has not granted this consent. The proposed encroachments and access arrangements are not consistent with the reserve's local recreation purpose, do not provide a demonstrated public benefit and therefore should be removed from the proposal.**
   - **(e) The proposed development's reliance on Foss Street Park to provide access and servicing functions for ground-floor dwellings, including access to dwelling entrances, waste collection and other residential facilities. These arrangements would contravene the public reserve purpose to support private development and therefore should be removed, with primary pedestrian access, servicing and residential connections accommodated wholly within the development site.**
   - **(f) The proposed parking provision does not adequately respond to the intensity of the development which includes the identified shortfall in residential visitor and commercial parking. When assessed against the City's local planning framework, and the lack of visitor and commercial car parking has potential for parking overflow, reciprocal parking conflicts and therefore negative impacts on the surrounding local road network and residential area.**

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(g) The absence of a public art proposal needs to be addressed with contribution that appropriately recognises the social and cultural history of the Leopold Hotel site, including its former role as a local entertainment venue. Any on-site public art contribution should, where appropriate, incorporate interpretive or place-based references to the site's music and entertainment history.

(h) The loss of the Leopold Hotel as a longstanding local landmark and venue of social and cultural significance within the community. While the building is not formally protected through heritage listing, should the Western Australian Planning Commission consider approving the application, consideration should be given to measures that appropriately acknowledge, interpret and retain the site's cultural heritage, social history and contribution to the identity of Bicton within the redevelopment outcome.

4. Advises that, in the event the Western Australian Planning Commission considers the development capable of being approved under the Metropolitan Region Scheme and the City of Melville Local Planning Scheme No. 6, the conditions listed in Attachment 12 are provided for consideration.

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed 11 storey mixed-use development, outline where discretion is required to be exercised and assessment against the applicable local planning framework and explain the rationale for the proposed City planning comments and conditions to SDAU on the significant development application.

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

STRATEGIC ALIGNMENT

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

BACKGROUND

Subject Site & Context

The subject site is located within the City of Melville (the City), approximately 11.3 kilometres south-west of the Perth CBD and 4.3 kilometres north-east of the Fremantle CBD, within the established residential suburb of Bicton adjacent to the Swan River. As shown in Figure 1 below, the site has frontage to Canning Highway, a primary metropolitan transport corridor providing regional connectivity and access to high-frequency public transport services linking Fremantle and Canning Bridge train stations. The site also adjoins Point Walter Road to the east, which provides access to surrounding residential neighbourhoods and the Swan River foreshore.

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The immediate locality comprises a mix of commercial and community land uses. The site adjoins a McDonald's restaurant and drive-through premises to the east and Foss Street Park to the north. Commercial developments, including a medical centre and tavern, are located to the west. Residential development is generally separated from the site by Foss Street Park, with existing dwellings located to the north-west and north of the park. Overall, the site is situated within a predominantly commercial precinct with limited residential interfaces.

The subject site is currently developed with the vacant Leopold Hotel and a former liquor store tenancy, with associated car parking, landscaping and a pylon sign fronting Canning Highway. While the Leopold Hotel has operated as a local entertainment venue since circa 1907, the site is not included on any local or State heritage register.

Access is provided via two crossovers from Point Walter Road and a left-in/entry-only crossover from Canning Highway, including reciprocal access arrangements with the adjoining McDonald's site. The site slopes from east to west and contains 10 surveyed trees, all of which are proposed to be removed as part of the redevelopment, with replacement landscaping proposed throughout the site and adjacent public realm.

The subject site, shown in Figure 2 below, is zoned Centre (C4) under LPS6 and afforded a residential density code of R60, with a portion of the Canning Highway frontage reserved as primary regional roads under the Metropolitan Region Scheme (MRS).

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

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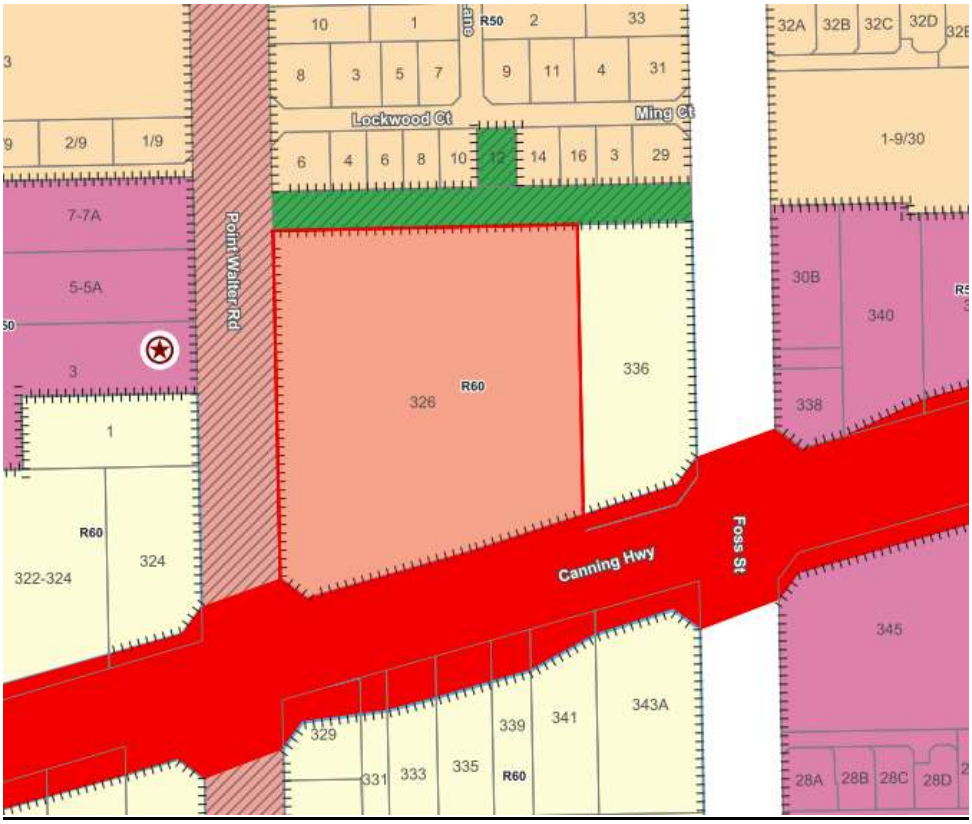

Figure 2: Zoning Location Map (site marked in red)

Development Application process for Significant Development Applications (SDAU)

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

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

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

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Subject Application

The subject application proposes an 11-storey mixed use building with an estimated construction cost of $93 million at Lot 103 (No. 326) Canning Highway, Bicton. The development comprises of the following;

- Demolition of all existing structures (including the Leopold Hotel which is not heritage listed);
- Construction of an 11-storey mixed-use development consisting of 203 multiple dwellings, ground-floor commercial tenancies including a shop, small liquor store, restaurant/café and brewery;
- The residential component comprises 17 studio apartments, 87 one-bedroom, 75 two-bedroom and 24 three-bedroom dwellings.
- A total of 312 car parking bays are proposed, including 236 residential bays, 49 commercial bays and 27 reciprocal visitor and commercial parking bays;
- A total of 37 motorcycle parking bays and 143 bicycle parking bays with end of trip facilities are proposed;
- Landscaping includes approximately 396m² of deep soil planting, 612m² of on-structure planting, and 27 new trees throughout the site; and
- Vehicle access is proposed from Point Walter Road with existing ingress only via Canning Highway to service the McDonalds site to the east due to an existing easement over the site.

CONSIDERATION

The City has undertaken an assessment of the proposed development against the relevant standards under the City of Melville's Local Planning Scheme No.6 (LPS 6), Residential Design Codes Volume 1 (R-Codes) and other relevant Local Planning and Council Policies.

The City has not undertaken a comprehensive performance assessment of design elements that require discretion as it has no determinative functions and cannot exercise discretion on this application.

Accordingly, the City's input is limited to identifying key planning framework considerations, collating internal City department comments and recommending appropriate conditions for consideration by the SDAU in the event of an approval determination by the SDAU is considered.

The following matters have been identified as key planning considerations for this proposal and requiring a detailed performance assessment by the SDAU prior to exercising its discretion.

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Local Planning Scheme No 6	
Clause 17 & 18 – Zoning Table and Interpreting Zoning Table	
Land Use	**Permissibility**
Liquor Store – Small	D
Brewery	X
Clause 32 – Additional Site and Development Requirements	
Requirement	**Proposed**
(2) Building Height: a) R60 and above: 15.0m to eaves 16.0m to External Wall (Concealed Roof) 17.5m to maximum	Proposed height of 36.2m in lieu of maximum height of 15m for eaves. Proposed height of 37.5m in lieu of maximum height of 17.5m.
(3) Building Bulk: a) Total plot ratio standard is 1.0.	Proposed plot ratio of 2.52 in lieu of 1.0.

Residential Design Codes Volume 1 (Part C)	
Clause 1.0 – The Garden	
Requirement	**Proposed**
1.1 Private Open Space: C1.1.3 Multiple dwellings to provide a minimum of one private open space area provided for the exclusive use of each multiple dwelling in accordance with Table 1.1b. 2-bedroom and 2 bathroom dwellings require minimum of 10m². 3-bedroom and 2 bathroom dwellings require minimum of 12m².	4 of the 2-bedroom dwellings propose 9m² of private open space in lieu of minimum 10m². 18 of the 3-bedroom dwellings are between 8m² and 11.9m² in lieu of minimum 12m².
1.2 Trees and Landscaping: C1.2.1 Development to provide a minimum 15% soft landscaping per site with a minimum dimension of 1m. Requires minimum of 1024.2m² of site area to be soft landscaping.	Proposes 5.8% or 396.1m² of site area as soft landscaping in lieu of 15% or 1024.2m².
Clause 2.0 – The Building	
Requirement	**Proposed**
2.1 Size and Layout of Dwellings: C2.1.7 Multiple dwellings are to provide minimum internal floor areas in accordance with Table 2.1a. • 2 bed x 2 bath requires minimum of 72m². • 3 bed x 2 bath requires minimum of 95m².	Proposes 6 of the 2 bed x 2 bath dwellings with internal floor areas of 70m² in lieu of minimum 72m². Proposes 5 of the 3 bed x 2 bath dwellings with internal floor area of 91m² to 94m² in lieu of minimum 95m².

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2.2 Solar Access and Natural Ventilation: C2.2.5 ii a maximum of 15 per cent of dwellings in a building receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June. Requires no more than 30 dwellings receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June.	Proposes 36 dwellings (17.7%) receiving no direct sunlight to the primary living space between 9am and 3pm on 21 June in lieu of maximum of 15%.
2.3 Parking: C2.3.5 Visitor car parking for grouped and multiple dwellings is provided on site and in accordance with Table 2.3a. Requires 54 residential visitor parking spaces.	Proposes 27 reciprocal residential and commercial visitor parking spaces in lieu of 54 residential visitor parking spaces.
Clause 3.0 – Neighbourliness	
Requirement	**Proposed**
3.1 Site Cover: C3.1.1 Development on each site does not exceed the maximum site cover percentages of Table 3.1a; R60-R80 maximum site cover of 70%.	Proposed site cover of 72.5% in lieu of 70%.
3.4 Lot Boundary Setbacks: C3.4.4 Boundary walls may be built in accordance with Tables 3.4b; Maximum Height 7m Maximum Length 14m	Northern two storey boundary walls abutting Foss Street Park: Proposed height of 9m in lieu of 7m. Proposed length of 70.7m in lieu of 14m.
3.7 Access: C3.7.1 Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy, as follows: 1) Right-of-way or communal street; or 2) Secondary street or primary street.	Access is proposed to be maintained from the primary street of Canning Hwy and secondary street of Point Walter Rd.

Residential Design Codes Volume 1 (Part D)	
Clause 1.0 – Land	
Requirement	**Proposed**
C1.1.1: Development which complies with the dwelling type and site area requirements set out in Table D. R60 Requirement - Multiple Dwelling – Average of 85m². Development site area of 6828m² allows for 80 multiple dwellings.	203 multiple dwellings proposed in lieu of maximum 80 multiple dwellings.

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Local Planning Policy 1.4 – Provision of Public Art in Development Proposals	
Clause 1 – Table 1	
Requirement	**Proposed**
Construction Cost over $50 million: $500,000, either provided as public art on the development site or paid into the public art fund to be expended within proximity of the development site; and An additional contribution of 0.5% for every construction cost dollar over $50 million paid into the public art fund to be expended within proximity of the development site.	Construction cost of $93 million = $715,000 public art contribution. The applicant has stated that no public art plan or public art contribution is proposed.

Local Planning Policy 2.1 – Non-Residential Development	
Clause 4 – Weather Protection	
Requirement	**Proposed**
4.1 Where a building abuts a footpath, awnings for weather protection should be provided along its whole length.	Awnings along whole length of footpaths are not provided for both Canning Highway and Preston Point Road frontages.
4.2 Where possible, the minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection.	Minimum awning depths of 2.5m are not provided and are therefore not considered practical for weather protection.

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Local Planning Policy 1.6 – Parking and Access	
Clause 5 – On Site Car Parking	
Requirement	**Proposed**
5.1 Car parking bays are to be provided in accordance with the ratios set out in Table 1. Shop and Liquor Store: • 1 parking space per 20m² of NLA. 565m² of NLA requires total of (28.25) 29 parking spaces. Restaurant/Café: • 1 parking space per 10m² of PFA and 0.5 parking spaces per staff member. 253m² of PFA requires (25.3) 26 parking spaces. 6 assumed staff members require 3 parking spaces. Total of 29 parking spaces required. Brewery: At the discretion of the Council, having regard to similar uses, the precinct, the site, surrounding uses, off-site parking availability and having regard to recognised car parking standards for similar uses. The City has utilised the Restaurant/Café calculation as best suited for the Brewery due to its operation and use being similar. • 1 parking space per 10m² of PFA and 0.5 parking spaces per staff member. 411² of PFA requires 41 parking spaces. 10 assumed staff members require 5 parking spaces. Total of 46 parking spaces required. **Total of 98 commercial parking spaces required.** *Note: 12 commercial motorcycle bays are proposed therefore the total required car parking spaces is reduced by 6 parking spaces in accordance with LPP 1.6 Clause 7.2.*	Proposes a total of 49 commercial parking spaces, with 27 of those bays to be reciprocal between commercial visitor and residential visitor parking spaces.

The above planning assessment demonstrates that the proposed development is inconsistent with the local planning framework and the R-Codes. The development requires the application of significant discretion, a performance assessment against Clause 67 of the Deemed Provisions, Centre Zone objectives of LPS6, Design Principles of the R-Codes and the objectives of the applicable local planning policy framework.

Notwithstanding that the development is inconsistent with the planning framework, in the event of the application being determined by the SDAU, appropriate conditions are recommended for SDAU consideration as contained in Attachment 12.

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Internal Referrals

The assessment process included referral to several internal departments for review of the plans and technical information provided in support of the application. These internal reviews included:

1. Building & Property;
2. Technical - Road safety;
3. Technical – Civil & Works;
4. Parks and Landscaping;
5. Resource Recovery (Waste);
6. Strategic Planning; and
7. Environmental health;

Referral comments in full have been forwarded to the SDAU to further assist in the assessment of this application. Listed below is a summary of the responses and key issues raised through this referral process that the SDAU must consider prior to a determination.

Building and Property:

1. It appears that the proposed Northern building encroaches into the adjoining land (Foss Street Park) which requires that the neighbouring property is included within the development application, see Figure 3 below. Please note that this development does not meet the definition of a minor encroachment under the building legislation.
2. The City manages the adjacent Crown land and has not provided consent for this portion of the development. Due to the nature of the encroachment, this encroachment is not appropriate to be considered through a BA20 process. Therefore, it is recommended that the encroachment is removed.

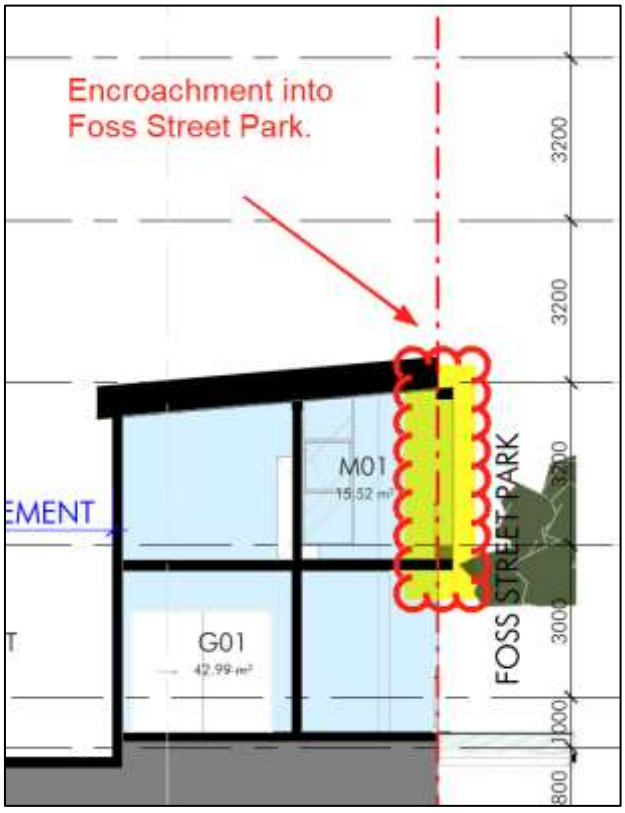

Figure 3: Proposed encroachment into Foss Street Park.

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Technical - Road Safety:

General:

1. A longitudinal section drawing of the proposed access ramp, clearly showing the ramp length and grades, is required.
2. There appears to be an inconsistency in the documentation. TIA Figure 9 (Proposed Vehicle Access Arrangement) shows the Canning Highway access operating as an outbound movement.
3. The crossover from Canning Highway into the development site should be reoriented to provide access at right angles form the road alignment into the development where possible.
4. Additional consideration should be given to ride-share pick-up and drop-off accessibility within the ground level of the development.

Point Walter Road Access:

5. The redundant crossover should be removed and replaced with a single indented parking bay.
6. This would allow the adjoining landscaped areas to be connected, improving the streetscape and pedestrian environment.

East to West Easement Internal Road:

7. Traffic calming measures should be incorporated along this section.

Pedestrian Connection to Adjacent Sites:

8. There is no direct pedestrian connection between the development and the McDonald's site.
9. Pedestrians are instead required to use the easement road, which contains blind corners and potential vehicle conflict points.
10. The pedestrian connectivity arrangement should be reviewed and improved to provide a safer and more direct connections.

Foss Street Park Interface:

11. Ground floor residents fronting Foss Street Park appear to rely on the park as their primary means of access. The City has not granted consent for infrastructure to accommodate extensive pedestrian connections proposed through the park pedestrian access needs to be accommodate to the street through the subject site.
12. It is not clear how the Foss Park facing dwellings have access to development facilities, including:

a) Refuse areas.

b) Parking.

c) Letterboxes/mail facilities.

d) Shared resident amenities.

Access needs to be provided to these areas which is direct, logical and functional for residents.

13. The entries into the apartments need to be logical and have appropriate weather protection.
14. The absence of a footpath on the western side of Foss Street further restricts accessibility and connectivity to these dwellings.

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Loading:

15. It is unclear how large items, such as furniture deliveries, would be transferred from the loading area to the residential lift cores.
16. A clear and direct loading-to-lift access route should be demonstrated.
17. Confirmation is also requested regarding the available vertical clearance within the loading area.

Parking and Internal Circulation:

Ground Floor

18. Blind corners are present where aisles connect to the north-south easement access roads.
19. Sightlines, visibility, and potential vehicle conflict points should be reviewed and addressed.

Basement Level 1

20. The proposed 5.801 m aisle width adjacent to a vertical wall is not supported.
21. An additional 300 mm aisle width should be provided to achieve an acceptable operating environment.
22. The proposed 5.4 m one-way aisle width is below preferred design standards.
23. A minimum width of 5.5 m is recommended.

Mezzanine Floor

24. The proposed 3.601 m single-lane aisles are not supported.
25. The layout is likely to be impractical in operation due to:

a) Impractical give-way distances.

b) Restricted sightlines around corners.

c) Potential vehicle conflicts.

26. Pedestrians are also required to use these aisles to access stair and lift cores, creating additional vehicle-pedestrian conflict.
27. The reduced aisle width at the south-eastern corner of the building is particularly constrained and may impede vehicle turning movements, particularly where it interfaces with the single-lane aisle.

Technical – Civil & Works:

1. A detailed Stormwater Management Plan should be provided for the City's assessment to demonstrate that the development will be capable of accommodating stormwater on site.
2. The associated crossovers used for waste collection are required to be constructed to industrial/commercial standard.
3. Recommendation to renew the existing crossovers to ensure that they meet the City's standards given the proposed uses on site. The Canning Hwy crossover is required to remain a one way entry from Canning Hwy / No exit to Canning Hwy.

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Parks and Landscaping:

1. There is concern that the building canopy will impact the tree canopy along Point Walter Road. This needs to consider current and future state to ensure that canopy coverage is not impacted long term.
2. Bike racks within the road verge is not supported and should be provided on site. The City does not support the position of bicycle racks on Point Walter Road. As such a condition has been recommended for amended plans that demonstrate their removal and containment within the site, see Attachment 12, condition 3. Placement within the Canning Highway reservation will need to have MRWA comment, however placement needs to consider compliance with the road sightlines to reduce conflicts with vehicles for cyclists sand pedestrians.
3. Alignment of the trees in the pocket park is of concern and will be impacted when Canning Highway is widened. Alignment is to consider MRWA feedback and also provide thoroughfare for pedestrians to the adjacent site.
4. Alignment of the corner tenancy's store/ alfresco may be impacted when the road is widened. It is recommended that thoroughfare is considered in the future state of road widening.
5. More information is required in relation to the proposed verge treatments for landscaping (soft and hard scaping).
6. It is disappointing that the design does not retain private trees on site and provides minimal deep soil area given the scale of the development proposed.

Resource Recovery (Waste):

From a waste management perspective, the proposed mixed-use development is generally acceptable and is expected to operate effectively, subject to the Waste Management Plan (WMP) being updated to address the matters outlined below.

1. Information in relation to the northern tenancy waste arrangements which is logical and convenient for residents.
2. Confirmation that a clearance width and height of 4 metres will be maintained throughout all waste vehicle access routes to ensure safe and unobstructed access for collection vehicles.
3. Inclusion of details demonstrating that the site can accommodate waste collection vehicles with a maximum vehicle length of 10.5 metres.
4. Provision of a detailed swept path analysis, clearly illustrating vehicle manoeuvring movements, entry and exit arrangements, turning circles, and the ability of collection vehicles to safely navigate the site without the need for reversing over excessive distances.
5. A review of the proposed bulk waste storage area, with consideration given to an increase in size to better align with the City's Policy and to ensure sufficient capacity for the anticipated waste and recycling streams generated by the development.

Strategic Planning:

Strategic Planning considers the proposed scale and height to be inconsistent with both the City's planning framework and the hierarchy established under State Planning Policy 4.2 Activity Centres. As a Neighbourhood Centre, the location is intended to accommodate low to medium-rise development. While some increase in height may be justified given the site's size and location on Canning Highway, the 11-storey proposal significantly exceeds the scale envisaged for a Neighbourhood Centre and would be more appropriately located within a higher-order activity centre.

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Heritage and Public Art

While the Leopold Hotel is not included on the City's Heritage List or the State Register of Heritage Places, it has operated as a longstanding local venue and forms part of the social and cultural history of the site and surrounding area. Given the proposed demolition of the existing building, there is an opportunity for the applicant to recognise this history as part of the redevelopment.

This could be considered through the required public art contribution under Local Planning Policy 1.4, either through on-site public art or a contribution that supports place-based recognition within proximity of the site. Any public art outcome should be encouraged to respond to the history and identity of the Leopold Hotel site, including its role as a local entertainment venue. This may include interpretive elements, historical references, or other place-based design responses that acknowledge the site's former use.

Given the venue's association with live music and local entertainment, consideration could also be given to whether an appropriate and respectful reference to Bon Scott / AC-DC, or the broader music history of the venue, could be incorporated into the public art response. This would provide a practical way to recognise the cultural history of the site without implying formal heritage protection or requiring retention of the existing building.

Environmental health:

Acoustic Report:

1. Mechanical plant has not been included in the acoustic assessment. As such a condition has been recommended prior to commencement of development for a detailed acoustic report that demonstrates how all mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring noise sensitive premises see Attachment 12, condition 14. Whilst it is noted that selected is usually at detailed design stage, estimates should be made at planning stage to ensure that the mechanical plant and equipment does not exceed the assigned noise levels prescribed under the Environmental Protection (Noise) Regulations 1997 at both surrounding residential properties and noise-sensitive premises within the development.
2. Noise emissions associated with the proposed commercial tenancies have not been included in the acoustic assessment in terms of their impact of noise sensitive premises. This includes the two proposed cafés, which may operate during early morning periods, the microbrewery, which may operate into the evening, and the gym/wellness amenity. These uses may generate noise that has the potential to impact residents. If noise management is required, it should be demonstrated within the report what these measures may be.
3. Individual commercial tenancies may require the preparation of an Acoustic Report and/or Noise Management Plan to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997.

Other concerns:

4. Mixed-use commercial and residential developments containing food businesses can result in odour impacts on adjoining and overlying residential dwellings if not appropriate planned for in the fit out and servicing of the building. Consideration should be given to the design and location of commercial kitchen and brewery exhaust systems to ensure odour emissions do not impact surrounding residential dwellings, balconies, windows, communal areas or air-conditioning intakes. Adequate provision should also be made for future tenancy fit-outs requiring mechanical exhaust systems. Early planning within the design provides flexibility in the built form and ensures that retrofitting different uses is easier as land uses may change.

5. Given the scale of the development and its proximity to surrounding residential properties and public places such as the adjacent park, consideration should be given to potential light spill and light pollution. External lighting should be designed and installed in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting to minimise glare and light spill onto neighbouring properties. In addition, has the potential for reflected sunlight and glare from building façades and glazing should be considered.

ENGAGEMENT

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

Consultation was undertaken by the SDAU from the 30 July 2026 until 30 August 2026 by way of:

- Three Signs onsite;
- Details of the development on the SDAU website;
- Letters sent to adjoining property owners and occupies within a 200m radius of the subject site; and
- Plans and documents being available to be viewed on the City of Melville website.

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

Legislation

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

State Government Policies

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

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Local Policies

1. LPP1.3: Waste and Recyclables Collection for Multiple Dwellings, Mixed Use and Non-Residential Developments.
2. LPP1.4: Provision of Public Art in Development Proposals
3. LPP1.6: Parking and Access
4. LPP1.8: Crime Prevention Through Environmental Design of Buildings Policy
5. LPP1.10: Amenity
6. LPP2.1: Non-Residential Development
7. LPP2.2: Outdoor Advertising and Signage
8. LPP1.22 Construction Management Plans

Other

1. State Planning Strategy 2050
2. Local Planning Strategy 2016
3. Local Commercial and Activity Centres Strategy 2013

FINANCIAL IMPLICATIONS

There are no direct financial implications to the City. The application has been referred to the City for comment only, with the SDAU responsible for the assessment and determination process.

No application fees have been received by the City, and the City's involvement is limited to officer time associated with reviewing the referral material, preparing this report and providing comments and recommended conditions for SDAU consideration.

CONSEQUENCE

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

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BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 8 September 2026, the following questions and requests for further information were raised by Elected Members:

Question 1:

I'm very concerned about the scale of this development. I know we have to stick to the facts but we also need to make sure we highlight those facts where there are large discrepancies, for example the car park and dwelling yield; are they going to be strongly highlighted in the report?

Response 1:

Per the officer recommendation, we have noted specifically that it is inconsistent with the planning framework, and the intention is to provide the report in full to the SDAU officers. Ultimately though, if you wish to highlight a particular point in the City's recommendation to the SDAU and augment the officer recommendation, it would have to be through the usual deliberative processes.

Additionally, the third point in the recommendation highlights points (a), (b), (c), and (d). Based on our assessment against the existing planning framework, the matters outlined within each of these points are the key issues we felt needed to be highlighted to the WAPC for this proposal, which relate primarily to bulk and scale, the encroachments, the absence of public art, and also the parking provision shortfalls.

If Council would like to add other details, that is the section within the officer recommendation that we recommend you include such. Between tonight's meeting and the Ordinary Meeting of Council next Tuesday, if you engage with staff we can work with you on an amendment into that resolution to further highlight any other issues you have key concerns with.

Question 2:

What is the process now?

Response 2:

Once the Council has adopted a recommendation, we would forward said recommendation in the report to SDAU officers who ideally would keep us informed of its progress. That includes when it would be going to the next available WAPC meeting – I believe it's actually the Statutory Planning Committee meeting they go to now – and then there would be opportunity for the City and/or Elected Member representation to make a deputation to said meeting.

Question 3:

Are we going to send somebody to give a deputation at that WAPC meeting when it comes up?

Response 3:

We will do as directed by the CEO.

Question 4:

It would have had to go through a design review process. What design review panel did it use?

Response 4:

We believe they used the State Design Review Panel review process. We haven't been privy to that process, but we believe their reviews are still ongoing through the State Design Review Panel. We have provided preliminary feedback from a purely technical perspective to the State Government in order to assist with that process.

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Question 5:

I'm curious about the zoning of Foss Street Park and what exactly the management order says in relation to the park being Crown land vested to the City and under our care. Is it zoned public open space, and is there anything else stated within that management order that is alarming?

Response 5:

The management orders are for the park to be used for local recreation purposes. When it goes against that it potentially has to be determined by the Minister for Lands, so we've highlighted this particular issue early with the SDAU officers, the DPLH officers who are assessing the application, to notify that they need to consult with the Department of Lands as to the legalities of considering this application.

Question 6:

If it is passed by the Statutory Planning Committee, what can we do to reverse that decision?

Response 6:

There are no third party appeal rights in Western Australia for these types of decisions, unless it's through an administrative appeal to the Supreme Court on erring administrative process; for example, if they haven't considered things appropriately. If you did want to pursue that, we would recommend seeking further legal advice before pursuing that avenue.

Question 7:

Do we need to be proactive and get some advocacy done from the City directly to the Minister in relation to this interface and the impact that it may have? It is a precedent, right?

Response 7:

The process is that the City provides its response which is presented to Council in this report. If Council is wanting to advocate beyond the process, that is open to Council in engagement with the Mayor on how that may transpire. Notwithstanding, the Minister doesn't have a direct involvement in this process. It is with the Western Australian Planning Commission, and the planning process allows the local government to provide a submission.

Our policy position is that these major developments are presented to Council, and this is the forum and the opportunity to provide that input and influence. If you want to go over and above that, that would be a conversation with the Mayor and outside of the standard statutory planning process.

Question 8:

Given the proposed density is substantially above the R60 coding, what direct community benefits or planning outcomes is the developer providing to justify the additional density?

Response 8:

We haven't been privy to a lot of the initial conversations you would usually have with proponents, where we would be able to talk about the importance of giving back to the community when seeking discretion on the planning framework.

In previous applications we've seen libraries delivered, community spaces delivered and substantial landscaping and developments of real design quality and benefit, however with this particular development we aren't seeing a lot of community benefits at all.

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Question 9:

Is there anything that we can request or add to the conditions for this development?

Response 9:

In the conditions it would need to be very specific, so if you have any ideas please liaise with us so we can workshop that and provide an alternate recommendation to include in the recommended conditions. Alternatively, it may be more appropriate in our referral response to advocate for additional community benefits in the circumstance that the WAPC seeks to approve this application.

Question 10:

Given that the plan proposes to virtually make the lower apartments have their main entry off the park, essentially converting the park into their own private front yard, is it open to the City as the manager and caretaker of that land to put a barrier in between so as to maintain it as public open space and therefore nullify their plan in the interest of the community?

Response 10:

This question was taken on notice at the meeting, with the response provided below:

Foss Street Park currently includes fencing along the northern reserve boundary and a limestone wall along the southern boundary. Subject to any detailed design, management and operational considerations, the City has the ability to install additional boundary treatments within the reserve, where consistent with the purpose of the management order and the ongoing use of the land as public open space.

Question 11:

Having regard to the trees, deep soil and the landscape, the landscaping outcomes are less than what's suggested. We're going to lose ten trees, two of which are significant, and they're going to plant 27 new trees, and yet the project overall seeks a green public realm response. Is there plenty of deep soil planting areas there for these 27 trees they're going to plant? Where are they going to put them?

Response 11:

In relation to the landscaping, what we think is of particular concern is that some of the deep soil area is actually within the Main Roads reservation. They could be changed over time and Main Roads ultimately has to okay the certain types of vegetation that occur in that space. With any other landscaping however there is the ability to provide on structure, meaning they provide additional soil area to compensate for the lack of depth to support some smaller trees, but then our ability to support more medium and large trees is compromised when proposing to plant on structure.

Question 12:

So essentially we could end up with another development like we've got on Leech Highway near the corner of Stock Road where they've built right out to the footpath? There's no setback, it looks like it's going to tumble over and they've got little trees stuck in tiny, fenced off, matchbox courtyards. Are there any lessons we can learn from that and push back with that?

Response 12:

Given that they have elected to go through the State Government to determine the application, advocating for more deep soil area in the development is all we can do at this stage in the statutory process. Our referral responses attempted to capture this concern.

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Question 13:

A few residents have voiced their concern about the microbrewery and the proliferation of liquor licences within a few kilometres of this development. Do we take that sort of thing into consideration? Could we put a restraint on trade and do we have to allow a microbrewery?

Response 13:

It is an ex-land use. Our recommendation attempts to cover this along with the fact that the City isn't the determining authority for this application, so all we can do is advocate that it's not an appropriate use. With the liquor licensing it would be subject to a separate process, but there is technically a hotel on site which is a much larger area – this would be replacing an existing licenced premises which has a larger area.

Question 14:

Is it possible to say that we want to do a mature tree transplantation or to move it to Foss Street Park in the conditions?

Response 14:

There are opportunities for mature vegetation retention that we could potentially capture through either our recommendation response or alternatively through recommended conditions, or both. We are more than happy to workshop those amendments.

Question 15:

Is it too ambitious to ask for all ten, or is it better to just keep it to two or three?

Response 15:

We would workshop that approach and look through it, but usually it would be more generic to put it back on the applicant to demonstrate possibility and options, and to try to cut a better landscape outcome than the current proposal.

Question 16:

Could we look at the verge along Point Walter Road, which I assume is owned by us or under our management order? It looks like the easement they have is only to one of the driveways, but with our control over that verge, could we effectively make the development very difficult to proceed, also noting that we appear to have parking bays along there? What options are there in terms of Point Walter Road access and verge areas?

Response 16:

This question was taken on notice at the meeting, with the response provided below:

Unlike the adjoining parkland, which is subject to a management order for public recreation, the road reserve is intended to facilitate pedestrian and vehicle access. As such, where a development proposes lawful use of the road reserve consistent with that purpose, it would not generally be appropriate for the City to prevent that access.

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Question 17:

Regarding sustainability in the report, they've talked about four star, Green Star, average eight star NatHERS, five star, neighbours, apartments, 30 kilowatt PV battery readiness, carbon neutral concrete, et cetera. What actually says they're going to deliver these?

Response 17:

The sustainability report they have provided, if approved, would need to condition that those requirements are implemented and that they would have a staged approach. It would be shown in the detailed designs, and then there would be prior-to-occupation demonstration and potentially also the need for a follow up within 12 months to provide an additional report as to the implementation measures, because there's usually ongoing management associated with Green Star.

It is quite an endeavour to implement Green Star, and also with regard to four star that's a more appropriate rating for a residential development. It's really hard to get five star in a residential development because of the ongoing management that would usually be centralised and in an office or commercial development. It's just a matter of conditioning and then following through with the conditions, of which the WAPC would be responsible for clearing the majority of.

Question 18:

In terms of public announcement from the City regarding opposition, have we considered a media release or something of that nature?

Response 18:

This question was taken on notice at the meeting, with the response provided below:

Subject to Council's resolution, there is an opportunity for the City to issue a media release. This would be developed in consultation with the CEO and the Communications team to ensure appropriate messaging and timing. Should Council wish to pursue this option, a point in the resolution to that effect could be included as an amendment by Council for consideration at the Ordinary Meeting of Council.

Question 19:

Has there been any proposal for social housing or disability support accommodation as part of this development as the application stands?

Response 19:

No, we have not been advised that there is any proportion of community or social housing included as part of this proposal.

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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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Compliance Audit Return 2025

Local Government Act			Response y/n/na	Comment
No	**Reference**	**Question**		
1	s. 2.29	Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?	Y	All Elected Members elected in the LG Election October 2025 and Extraordinary Election March 2026 have made the prescribed declaration
2	s. 3.16	Has the local government reviewed local laws which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?	N	The Council noted in August 2024 that the Local Law 8 year review schedule would no be achieved (last review was 2016). The City currently has three local laws that are outside of the eight year review period: •Activities in Thoroughfares, Public Places and Training Local Law 2014 •Local Government Property Local Law 2010 •Health Local Law 1997 Officers are currently reviewing the three local laws, with two new local laws proposed to replace the existing local laws.
3	s. 3.57	Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?	Y	All tender invites are public or direct depending on value. 1 quote required for values up to $50K, above $50-$250K are publicly advertised and 3 quotes required
4	s. 3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?	Y	
5	s. 3.58(4)	Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?	Y	
6	s. 3.59(2)(a)	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?	NA	No major trading undertaking for the reporting period.

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7	s. 3.59(2)(b)	Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?	NA	No major land transactions for the reporting period.
8	s. 3.59(2)(c)	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?	NA	No land transactions preparatory to major land transactions for the report period.
9	s. 3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2025?	Y	
10	s. 3.59(5)	During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	NA	No relevant Council decisions for the reporting period.
11	s. 5.16 (1)	Were all delegations to committees resolved by absolute majority?	NA	No committees have delegated authority
12	s. 5.16 (2)	Were all delegations to committees in writing?	NA	No committees have delegated authority
13	s. 5.17	Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?	NA	No committees have delegated authority

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14	s. 5.18	Were all delegations to committees recorded in a register of delegations?	NA	No committees have delegated authority
15	s. 5.36(4) & s. 5.37(3)	Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?	Y	The vacant position of Director E&I was advertised in accordance with Regulations
16	s. 5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee? Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for	Y	The appointment of the the Director E&I was resolved by the Council at the Ordinary Meeting held 20 June 2025.
17	s. 5.39B	Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?	Y	Adopted 3 May 2021 Reviewed at the 21 April 2026 OMC
18	s. 5.42	Were all delegations to the CEO resolved by an absolute majority? Were all delegations to the CEO in writing?	Y	Resolved at Special Meeting of Council 25 June 2025
19	s. 5.43	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?	Y	Resolved at Special Meeting of Council 25 June 2025
20	s. 5.44(2)	Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?	Y	
21	s. 5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority?	Y	
22	s. 5.46	Has the CEO kept a register of all delegations made under Division 4 of the Local Government Act 1995 to the CEO and to employees? Were all delegations made under Division 4 reviewed by the delegator at least once during the 2024/2025 financial year? Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?	Y	Review of delegations adopted by Council at Special Meeting of Council 25 June 2026

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23	s. 5.50	If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on the website? outlining the circumstances in relation to payments made to terminated employees? If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?	NA	The City has not made payments in addition to their entitlement. The City does have a Council Policy (CP-027) that is adopted and published relating to Payments to Employees in Addition to Contract or Award.
24	s. 5.51A	Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government? If yes, has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?	Y	
25	s. 5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	Y	
26	s. 5.68(2)	Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?	Y	
27	s. 5.69(5)	Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?	Y	
28	s. 5.70	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?	Y	During 2025, there were 2 items which officers disclosed an interest in relation to. Item C25/306 (27 August 2025) & C28/287 (17 June 2025). On both occassions, the extent and nature of interest were disclosed.

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29	s. 5.71B(5) and (7)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application? Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?	NA	No application made
30	s. 5.73	Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?	Y	
31	s. 5.75	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	Y	
32	s. 5.76	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?	Y	
33	s. 5.77	On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?	Y	
34	s. 5.88	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995? Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28? After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person? Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Y	Hardcopy register kept, and website registers are updated (Annual & Primary Returns Register, and Register of Disclosures) All persons who ceased to be a person required to lodge were removed from the register and are retained in the City's ECM records for a period of 5 years.
35	s. 5.89A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A? Did the CEO publish an up-to-date version of the gift register on the local government's website?	Y	Gift register was maintained in Pathway, and an up to date version of the register retained on the City's website: https://www.melvillecity.com.au/our-city/our-council/governance-and-accountability/gift-register
36	s. 5.90A	Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at	Y	Adopted by Council at the 18 March 2025 Ordinary Meeting of Council - M25/47. The minutes show thiw was resolved as a simple majority decison, however achieved the required absolute majority (carried 9/2).

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37	s. 5.94	Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?	Y	Members of the public are able to attend the City offices to inspect the information under section 5.94 free of charge. The City provides information on what is available under FOI, and what is available under the Local Government page on the City's website page: https://www.melvillecity.com.au/our-city/city-management/freedom-of-information The City is currently undergoing a website upgrade and will look to increase transparency on this page on how to request information under section 5.94
38	s. 5.96	Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?	Y	Copies are made available upon request and reasonable requests that do not require substantial resources are provided free of charge. Any fees are provided in the fees and charges, available on the City's website.
39	s. 5.96A	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?	N	The minutes for 16 December 2025 Special Meeting of Council were not confirmed by the Council and therefore only the unconfirmed minutes were available. Council took actions to correct this at the July 2026 OMC, where the December 2025 minutes were confirmed and the confirmed minutes uploaded to the City's website on 30 July 2026. All other information required to be published on the City's website under sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995 was confirmed to be available.
40	s. 5.104	Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct? Did the local government adopt additional requirements in addition to the model code of conduct? If yes, does it comply with section 5.104(3) and (4) of the Local Government Act 1995? Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?	Y	The Council Members, Committee Members and Candidates Code of Conduct was adopted in 2021. During 2025, there were no changes to the model and therefore no changes required. A copy of the latest City of Melville Code of Conduct was available on the City's website.
41	s. 5.128	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	Y	Council approved minor amendments at the 18 March 2025 Ordinary Meeting of Council - M25/47 (Simple Majority but 9/2). However, the Ordinary Election was held in October 2025. A detailed review of the Professional Development Policy is currently underway, following the Ordinary Election, and the Extraordinary Election held in
42	s. 7.12A(3), (4) and (5)	Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters? Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or	NA	No matters raised

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	Local Government (Administration) Regulations 1996			
43	Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?	NA	Appointed in an earlier year
44	Reg 19AB	Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?	Y	
45	Reg 19AC	Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?	Y	
46	Reg 19AE	Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?	Y	
47	Reg 19B	Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over $130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?	Y	
48	Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If yes, provide the date of the most recent review	Y	Adopted by absolute majority at OMC on August 20, 2024 - M24/38.
49	Reg 19DA	Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4) ? If yes, provide date of review Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?	Y	Corporate Business Plan complies with Regulations 1996 19DA(2) & (3) reviewed as part of Council Plan annually and reviews adopted by Council on 25 June 2025 and 16 June 2026

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50	Reg 22	Asked as part of question s5.75	NA	
51	Reg 23	Asked as part of question s5.76	NA	
52	Reg 28	Asked as part of question s5.88(1)	NA	
53	Reg 28A	Asked as part of question s5.89A(1)	NA	
54	Reg 29	Asked as part of question s5.94	NA	
55	Reg 29C	Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?	Y	All active council policies were available on the City of Melville website at the conclusion of 2025. However, a recent website upgrade in late April 2026 has resulted in some policy links breaking. These are being corrected as part of ongoing website maintenance. Additionally, as part of the Policy Framework project, all policies will be consolidated into one manual, published on the City's website, for ease of access. A register is maintained detailing lodged Annual & Primary Returns on the City's website under **Our City > Our Council > Governance and Accountability > Annual and Primary Returns Register**. CP-091 Elected Member Expenses and Allowances details what reimbursements and allowances Elected Members are entitled to, including the value. Additionally, in accordance with Regulation 29C(f) a register is maintained of their allowances and expenses paid each Financial Year on the City's website under**Our City > Our Council > Governance and Accountability > Elected Members Register > Elected Members Sitting Fees and Allowances Register** Public notices were placed on the City's website Public Notices page in accordance with Local Government (Elections) Regulations 1997 regulation 80(8) relating to the Ordinary Election 2025. Regulations 86(a), 86A, or 87A(4) are not applicable.
56	Reg 35	Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?	Y	Noting however, there was an Ordinary Election in October 2025 and the newly Elected Members have until October 2026 to complete their training.

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57	Reg 36	Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member: - has completed an approved course within the specified 5-year period prior to election, or - completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or - qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?	Y	This does not currently apply to any City of Melville council members.
	Local Government (Audit) Regulations 1996			
58	Reg 10	Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?	Y	
59	Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025? If yes, provide date of council's resolution to accept the report.	Y	Report went to ARIC on 17 June 2025. The report was then presented to a Special Meeting of Council on 25 June 2025 - Confidential Report C25/289 Financial Management Review Report 2025
	Local Government (Constitution) Regulations 1998			
60	Reg 11FA	Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as	Y	Submitted by the WAEC on behalf of the City on 30/10/2025
61	Reg 13	Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?	NA	
	Local Government (Elections) Regulations 1997			
62	Reg 30G	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997? Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997? Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?	Y	An up-to-date version of the electoral register is maintained on the City's website. 1 gift disclosure was retained on the register following the conclusion of the October 2025 Ordinary Election, relating to an unsuccesful candidate. This will be retained for 4 years in accordance with the Elections Regulations before being removed as required.
	Local Government (Financial Management) Regulations 1996			
63	Reg 5	Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?	Y	Recent system upgrades

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64	Reg 6	Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?	Y	Audit team contracted externally
65	Reg 7	Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a	Y	No ward accounting
66	Reg 8	Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?	Y	
67	Reg 9	Did the local government keep separate financial records for each trading undertaking and each major land transaction?	Y	See the Annual Financial Statements for details. Avaliable on the City's website
68	Reg 11	Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?	Y	Approval limits set in place for payments and PO authorisation
69	Reg 12	Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?	Y	In accordance with Delegated Authority
70	Reg 13	Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes that: - include the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or - include the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval?	Y	Payee name is included for companies but not for individuals
71	Reg 13A	Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the	Y	Monthly report to Council includes all the required details. Found on the city's website
72	Reg 19	Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?	Y	Adhere to the Investment of Funds Council Policy and report to Council on a monthly basis
73	Reg 19C	Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?	Y	
	Local Government (Functions and General) Regulations 1996			
74	Reg 7	Asked as part of question s3.59(2)	NA	

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75	Reg 9	Asked as part of question s3.59(2)	NA	
76	Reg 10	Asked as part of question s3.59(2)	NA	
77	Reg 11A	Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, $250,000 or less or worth $250,000 or less?	Y	3 quotes requested for values $50K - $250K
78	Reg 11	Asked as part of question s3.57	NA	
79	Reg 12	Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?	Y	In accordance with Regulation 12 of the Local Government (Functions and General) Regulations 1996, the City actively monitors all purchasing activities to prevent the artificial splitting of contracts. Under Item 4.14 (Anti-Avoidance) of the City's CP-023 Procurement Policy, entering into two or more separate contracts or splitting a single purchase into multiple lower-value transactions to avoid a public tender threshold is strictly prohibited. The City will intervene and halt any procurement process found to be in breach of these anti-avoidance provisions
80	Reg 14(1), (3) and (5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?	Y	Tenders sent out to public via portal or directly depending on value
81	Reg 15	Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?	Y	
82	Reg 16	Asked as part of question Reg 15	NA	
83	Reg 17	Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Y	

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84	Reg 18(1) and (4)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender? Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Y	
85	Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Y	Every applicant is advised if unsuccefull and why
86	Reg 21	Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?	Y	
87	Reg 22	Asked as part of question Reg 21	NA	
88	Reg 23	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice? Were all expressions of interest that were not rejected under	NA	Submission deadlines were met
89	Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation	Y	Unsuccessfull tenders are notifired
90	Reg 24AD(2), (4) and (6)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE? If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	Y	
91	Reg 24AE	Asked as part of question Reg 24AD(2), (4) and (6)	NA	
92	Reg 24AF	Asked as part of question Reg 24AD(2), (4) and (6)	NA	
93	Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?	Y	
94	Reg 24AH(1) and (3)	Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications? Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?	NA	
95	Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	Y	

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96	Reg 24E	Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?	Y	In accordance with Regulation 24E & 24F of the Western Australia Local Government (Functions and General) Regulations 1996, Clause 6.3 Buy Local of the CP-023 Procurement Policy establishes a regional price preference framework. The Policy also provides quoting exemptions to local Businesses for purchases valued between $10,000 and $50,000 (exclusive of GST)
97	Reg 24F	Asked as part of question Reg 24	NA	

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LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF JULY 2026 PRESENTED TO THE ORDINARY MEETING OF COUNCIL TO BE HELD ON 15 September 2026 ITEM C26/6001

Over $25,000.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18007	**2 DEADLY FOOD AND FITNESS C.M D'ASCENZO & L.J OAKLEY T/AS**			**$**	**4,500.00**
18007	Catering services and supplies	17/07/2026	E139691	$	4,500.00
13359	**A PLUS TRAINING SOLUTIONS PTY LTD**			**$**	**4,350.00**
13359	External training courses	31/07/2026	E140149	$	4,350.00
17359	**AARO GROUP PTY LTD**			**$**	**109,210.97**
17359	Drainage services	10/07/2026	E139478	$	94,014.59
17359	Drainage services	31/07/2026	E140230	$	15,196.38
10366	**ABAXA WH LOCATION SERVICES PTY LTD T/AS**			**$**	**20,960.06**
10366	Underground Service Location	10/07/2026	E139372	$	705.54
10366	Underground Service Location	31/07/2026	E140101	$	20,254.52
15032	**ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS**			**$**	**6,710.00**
15032	Entertainers	31/07/2026	E140175	$	6,710.00
16145	**ACCESS TECHNOLOGIES HEYTESBURY TECHNOLOGIES PTY LTD AFT HAMPEL TRUST T/AS**			**$**	**1,496.00**
16145	Fencing supplies and services	31/07/2026	E140189	$	1,496.00
20094	**ACOR CONSULTANTS PTY LTD**			**$**	**29,722.00**
20094	Kardinya Community Centre HVAC upgrade and Fire Services Design Enquiry	10/07/2026	E139547	$	29,722.00
16926	**ACURIX NETWORKS PTY LTD**			**$**	**654.50**
16926	Telecommunication services	17/07/2026	E139673	$	654.50
14456	**ADVANCE PRESS (2013) PTY LTD**			**$**	**1,144.00**
14456	Outsourced printing	31/07/2026	E140166	$	1,144.00
19279	**AIDAN D'ADHEMAR AIDAN MARK D'ADHEMAR T/AS**			**$**	**1,094.50**
19279	Community events	31/07/2026	E140278	$	1,094.50
16855	**AIR LIQUIDE AUSTRALIA LIMITED**			**$**	**1,262.56**
16855	Other utilities	10/07/2026	E139468	$	508.29
16855	Other utilities	17/07/2026	E139670	$	754.27
17444	**AIR LIQUIDE HEALTHCARE PTY LTD**			**$**	**109.50**
17444	Workplace health and safety services	31/07/2026	E140232	$	109.50
14538	**AIREY TAYLOR CONSULTING AIREY TAYLOR PTY LTD T/AS**			**$**	**1,037.62**
14538	Other consulting services	10/07/2026	E139420	$	1,037.62

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20154	**ALDRIDGE ELECTRICAL INDUSTRIES PTY. LIMITED**			**$**	**76,331.75**
20154	10x EVOLIS Speed Indication Devices (Solar Powered) For Pole Mount Application	10/07/2026	E139553	$	76,331.75
20096	**ALEMBA PTY LTD**			**$**	**34,078.00**
20096	IT software/licensing and maintenance	17/07/2026	E139741	$	34,078.00
19947	**ALINAL PTY LTD**			**$**	**1,541.01**
19947	Catering services and supplies	17/07/2026	E139733	$	1,541.01
15781	**ALINEA INC. SPINE & LIMB FOUNDATION INC. (PREVIOUSLY)**			**$**	**8,728.61**
15781	Community services and respite	31/07/2026	E140187	$	8,728.61
12330	**ALINTA ENERGY ALINTA SALES PTY LTD T/AS**			**$**	**2,033.00**
12330	Gas	10/07/2026	E139393	$	224.60
12330	Gas	17/07/2026	E139615	$	85.45
12330	Gas	31/07/2026	E140133	$	1,722.95
13350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			**$**	**240.00**
13350	Landscaping services and supplies	17/07/2026	E139625	$	240.00
18208	**ALL GOOD GRUB GOODALL, STACEY MARIE T/AS**			**$**	**1,705.00**
18208	Catering services and supplies	10/07/2026	E139496	$	1,705.00
18301	**ALLCOM COMMUNICATIONS ALLCOM HOLDINGS (WA) PTY LIMITED T/AS**			**$**	**2,360.88**
18301	Marketing and communication services	31/07/2026	E140249	$	2,360.88
13806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**7,574.20**
13806	Other Library Expenses	31/07/2026	E140154	$	7,574.20
17395	**ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS**			**$**	**1,809.74**
17395	Hygiene services	10/07/2026	E139479	$	252.53
17395	Hygiene services	31/07/2026	E140231	$	1,557.21
16088	**ALYKA PTY LTD**			**$**	**2,200.00**
16088	Website expenses	10/07/2026	E139440	$	2,200.00
19653	**AMAZON WEB SERVICES AUSTRALIA PTY LTD**			**$**	**14,583.23**
19653	IT technical services	10/07/2026	E139532	$	5,966.42
19653	IT technical services	17/07/2026	E139720	$	6,411.51
19653	IT technical services	31/07/2026	E140293	$	2,205.30
12755	**AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS**			**$**	**2,418.30**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
12755	Facilities management services	31/07/2026	E140138	$	2,418.30
19049	**AMCS AUSTRALIA PTY LTD**			**$**	**13,995.77**
19049	IT software/licensing and maintenance	10/07/2026	E139515	$	6,887.70
19049	IT software/licensing and maintenance	31/07/2026	E140264	$	7,108.07
20205	**AMELIA JACOBSON**			**$**	**340.00**
20205	Community events	10/07/2026	E139563	$	340.00
13016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**2,839.96**
13016	Fuel	31/07/2026	E140142	$	2,839.96
19130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,719.04**
19130	Councillor expenses	17/07/2026	E139705	$	3,719.04
20099	**ANGELA GAYE SLATTER**			**$**	**536.80**
20099	Other Library Expenses	31/07/2026	E140320	$	536.80
16113	**ANIMAL PEST MANAGEMENT SERVICES THE TRUSTEE FOR BUTCHER FAMILY TRUST T/AS**			**$**	**4,180.00**
16113	Animal management and pound expenses	17/07/2026	E139650	$	4,180.00
18719	**ANNA HARRIS & ASSOCIATED PTY LTD ATF THE ANNA HARRIS TRUST T/AS**			**$**	**330.00**
18719	Medical expenses	10/07/2026	E139509	$	330.00
18783	**AQUA L'EAU AUSTRALIA PTY LTD**			**$**	**302.50**
18783	Plumbing maintenance supplies and services	10/07/2026	E139510	$	302.50
16015	**AQUATIC SERVICES WA PTY LTD**			**$**	**842.81**
16015	Swimming pool costs	10/07/2026	E139438	$	842.81
13515	**ARBOR CARBON PTY LTD**			**$**	**12,947.88**
13515	Environmental consultancy services	10/07/2026	E139406	$	12,947.88
19081	**ARBOR CENTRE GROUP PTY LTD**			**$**	**13,112.00**
19081	Environmental consultancy services	31/07/2026	E140266	$	13,112.00
19260	**ARBOR URBAN PTY LTD**			**$**	**11,858.00**
19260	Arborists and tree services	10/07/2026	E139522	$	8,800.00
19260	Arborists and tree services	17/07/2026	E139711	$	3,058.00
17585	**ART DISPLAY HIRE**			**$**	**1,691.03**
17585	Artists and artworks	10/07/2026	E139482	$	1,691.03

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15787	**ARTCOM FABRICATION THE TRUSTEE FOR ARTCOM UNIT TRUST T/AS**			**$**	**18,375.50**
15787	Other signage and sign writing	10/07/2026	E139436	$	18,375.50
10014	**ARTEIL (WA) PTY LTD**			**$**	**1,114.30**
10014	Furniture and Fit Out	31/07/2026	E140091	$	1,114.30
20046	**AURORA ENVIRONMENTAL PERTH AURORA ENVIRONMENTAL (PERTH) PTY LTD & Others T/AS**			**$**	**1,798.61**
20046	Environmental consultancy services	31/07/2026	E140315	$	1,798.61
16724	**AUSQ TRAINING THE TRUSTEE FOR AUSQ UNIT TRUST T/AS**			**$**	**2,100.00**
16724	Training services	31/07/2026	E140209	$	2,100.00
19034	**AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS**			**$**	**97.47**
19034	Office equipment	10/07/2026	E139514	$	32.49
19034	Office equipment	17/07/2026	E139697	$	32.49
19034	Office equipment	31/07/2026	E140263	$	32.49
15138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$**	**5,647.90**
15138	Vehicle Repairs and Maintenance	10/07/2026	E139430	$	963.95
15138	Vehicle Repairs and Maintenance	17/07/2026	E139641	$	342.75
15138	Vehicle Repairs and Maintenance	31/07/2026	E140176	$	4,341.20
13155	**AUSTRAFFIC WA WATS MANAGEMENT PTY LTD T/AS**			**$**	**32,670.00**
13155	Autraffic traffic count 2026 for the LGA	31/07/2026	E140146	$	32,670.00
11523	**AUSTRALIA POST PERTH**			**$**	**3,279.01**
11523	Postage	10/07/2026	E139386	$	2,826.04
11523	Postage	17/07/2026	E139611	$	452.97
15688	**AUSTRALIAN FLEET MANAGERS ASSOCIATION (AFMA)**			**$**	**829.00**
15688	Other subscriptions	31/07/2026	E140186	$	829.00
14967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**1,036.86**
14967	Uniforms and corporate wardrobe	17/07/2026	E139639	$	973.28
14967	Uniforms and corporate wardrobe	31/07/2026	E140173	$	63.58
11804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**38,658.36**
11804	Air conditioning maintenance and services	10/07/2026	E139389	$	35,276.24
11804	Air conditioning maintenance and services	31/07/2026	E140127	$	3,382.12
18381	**AUSTRALIAN MEDICAL SUPPLIES AUSMED SUPPLIES PTY LTD T/AS**			**$**	**2,402.40**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18381	Medical expenses	31/07/2026	E140252	$	2,402.40
20098	**AXIELL PTY LTD**			**$**	**9,900.00**
20098	IT software/licensing and maintenance	17/07/2026	E139742	$	9,900.00
16272	**BALSHAWS FLORIST ATF E.J BALSHAW & M.D BALSHAW & Z.F BALSHAW & B.M GIBB T/AS**			**$**	**266.00**
16272	Flowers and gifts and awards	10/07/2026	E139445	$	120.00
16272	Flowers and gifts and awards	17/07/2026	E139653	$	146.00
17313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**1,899.87**
17313	Fencing supplies and services	10/07/2026	E139476	$	969.82
17313	Fencing supplies and services	31/07/2026	E140226	$	930.05
20179	**BBC STUDIOS AUSTRALIA PTY LTD**			**$**	**2,671.90**
20179	Sustainability services	17/07/2026	E139747	$	2,671.90
16652	**BCE SURVEYING PTY LTD**			**$**	**3,316.50**
16652	Surveyors	10/07/2026	E139463	$	2,260.50
16652	Surveyors	31/07/2026	E140206	$	1,056.00
15661	**BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS**			**$**	**10,576.35**
15661	General hardware and tools	10/07/2026	E139435	$	3,726.55
15661	General hardware and tools	31/07/2026	E140184	$	6,849.80
13098	**BEE ADVICE NEWCOMBE, MICHAEL ROY T/AS**			**$**	**1,380.00**
13098	Animal management and pound expenses	31/07/2026	E140144	$	1,380.00
12096	**BENERIN ELECTRICAL SERVICES BENERIN (2004) PTY LTD T/AS**			**$**	**1,012.00**
12096	Building construction materials and services	31/07/2026	E140130	$	1,012.00
18027	**BETTY JOY RICHARDS**			**$**	**3,200.00**
18027	Creative services and graphic design	10/07/2026	E139492	$	3,200.00
14466	**BIBLIOTHECA AUSTRALIA PTY LTD**			**$**	**56,033.65**
14466	RFID Systems	31/07/2026	E140167	$	56,033.65
16556	**BIN BATH BIN BATH CORPORATION PTY LTD T/AS**			**$**	**181.94**
16556	Other waste expenses	31/07/2026	E140201	$	181.94
19888	**BING TECHNOLOGIES PTY LIMITED**			**$**	**3,477.58**
19888	Other IT and telecommunications expenses	10/07/2026	E139540	$	3,477.58

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**2,194.65**
10027	General hardware and tools	17/07/2026	E139593	$	2,194.65
11364	**BLUE GUM PARK TENNIS CLUB INC.**			**$**	**98,102.10**
11364	Solar Power Upgrade - Grant Funding	10/07/2026	E139382	$	98,102.10
19630	**BLUECOAST CONSULTING ENGINEERS PTY LTD**			**$**	**12,045.00**
19630	Engineering consulting services	10/07/2026	E139531	$	12,045.00
18185	**BOS CIVIL PTY LTD**			**$**	**537,325.89**
18185	Goolugatup Welcome Space S2 Progress Claim	31/07/2026	E140247	$	537,325.89
17584	**BOULTS BLACK AND WHITE LIGHT BOULT NOMINEES PTY LTD T/AS**			**$**	**12,751.10**
17584	Community events	10/07/2026	E139481	$	12,751.10
11075	**BOYA EQUIPMENT PTY LTD**			**$**	**1,235.08**
11075	Plant maintenance	17/07/2026	E139606	$	1,235.08
14708	**BRIDGESTONE AUSTRALIA LTD.**			**$**	**84,506.82**
14708	Tyres	10/07/2026	E139423	$	40,812.81
14708	Tyres	17/07/2026	E139636	$	26,966.28
14708	Tyres	31/07/2026	E140168	$	16,727.73
16739	**BRIGHTMARK GROUP PTY LTD**			**$**	**74,927.61**
16739	Commercial cleaning	10/07/2026	E139465	$	24,029.26
16739	Commercial cleaning	17/07/2026	E139666	$	23,756.85
16739	Commercial cleaning	31/07/2026	E140210	$	27,141.50
10399	**BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS**			**$**	**30,453.74**
10399	Commercial cleaning	10/07/2026	E139374	$	30,453.74
18251	**BROOKE LEEDER LEEDER, BROOKE EMMA T/AS**			**$**	**3,740.00**
18251	Artists and artworks	31/07/2026	E140248	$	3,740.00
16998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**781.47**
16998	Staff supplies	10/07/2026	E139469	$	243.12
16998	Staff supplies	17/07/2026	E139674	$	146.77
16998	Staff supplies	31/07/2026	E140219	$	391.58
19835	**BUG BUSTERS THE TRUSTEE FOR BUGBUSTERS UNIT TRUST T/AS**			**$**	**660.00**
19835	Pest & Weed Control	17/07/2026	E139729	$	660.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10036	**BUNNINGS GROUP LIMITED**			**$**	**3,060.43**
10036	Building construction materials and services	10/07/2026	E139366	$	250.10
10036	Building construction materials and services	17/07/2026	E139594	$	710.21
10036	Building construction materials and services	31/07/2026	E140092	$	2,100.12
19391	**BUSHFIRE WORKS DEELEY FAMILY TRUST T/AS**			**$**	**1,320.00**
19391	Fire equipment and maintenance services	31/07/2026	E140287	$	1,320.00
16627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**3,465.00**
16627	Street sweeping services	10/07/2026	E139461	$	385.00
16627	Street sweeping services	17/07/2026	E139662	$	1,540.00
16627	Street sweeping services	31/07/2026	E140205	$	1,540.00
18131	**CABCHARGE PAYMENTS PTY LTD**			**$**	**672.45**
18131	Taxis	10/07/2026	E139494	$	672.45
17201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**2,360.00**
17201	Vehicle Repairs and Maintenance	31/07/2026	E140224	$	2,360.00
17265	**CARDIA BIOPLASTICS CARDIA BIOPLASTICS (AUSTRALIA) PTY LTD T/AS**			**$**	**85,665.80**
17265	Compostible bin liners	10/07/2026	E139475	$	85,665.80
18432	**CATALYSE**			**$**	**17,050.00**
18432	Surveyors	10/07/2026	E139503	$	17,050.00
15677	**CHAMPION COMPRESSORS SULLAIR AUSTRALIA PTY LTD T/AS**			**$**	**334.13**
15677	Other maintenance and services	31/07/2026	E140185	$	334.13
20072	**CHEFMASTER AUSTRALIA PLA ENTERPRISES PTY LTD T/AS**			**$**	**846.17**
20072	Catering services and supplies	10/07/2026	E139546	$	846.17
19115	**CHEMWEST PTY LTD**			**$**	**2,194.50**
19115	General hardware and tools	31/07/2026	E140269	$	2,194.50
20128	**CHENEE ALYCE KETT**			**$**	**402.00**
20128	Other Library Expenses	31/07/2026	E140323	$	402.00
20069	**CHIL3 PTY LTD**			**$**	**13,200.00**
20069	Creative services and graphic design	10/07/2026	E139544	$	13,200.00
15529	**CHOICEONE PTY LTD**			**$**	**22,183.33**
15529	Temporary labour hire	17/07/2026	E139647	$	17,697.14

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15529	Temporary labour hire	31/07/2026	E140183	$	4,486.19
10442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**626,517.10**
10442	City of Melville - Library and Cultural Centre	17/07/2026	E139600	$	626,517.10
19647	**CHRONOSOFT SOLUTIONS PTY LTD**			**$**	**37,422.00**
19647	Workplace health and safety services	31/07/2026	E140291	$	37,422.00
16215	**CHS HEALTHCARE PTY LTD**			**$**	**1,385.01**
16215	Community services and respite	10/07/2026	E139443	$	1,385.01
10955	**CITY OF ARMADALE**			**$**	**612.28**
10955	Local Government	31/07/2026	E140114	$	612.28
11277	**CITY OF SOUTH PERTH**			**$**	**3,443.00**
11277	Local Government	10/07/2026	E139381	$	3,443.00
11604	**CIVIL SURVEY SOLUTIONS PTY LTD**			**$**	**58,668.50**
11604	External training courses	31/07/2026	E140125	$	58,668.50
14326	**CIVITUS INTELIFE GROUP LIMITED T/AS**			**$**	**6,399.40**
14326	Commercial cleaning	10/07/2026	E139419	$	6,399.40
19120	**CLASSIC WINDOW FINISHINGS PASKOV CWF PTY LTD T/AS**			**$**	**3,986.00**
19120	Window cleaning	31/07/2026	E140270	$	3,986.00
10391	**CLEANAWAY CO PTY LTD**			**$**	**1,767.70**
10391	Waste collection and disposal	10/07/2026	E139373	$	1,300.63
10391	Waste collection and disposal	31/07/2026	E140102	$	467.07
19821	**CLED ENTERPRISES THE TRUSTEE FOR THE CLED TRUST T/AS**			**$**	**493.35**
19821	Architectural and design services	31/07/2026	E140303	$	493.35
18877	**CLIQUE PHOTOGRAPHY NAIRN, SHERIDAN MARGARET**			**$**	**800.00**
18877	Photography	31/07/2026	E140259	$	800.00
17962	**CLIVE ROSS COUNCILLOR**			**$**	**3,719.04**
17962	Councillor expenses	17/07/2026	E139689	$	3,719.04
17341	**COHERA-TECH PTY LIMITED**			**$**	**6,615.21**
17341	Other Library Expenses	31/07/2026	E140229	$	6,615.21

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18107	**COLE BAXTER PHOTOGRAPHY COLE BAXTER T/AS**			**$**	**1,650.00**
18107	Photography	17/07/2026	E139692	$	1,650.00
16526	**COLONIAL PRINT AND PROMOTIONS ORIANNA PTY LTD T/AS**			**$**	**11,352.00**
16526	Marketing materials and promotional items	31/07/2026	E140200	$	11,352.00
14441	**COMMERCIAL AQUATICS AUSTRALIA PTY LTD**			**$**	**9,838.40**
14441	Swimming pool costs	31/07/2026	E140165	$	9,838.40
19192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**1,477.87**
19192	Pest & Weed Control	10/07/2026	E139519	$	1,477.87
17074	**COMPLETE OFFICE SUPPLIES**			**$**	**9,986.15**
17074	Stationery	31/07/2026	E140223	$	9,986.15
20006	**CONCEPTS OF CHANGE PTY LTD**			**$**	**9,350.00**
20006	Other consulting services	10/07/2026	E139542	$	9,350.00
13935	**CONTRA-FLOW PTY LTD**			**$**	**174,458.79**
13935	Traffic control services	10/07/2026	E139411	$	22,349.18
13935	Traffic control services	17/07/2026	E139630	$	61,861.08
13935	Traffic control services	31/07/2026	E140156	$	90,248.53
10275	**COUNCIL ON THE AGEING WA INC**			**$**	**2,974.40**
10275	Other memberships	31/07/2026	E140099	$	2,974.40
17250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**344.30**
17250	Sport and recreation equipment	17/07/2026	E139679	$	344.30
16831	**COVS GPC ASIA PACIFIC T/AS**			**$**	**16,811.73**
16831	Plant purchase/Parts	17/07/2026	E139668	$	8,011.03
16831	Plant purchase/Parts	31/07/2026	E140213	$	8,800.70
18669	**CRANETECH**			**$**	**2,630.84**
18669	Plant hire	31/07/2026	E140257	$	2,630.84
19951	**CRAWFORD GUY YORKE (ELECTED MEMBER)**			**$**	**3,719.04**
19951	Councillor expenses	17/07/2026	E139734	$	3,719.04
17859	**CS LEGAL THE PIER GROUP PTY LTD T/AS**			**$**	**500.50**
17859	Debt collection services	10/07/2026	E139488	$	500.50

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
11677	**CSE CROSSCOM PTY LTD**			**$**	**4,587.00**
11677	Creative services and graphic design	10/07/2026	E139387	$	2,293.50
11677	Creative services and graphic design	31/07/2026	E140126	$	2,293.50
19738	**CUSTOM QUIP ENGINEERING PTY LTD**			**$**	**4,300.96**
19738	Vehicles and trailers	31/07/2026	E140296	$	4,300.96
18109	**CYCLING WITHOUT AGE AUSTRALIA INCORPORATED**			**$**	**3,465.00**
18109	Community events	10/07/2026	E139493	$	3,465.00
14386	**DA CHRISTIE PTY LTD**			**$**	**17,740.80**
14386	Outdoor furniture and shades and exercise equipment	17/07/2026	E139634	$	17,740.80
19837	**DAMIEN SPICCIA**			**$**	**150.00**
19837	Entertainers	31/07/2026	E140305	$	150.00
19849	**DAN MURPHY'S ENDEAVOUR GROUP LIMITED T/AS**			**$**	**751.24**
19849	Catering services and supplies	31/07/2026	E140306	$	751.24
20190	**DANIEL CONOR OSBORN**			**$**	**300.00**
20190	Other Library Expenses	31/07/2026	E140329	$	300.00
12131	**DATA#3 LIMITED**			**$**	**266,790.48**
12131	IT software/licensing and maintenance	17/07/2026	E139614	$	263,060.93
12131	IT software/licensing and maintenance	31/07/2026	E140132	$	3,729.55
10101	**DAVID GRAY & CO PTY LTD**			**$**	**17,649.61**
10101	Bin supply	10/07/2026	E139369	$	17,649.61
20182	**DE MARCHI ENTERPRISE PTY LTD**			**$**	**14,740.00**
20182	Commercial cleaning	17/07/2026	E139748	$	14,740.00
19957	**DE VINE CELLARS THE TRUSTEE FOR AFL UNIT TRUST T/AS**			**$**	**570.00**
19957	Catering services and supplies	31/07/2026	E140308	$	570.00
12124	**DEPARTMENT OF THE PREMIER AND CABINET**			**$**	**2,986.44**
12124	Subscriptions to professional organisations	31/07/2026	E140131	$	2,986.44
11918	**DEPARTMENT OF TRANSPORT WA**			**$**	**72,425.40**
11918	Other vehicles and trailers- REGO RENEWAL	10/07/2026	E139390	$	72,425.40
19812	**DEPARTMENT OF TREASURY AND FINANCE**			**$**	**1,583.18**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19812	Regulatory fees and government charges	10/07/2026	E139538	$	405.11
19812	Regulatory fees and government charges	17/07/2026	E139727	$	42.08
19812	Regulatory fees and government charges	31/07/2026	E140302	$	1,135.99
18141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$**	**6,600.00**
18141	Marketing and communication services	17/07/2026	E139693	$	6,600.00
13746	**DIGITALES DIGITAL EDUCATION SERVICES PTY LTD**			**$**	**8,811.00**
13746	Other memberships	17/07/2026	E139629	$	8,811.00
14025	**DIRECT BRIGADE ALARM MONITORING DEPARTMENT OF FIRE AND EMERGENCY SERVICES T/AS**			**$**	**9,405.00**
14025	Fire equipment and maintenance services	17/07/2026	E139631	$	9,405.00
14256	**DIRECT COFFEE SUPPLIES PTY LTD**			**$**	**1,980.00**
14256	Catering services and supplies	10/07/2026	E139416	$	1,820.00
14256	Catering services and supplies	31/07/2026	E140162	$	160.00
16617	**DO NOT USE - STATE WIDE TURF SERVICES JERRA NOMINEES PTY LTD & NB NORRISH PTY LTD T/AS**			**$**	**2,860.00**
16617	Turf and Equipment	10/07/2026	E139460	$	2,860.00
16541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$**	**30,151.00**
16541	Provision of Multi-Disciplined Professional Services for Atwell Gallery Redevelopment	10/07/2026	E139455	$	30,151.00
10213	**DORMAKABA AUSTRALIA PTY LTD**			**$**	**88.00**
10213	Other maintenance and services	31/07/2026	E140097	$	88.00
14686	**DOUGLAS PARTNERS PTY LTD**			**$**	**9,955.00**
14686	Building construction materials and services	10/07/2026	E139422	$	9,955.00
13459	**DOWNER EDI WORKS PTY LTD**			**$**	**975.93**
13459	Roads and paving supplies - asphalt and bitumen	31/07/2026	E140151	$	975.93
16693	**DOWSING GROUP PTY LTD**			**$**	**95,272.18**
16693	Roads and paving supplies - quarry products and rubble	10/07/2026	E139464	$	86,573.88
16693	Roads and paving supplies - quarry products and rubble	31/07/2026	E140208	$	8,698.30
18474	**DP STAMPALIA STAMPALIA, DARREN PHILLIP & DP EARTHMOVING WA T/AS**			**$**	**25,146.00**
18474	Bobcat Hire	10/07/2026	E139504	$	25,146.00
13309	**DRAINFLOW SERVICES PTY LTD**			**$**	**50,498.69**
13309	Drainage services	10/07/2026	E139404	$	21,349.50
13309	Drainage services	17/07/2026	E139624	$	4,042.61

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13309	Drainage services	31/07/2026	E140147	$	25,106.58
17544	**DUSHONG ART KICKETT, ROHIN PATRICK T/AS**			**$**	**35,750.00**
17544	Pelican Sculpture for Moreau Mews	10/07/2026	E139480	$	35,750.00
10986	**E & MJ ROSHER PTY LTD**			**$**	**4,052.90**
10986	Plant purchase/Parts	17/07/2026	E139603	$	4,052.90
20170	**EARTHWORM ACADEMY SAMANTHA ROSE MERRITT T/AS**			**$**	**600.00**
20170	Community events	31/07/2026	E140327	$	600.00
19822	**ECO RESOURCES THE TRUSTEE FOR KINGFISHER ASSET TRUST T/AS**			**$**	**43,619.51**
19822	Waste collection and disposal	10/07/2026	E139539	$	2,520.73
19822	Waste collection and disposal	17/07/2026	E139728	$	2,639.36
19822	Waste collection and disposal	31/07/2026	E140304	$	38,459.42
17816	**ECOBLUE INTERNATIONAL ECOLBLUE INTERNATIONAL PTY LTD ATF ECOBLUE UNIT TRUST**			**$**	**2,331.12**
17816	Fuel	10/07/2026	E139487	$	2,331.12
19101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**3,250.50**
19101	Electricity Infrastructure Maintenance or Installation	17/07/2026	E139701	$	3,250.50
19021	**EDGYX DORAN, STEPHEN T/AS**			**$**	**595.00**
19021	Other Library Expenses	31/07/2026	E140262	$	595.00
20202	**ELDAR EKIC**			**$**	**2,200.00**
20202	Artists and artworks	10/07/2026	E139562	$	2,200.00
16230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**24,403.98**
16230	Locksmith supplies and services	10/07/2026	E139444	$	21,195.58
16230	Locksmith supplies and services	31/07/2026	E140191	$	3,208.40
20183	**EMPIRE GARDENS PTY LTD**			**$**	**3,346.00**
20183	Landscaping services and supplies	10/07/2026	E139558	$	3,346.00
11380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**124,148.59**
11380	Building construction materials and services	10/07/2026	E139383	$	84,611.42
11380	Building construction materials and services	17/07/2026	E139610	$	6,092.77
11380	Building construction materials and services	31/07/2026	E140120	$	33,444.40
10091	**ENGINE PROTECTION EQUIPMENT**			**$**	**150.46**
10091	Other vehicles and trailers	10/07/2026	E139368	$	61.74

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10091	Other vehicles and trailers	17/07/2026	E139595	$	88.72
19872	**ENNOVATIVE PTY LTD**			**$**	**53,411.82**
19872	IT software/licensing and maintenance	17/07/2026	E139731	$	53,411.82
17316	**ENSIGN SERVICES (AUST.) PTY. LTD**			**$**	**371.79**
17316	Laundering and dry cleaning	10/07/2026	E139477	$	371.79
18255	**ENVIROCARE SYSTEMS ENVIROCARE SYSTEMS PTY LTD T/AS**			**$**	**1,017.50**
18255	Janitorial and cleaning products	10/07/2026	E139497	$	1,017.50
19126	**ENVIROLINE GROUP SEWERQUIP GROUP PTY LTD T/AS**			**$**	**421.37**
19126	Pipes and fittings services	31/07/2026	E140271	$	421.37
19136	**ENVIRONMENTAL INDUSTRIES PTY LTD**			**$**	**7,475.60**
19136	Landscaping services and supplies	17/07/2026	E139706	$	7,475.60
19332	**ENVIROPATH PTY LTD**			**$**	**31,314.20**
19332	Street sweeping services	10/07/2026	E139525	$	19,017.23
19332	Street sweeping services	31/07/2026	E140281	$	12,296.97
20066	**EPISAFE PTY LTD**			**$**	**3,506.25**
20066	Workplace health and safety services	17/07/2026	E139738	$	3,506.25
16611	**ERECTIONS (WA) LIGHTFORCE ASSET PTY LTD T/AS**			**$**	**23,543.30**
16611	Road signs	17/07/2026	E139661	$	23,543.30
16989	**ESSENTIAL COFFEE PTY LTD**			**$**	**2,159.56**
16989	Facilities management services	31/07/2026	E140218	$	2,159.56
17448	**FAIR PLAY SPORTS AND OUTDOOR**			**$**	**650.00**
17448	Sport and recreation equipment	31/07/2026	E140233	$	650.00
20101	**FAVOR DESIGN STUDIO PTY LTD**			**$**	**1,480.05**
20101	Architectural and design services	10/07/2026	E139548	$	822.25
20101	Architectural and design services	31/07/2026	E140321	$	657.80
10531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**3,118.09**
10531	Other subscriptions	10/07/2026	E139376	$	771.91
10531	Other subscriptions	31/07/2026	E140106	$	2,346.18
14426	**FLEET COMMERCIAL GYMNASIUMS PTY LTD**			**$**	**403,337.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
14426	Sport and recreation equipment	31/07/2026	E140164	$	403,337.00
17335	**FLEET FITNESS O'SHAUGHNESSY FAMILY TRUST T/AS**			**$**	**352.00**
17335	Sport and recreation equipment	31/07/2026	E140227	$	352.00
14774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**6,333.42**
14774	Sport and recreation equipment	31/07/2026	E140169	$	6,333.42
18338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**12,199.61**
18338	Temporary labour	10/07/2026	E139498	$	4,466.28
18338	Temporary labour	17/07/2026	E139694	$	2,650.67
18338	Temporary labour	31/07/2026	E140250	$	5,082.66
19632	**FN FOCUS PTY LTD**			**$**	**3,960.00**
19632	Community events	17/07/2026	E139719	$	3,960.00
17256	**FOCUS CONSULTING WA PTY LTD**			**$**	**6,820.00**
17256	Other consulting services	31/07/2026	E140225	$	6,820.00
14031	**FORESTVALE TREES**			**$**	**1,955.80**
14031	Nursery supplies	31/07/2026	E140158	$	1,955.80
15369	**FOXTEL**			**$**	**700.00**
15369	Cloud services	10/07/2026	E139431	$	350.00
15369	Cloud services	17/07/2026	E139643	$	350.00
17003	**FREESTYLE NOW SHAUN TRAVIS JARVIS T/AS**			**$**	**1,210.00**
17003	Entertainers	31/07/2026	E140221	$	1,210.00
19559	**FREMANTLE PA HIRE TRAVERS ENTERPRISES PTY LTD T/AS**			**$**	**3,948.34**
19559	Event equipment hire	17/07/2026	E139717	$	3,948.34
18623	**FRONT RUNNER AVL PTY LTD**			**$**	**3,646.83**
18623	Community events	10/07/2026	E139507	$	2,549.42
18623	Community events	31/07/2026	E140255	$	1,097.41
20129	**FUSE HR PTY LTD**			**$**	**20,790.00**
20129	HR and workforce services	10/07/2026	E139551	$	20,790.00
13930	**GAVIN PONTON COM EMPLOYEE**			**$**	**38.18**
13930	Other staff reimbursements	10/07/2026	E139410	$	38.18

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19962	**GEORGE ANTHONY PANAYOTOU**			**$**	**3,719.04**
19962	Councillor expenses	17/07/2026	E139736	$	3,719.04
16824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			**$**	**16,735.11**
16824	Other consulting services	17/07/2026	E139667	$	10,580.61
16824	Other consulting services	31/07/2026	E140212	$	6,154.50
14943	**GISSA INTERNATIONAL PTY LTD**			**$**	**2,665.30**
14943	Other memberships	31/07/2026	E140171	$	2,665.30
19072	**GLOBAL MARINE ENCLOSURES PTY LTD**			**$**	**4,510.00**
19072	Outdoor furniture and shades and exercise equipment	17/07/2026	E139698	$	4,510.00
17017	**GLYNIS BARBER COUNCILLOR**			**$**	**3,719.04**
17017	Councillor expenses	17/07/2026	E139675	$	3,719.04
18857	**GOVERNMENT GRANTGURU T/AS GRANTGURU PTY LTD ATF THE SPENCER FAMILY TRUST**			**$**	**5,390.00**
18857	Training services	31/07/2026	E140258	$	5,390.00
15101	**GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS**			**$**	**2,107.34**
15101	Graffiti removal services	10/07/2026	E139428	$	2,107.34
19690	**GROW IT LOCAL PTY LTD**			**$**	**17,039.04**
19690	Community events	31/07/2026	E140295	$	17,039.04
13613	**GUNNEBO AUSTRALIA PTY LTD**			**$**	**458.70**
13613	Facilities management services	10/07/2026	E139408	$	458.70
19484	**HAITCH STUDIO PTY LTD**			**$**	**1,815.00**
19484	Artists and artworks	31/07/2026	E140288	$	1,815.00
17002	**HAMES SHARLEY (WA) PTY LTD**			**$**	**5,918.00**
17002	Architectural and design services	10/07/2026	E139470	$	5,918.00
17756	**HANSON CONSTRUCTION MATERIALS PTY LTD**			**$**	**2,302.74**
17756	Building construction materials and services	17/07/2026	E139686	$	1,149.40
17756	Building construction materials and services	31/07/2026	E140239	$	1,153.34
17569	**HATCH PTY LTD**			**$**	**2,517.90**
17569	Architectural and design services	17/07/2026	E139683	$	2,517.90
14312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			**$**	**141,127.61**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
14312	Temporary labour hire	10/07/2026	E139418	$	31,034.99
14312	Temporary labour hire	17/07/2026	E139633	$	25,386.53
14312	Temporary labour hire	31/07/2026	E140163	$	84,706.09
10599	**HEAVY AUTOMATICS PTY LTD**			**$**	**2,887.73**
10599	Other maintenance and services	31/07/2026	E140108	$	2,887.73
19214	**HFM ASSET MANAGEMENT PTY LTD**			**$**	**43,842.26**
19214	Business and management consulting and services	10/07/2026	E139521	$	43,842.26
17810	**HILTON HARVEST COMMUNITY GARDEN INC**			**$**	**10,000.00**
17810	Park maintenance charges	10/07/2026	E139486	$	10,000.00
16705	**HODGE COLLARD PRESTON ARCHITECTS HODGE COLLARD PRESTON UNIT TRUST T/AS**			**$**	**3,932.50**
16705	Architectural and design services	17/07/2026	E139665	$	3,932.50
19623	**HORIZON SURVEYS PTY LTD**			**$**	**275.00**
19623	Surveyors	17/07/2026	E139718	$	275.00
15489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			**$**	**111,050.50**
15489	Irrigation and watering systems	10/07/2026	E139432	$	2,574.00
15489	Irrigation and watering systems	17/07/2026	E139646	$	70,937.90
15489	Irrigation and watering systems	31/07/2026	E140182	$	37,538.60
19062	**HYDROQUIP PUMPS & IRRIGATION PTY LTD**			**$**	**18,524.00**
19062	Irrigation and watering systems	10/07/2026	E139516	$	18,524.00
16282	**HYLAND MANAGEMENT & CONTRACTORS PTY LTD**			**$**	**316,221.40**
16282	Architectural and design services	10/07/2026	E139447	$	311,381.40
16282	Architectural and design services	31/07/2026	E140193	$	4,840.00
19706	**IAN NATHAN WILKES**			**$**	**6,000.00**
19706	Entertainers	10/07/2026	E139534	$	6,000.00
16839	**IES ENVIRO-SCAPES INDIGENOUS ECONOMIC SOLUTIONS PTY LTD T/AS**			**$**	**11,189.31**
16839	Environmental consultancy services	10/07/2026	E139466	$	4,324.40
16839	Environmental consultancy services	17/07/2026	E139669	$	6,864.91
10114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			**$**	**3,850.83**
10114	General hardware and tools	10/07/2026	E139370	$	400.74
10114	General hardware and tools	17/07/2026	E139596	$	1,904.73
10114	General hardware and tools	31/07/2026	E140093	$	1,545.36

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			**$**	**42,820.28**
16016	Temporary labour	10/07/2026	E139439	$	7,734.44
16016	Temporary labour	17/07/2026	E139648	$	13,976.17
16016	Temporary labour	31/07/2026	E140188	$	21,109.67
18178	**INFOCOUNCIL PTY LTD**			**$**	**14,897.27**
18178	IT software/licensing and maintenance	10/07/2026	E139495	$	14,897.27
14643	**INFOR PUBLIC SECTOR USER FORUM INC**			**$**	**1,650.00**
14643	Other subscriptions	17/07/2026	E139635	$	1,650.00
19281	**INFRASTRUCTURE FOCUS GRAHAM R LANTZKE T/AS**			**$**	**6,160.00**
19281	Engineering consulting services	31/07/2026	E140279	$	6,160.00
10009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**1,486.56**
10009	Hygiene services	10/07/2026	E139365	$	916.17
10009	Hygiene services	17/07/2026	E139592	$	570.39
16615	**INSTANT TOILETS & SHOWERS INSTANT PRODUCTS HIRE T/AS**			**$**	**457.56**
16615	Event equipment hire	10/07/2026	E139459	$	457.56
15148	**INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD**			**$**	**2,288.00**
15148	External training courses	31/07/2026	E140177	$	2,288.00
19114	**INTEGRITY SAMPLING (WA) ADY ANADI PTY LTD T/AS**			**$**	**312.95**
19114	Workplace health and safety services	17/07/2026	E139702	$	312.95
10469	**INTERSPORT ARMANDO SPORTS ARMANDO'S SPORTS UNIT TRUST T/AS**			**$**	**224.85**
10469	Sport and recreation equipment	31/07/2026	E140104	$	224.85
20196	**ISABELLE HODGE**			**$**	**320.00**
20196	Artists and artworks	31/07/2026	E140330	$	320.00
20201	**ISOBEL HUGHES**			**$**	**320.00**
20201	Artists and artworks	10/07/2026	E139561	$	320.00
14815	**ISUBSCRIBE PTY LIMITED**			**$**	**12,082.91**
14815	Other subscriptions	17/07/2026	E139637	$	12,082.91
14872	**JACKSON MCDONALD**			**$**	**11,108.79**
14872	Legal and conveyancing services	10/07/2026	E139425	$	11,108.79

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17769	**JAMES FOLEY**			**$**	**495.00**
17769	Entertainers	10/07/2026	E139484	$	495.00
20023	**JAMESTOWN MUSIC PTY LTD**			**$**	**560.00**
20023	Community events	31/07/2026	E140314	$	560.00
11406	**JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS**			**$**	**1,432.11**
11406	IT hardware	31/07/2026	E140121	$	1,432.11
15542	**JCB CONSTRUCTION EQUIPMENT AUSTRALIA CFC HOLDINGS PTY LTD T/AS**			**$**	**4,736.30**
15542	Plant purchase/Parts	10/07/2026	E139433	$	4,736.30
17971	**JENNIFER SPANBROEK COUNCILLOR**			**$**	**3,719.04**
17971	Councillor expenses	17/07/2026	E139690	$	3,719.04
17452	**JET KYE CHONG**			**$**	**400.00**
17452	Entertainers	17/07/2026	E139681	$	400.00
18546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			**$**	**84.75**
18546	Artists and artworks	31/07/2026	E140254	$	84.75
18620	**JUROVICH SURVEYING PTY LTD**			**$**	**2,761.00**
18620	Surveyors	10/07/2026	E139506	$	2,761.00
15448	**K2 AUDIOVISUAL PTY LTD**			**$**	**6,182.00**
15448	AV equipment and cameras	17/07/2026	E139644	$	6,182.00
16279	**KAREN WHEATLAND COUNCILLOR**			**$**	**7,069.87**
16279	Councillor expenses	3/07/2026	E139347	$	3,350.83
16279	Councillor expenses	17/07/2026	E139654	$	3,719.04
12898	**KATHERINE MAIR COUNCILLOR**			**$**	**11,861.63**
12898	Councillor expenses	17/07/2026	E139620	$	11,824.37
12898	Councillor expenses	31/07/2026	E140140	$	37.26
14781	**KELYN TRAINING SERVICES LNLC PTY LTD T/AS**			**$**	**465.00**
14781	External training courses	31/07/2026	E140170	$	465.00
16394	**KENNARDS HIRE PTY LTD**			**$**	**1,345.58**
16394	Event equipment hire	10/07/2026	E139450	$	342.78
16394	Event equipment hire	17/07/2026	E139657	$	292.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16394	Event equipment hire	31/07/2026	E140198	$	710.80
18652	**KENNEDYS (AUSTRALASIA) PARTNERSHIP**			**$**	**5,502.20**
18652	Legal and conveyancing services	31/07/2026	E140256	$	5,502.20
16453	**KENTICO SOFTWARE PTY LTD**			**$**	**64,284.00**
16453	Other IT and telecommunications expenses	10/07/2026	E139451	$	64,284.00
13971	**KERI ZENKE COM EMPLOYEE**			**$**	**54.00**
13971	Other staff reimbursements	31/07/2026	E140157	$	54.00
15026	**KEY2CREATIVE MUSTANG THREE PTY LTD T/AS**			**$**	**1,155.00**
15026	Other signage and sign writing	17/07/2026	E139640	$	165.00
15026	Other signage and sign writing	31/07/2026	E140174	$	990.00
17951	**KIT PRENDERGAST**			**$**	**2,431.00**
17951	Community events	17/07/2026	E139688	$	2,431.00
11636	**KLEENHEAT GAS WESTFARMERS KLEENHEAT GAS PTY LTD T/AS**			**$**	**26,462.90**
11636	Gas	17/07/2026	E139613	$	26,462.90
16770	**KLEENIT PTY LTD**			**$**	**1,514.92**
16770	Graffiti removal services	31/07/2026	E140211	$	1,514.92
19669	**KOMATSU AUSTRALIA**			**$**	**115.81**
19669	Minor machinery	17/07/2026	E139721	$	115.81
20105	**KONEX GROUP OUTDOOR SPACES AUSTRALIA PTY LTD T/A**			**$**	**5,280.00**
20105	Building construction materials and services	10/07/2026	E139549	$	3,520.00
20105	Building construction materials and services	17/07/2026	E139743	$	1,760.00
20074	**KWINANA ENERGY RECOVERY THE TRUSTEE FOR KWINANA WTE PROJECT TRUST T/A**			**$**	**146,964.85**
20074	Waste collection and disposal	17/07/2026	E139740	$	146,964.85
17064	**KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD**			**$**	**4,489.80**
17064	Printers and multifunction devices	10/07/2026	E139473	$	2,141.95
17064	Printers and multifunction devices	17/07/2026	E139677	$	2,347.85
11115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**5,510.87**
11115	Regulatory fees and government charges	10/07/2026	E139380	$	1,199.50
11115	Regulatory fees and government charges	17/07/2026	E139607	$	1,610.13
11115	Regulatory fees and government charges	31/07/2026	E140118	$	2,701.24

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10688	**LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS**			**$**	**1,890.13**
10688	Laundering and dry cleaning	31/07/2026	E140112	$	1,890.13
13716	**LEARNING HORIZONS THE HELEN HARDCASTLE TRUST T/AS**			**$**	**11,880.00**
13716	Training services	31/07/2026	E140153	$	11,880.00
18101	**LEIGH CRAFT**			**$**	**11.25**
18101	Artists and artworks	31/07/2026	E140246	$	11.25
14955	**LEISURE INSTITUTE OF WA AQUATIC**			**$**	**825.00**
14955	External training courses	10/07/2026	E139426	$	825.00
10618	**LES MILLS AEROBICS**			**$**	**15,505.88**
10618	Community events	31/07/2026	E140110	$	15,505.88
11544	**LGIS BROKING JARDINE LLOYD THOMPSON PTY LTD T/AS**			**$**	**346.50**
11544	Insurance premiums	31/07/2026	E140123	$	346.50
10490	**LGISWA**			**$**	**1,141,012.14**
10490	Insurance premiums	31/07/2026	E140105	$	1,141,012.14
19237	**LITTLE TREASURES COMPANY PTY LTD**			**$**	**2,700.00**
19237	Community events	31/07/2026	E140277	$	2,700.00
16451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**73,924.40**
16451	Turf and Equipment	17/07/2026	E139658	$	70,922.50
16451	Turf and Equipment	31/07/2026	E140199	$	3,001.90
14152	**LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE (LHAAC)**			**$**	**28,048.63**
14152	Community events	31/07/2026	E140159	$	28,048.63
15475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**19,169.68**
15475	Landscaping services and supplies	17/07/2026	E139645	$	2,514.38
15475	Landscaping services and supplies	31/07/2026	E140181	$	16,655.30
18367	**LO-GO APPOINTMENTS HELENE PTY LTD T/AS**			**$**	**25,322.85**
18367	Recruitment expenses	10/07/2026	E139500	$	5,064.57
18367	Recruitment expenses	17/07/2026	E139695	$	10,129.14
18367	Recruitment expenses	31/07/2026	E140251	$	10,129.14
19519	**LOOK BRILLIANT (PRINT) PTY LTD**			**$**	**182.60**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19519	Uniforms and corporate wardrobe	31/07/2026	E140290	$	182.60
20064	**LUXEUM LIGHTART PTY LTD**			**$**	**3,950.65**
20064	Event equipment hire	31/07/2026	E140317	$	3,950.65
11343	**M P ROGERS & ASSOCIATES PTY LTD**			**$**	**3,410.00**
11343	Engineering consulting services	17/07/2026	E139609	$	3,410.00
10340	**MACRI PARTNERS THE TRUSTEE FOR THE MACRI PARTNERS TRUST T/AS**			**$**	**2,310.00**
10340	Auditing services	17/07/2026	E139598	$	2,310.00
18815	**MAGIC DALE**			**$**	**880.00**
18815	Entertainers	17/07/2026	E139696	$	880.00
11723	**MAIN ROADS WA**			**$**	**2,750.00**
11723	Pavement construction and streetscape services	10/07/2026	E139388	$	2,750.00
10141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			**$**	**5,300.00**
10141	Light Vehicle purchase	31/07/2026	E140094	$	5,300.00
20180	**MATTER IO PTY LTD**			**$**	**2,200.00**
20180	IT software/licensing and maintenance	10/07/2026	E139557	$	2,200.00
20141	**MATTHEW LUCAS AITKEN**			**$**	**1,500.00**
20141	Artists and artworks	10/07/2026	E139552	$	1,500.00
15232	**MATTHEW WOODALL COUNCILLOR**			**$**	**6,146.45**
15232	Councillor expenses	17/07/2026	E139642	$	6,146.45
19960	**MAXIMA TRAINING GROUP (AUST) LIMITED**			**$**	**5,231.36**
19960	Recruitment expenses	10/07/2026	E139541	$	1,773.62
19960	Recruitment expenses	17/07/2026	E139735	$	1,801.30
19960	Recruitment expenses	31/07/2026	E140309	$	1,656.44
12678	**MAXWELL AND ROBINSON AND PHELPS THE TRUSTEE FOR TEEKMAR FAMILY TRUST T/AS**			**$**	**437.45**
12678	Pest & Weed Control	10/07/2026	E139399	$	222.75
12678	Pest & Weed Control	31/07/2026	E140137	$	214.70
19324	**MCLEODS LAWYERS PTY LTD**			**$**	**11,893.20**
19324	Legal and conveyancing services	10/07/2026	E139524	$	7,485.72
19324	Legal and conveyancing services	17/07/2026	E139713	$	4,407.48

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
11060	**MELVILLE CARES**			**$**	**6,682.00**
11060	Donations, Sponsorship & Contributions	31/07/2026	E140117	$	6,682.00
15223	**MELVILLE CITY HOCKEY CLUB**			**$**	**148.00**
15223	Sport and recreation subsidies	31/07/2026	E140179	$	148.00
16638	**MELVILLE TOYOTA SERVCO AUSTRALIA MELVILLE PTY LTD T/AS**			**$**	**2,166.76**
16638	Cars	10/07/2026	E139462	$	2,166.76
19166	**MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD T/AS**			**$**	**110.00**
19166	Other IT and telecommunications expenses	31/07/2026	E140274	$	110.00
18997	**METAL ARTWORK BADGES D&L STUDIO PTY LTD T/AS**			**$**	**55.44**
18997	Office equipment	10/07/2026	E139512	$	55.44
20048	**METZ SPECIALTY MATERIALS UNIT TRUST THE TRUSTEE FOR METZ SPECIALTY MATERIALS UNIT TRUST T/AS**			**$**	**50,753.76**
20048	Building construction materials and services	31/07/2026	E140316	$	50,753.76
20124	**MICHAEL JOHN MCGOLDRICK**			**$**	**3,719.04**
20124	Other staff reimbursements	17/07/2026	E139744	$	3,719.04
18399	**MICHAEL O'ROURKE**			**$**	**600.00**
18399	Entertainers	10/07/2026	E139502	$	600.00
16168	**MICHAEL PAGE INTERNATIONAL MICHAEL PAGE INTERNATIONAL (AUSTRALIA) PTY LIMITED T/AS**			**$**	**38,512.62**
16168	HR and workforce services	10/07/2026	E139442	$	7,593.10
16168	HR and workforce services	17/07/2026	E139651	$	4,161.61
16168	HR and workforce services	31/07/2026	E140190	$	26,757.91
19802	**MIDLAND MINICRETE FUTURO NOMINEES PTY LTD T/AS**			**$**	**3,340.15**
19802	Roads and paving supplies - concrete	17/07/2026	E139726	$	2,365.75
19802	Roads and paving supplies - concrete	31/07/2026	E140300	$	974.40
19228	**MINIQUIP HIRE THE TRUSTEE FOR FENTON FAMILY TRUST T/AS**			**$**	**5,971.35**
19228	Plant hire	17/07/2026	E139710	$	5,971.35
18391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**79,965.60**
18391	Playground equipment and maintenance	10/07/2026	E139501	$	79,800.60
18391	Playground equipment and maintenance	31/07/2026	E140253	$	165.00
20068	**MIRLINY J.M BOUNDRY & S.J BOUNDRY & D.J SHILLITO T/A**			**$**	**1,600.00**
20068	Community events	17/07/2026	E139739	$	1,000.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20068	Community events	31/07/2026	E140318	$	600.00
10086	**MISS MAUD TOWN INN PTY LTD T/AS**			**$**	**371.65**
10086	Catering services and supplies	10/07/2026	E139367	$	371.65
19586	**MM PLASTICS PTY LIMITED GRAPHIC ART MART T/AS**			**$**	**4,700.91**
19586	Other signage and sign writing	10/07/2026	E139529	$	4,700.91
12865	**MMM WA PTY LTD**			**$**	**198,100.34**
12865	Building construction materials and services	10/07/2026	E139400	$	60,585.53
12865	Building construction materials and services	17/07/2026	E139619	$	113,121.91
12865	Building construction materials and services	31/07/2026	E140139	$	24,392.90
14987	**MNG SURVEY MCMULLEN NOLAN GROUP PTY LTD T/AS**			**$**	**4,091.27**
14987	Surveyors	10/07/2026	E139427	$	4,091.27
19018	**MODUS AUSTRALIA LANDMARK ENGINEERING & DESIGN PTY LTD T/AS**			**$**	**81,393.40**
19018	Building construction materials and services	31/07/2026	E140261	$	81,393.40
17462	**MONAGHAN SURVEYING JOHN TIMOTHY MONAGHAN T/AS**			**$**	**1,411.00**
17462	Surveyors	17/07/2026	E139682	$	1,411.00
10212	**MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS**			**$**	**1,667.47**
10212	Asbestos removal and disposal	31/07/2026	E140096	$	1,667.47
19741	**MULTISPARES LIMITED**			**$**	**21.20**
19741	Plant purchase/Parts	31/07/2026	E140297	$	21.20
15921	**MYSTERY CUSTOMER UNDERCOVER CUSTOMER PTY LTD T/AS**			**$**	**1,094.48**
15921	Business and management consulting and services	10/07/2026	E139437	$	1,094.48
19201	**NATIONAL CRIME CHECK NATIONAL CRIME CHECK PTY LTD T/AS**			**$**	**216.00**
19201	HR and workforce services	10/07/2026	E139520	$	84.00
19201	HR and workforce services	31/07/2026	E140276	$	132.00
17940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**160,347.27**
17940	Bush regeneration	10/07/2026	E139489	$	93,890.79
17940	Bush regeneration	17/07/2026	E139687	$	1,210.00
17940	Bush regeneration	31/07/2026	E140242	$	65,246.48
18038	**NELSON MONDLANE**			**$**	**1,000.00**
18038	Artists and artworks	31/07/2026	E140243	$	1,000.00

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16837	**NETSTAR AUSTRALIA PTY LTD**			**$**	**4,097.78**
16837	Minor machinery	31/07/2026	E140214	$	4,097.78
16698	**NEVILLE JOSEPH COLLARD**			**$**	**1,200.00**
16698	Community events	17/07/2026	E139664	$	1,200.00
12969	**NICOLE ROBINS COUNCILLOR**			**$**	**3,733.18**
12969	Councillor expenses	17/07/2026	E139621	$	3,719.04
12969	Councillor expenses	31/07/2026	E140141	$	14.14
19663	**NINTEX PTY LTD**			**$**	**65,117.75**
19663	IT technical services	10/07/2026	E139533	$	65,117.75
17997	**NIXON STUDIO PTY LTD NIXON STUDIO TRUST T/AS**			**$**	**127,600.00**
17997	Artists and artworks	10/07/2026	E139491	$	127,600.00
19998	**NOISENET OPERATIONS PTY LTD**			**$**	**5,104.00**
19998	Environmental consultancy services	31/07/2026	E140310	$	5,104.00
16515	**NON-ADVERTISING MARKETFORCE PTY LTD**			**$**	**19,503.00**
16515	Advertising and media buy	10/07/2026	E139454	$	19,503.00
20007	**NOONGAR BIRDIYIA PTY LTD**			**$**	**14,586.00**
20007	Other consulting services	31/07/2026	E140312	$	14,586.00
18649	**NORMAN DISNEY & YOUNG NDY MANAGEMENT PTY LTD T/AS**			**$**	**3,300.00**
18649	Engineering consulting services	10/07/2026	E139508	$	3,300.00
13408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$**	**140,780.03**
13408	Electrical and lighting maintenance supplies and services	10/07/2026	E139405	$	88,578.56
13408	Electrical and lighting maintenance supplies and services	17/07/2026	E139626	$	3,451.34
13408	Electrical and lighting maintenance supplies and services	31/07/2026	E140150	$	48,750.13
17336	**NUTRIEN AG SOLUTIONS LIMITED LANDMARK OPERATIONS LIMITED T/AS**			**$**	**5,060.15**
17336	Landscaping services and supplies	17/07/2026	E139680	$	5,060.15
11020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$**	**2,341.10**
11020	Irrigation and watering systems	31/07/2026	E140116	$	2,341.10
14112	**OFFICE LINE OFFICE LINE GROUP PTY LTD T/AS**			**$**	**14,216.40**
14112	Furniture and Fit Out	10/07/2026	E139413	$	14,216.40

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13187	**ONE MUSIC AUSTRALIA APRA - AUSTRALASIAN PERFORMING RIGHT ASSOC LTD T/AS**			**$**	**21,910.50**
13187	Licences	17/07/2026	E139622	$	21,910.50
19283	**OTHERSIDE BREWING CO. TRIPLE 1 THREE LIMITED T/AS**			**$**	**959.20**
19283	Catering services and supplies	17/07/2026	E139712	$	959.20
19607	**PAATSCH CONSULTING PTY LTD**			**$**	**33,529.10**
19607	Sport and recreation subsidies	10/07/2026	E139530	$	33,529.10
12629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**23,750.00**
12629	Nursery supplies	10/07/2026	E139396	$	2,100.00
12629	Nursery supplies	17/07/2026	E139617	$	16,010.00
12629	Nursery supplies	31/07/2026	E140135	$	5,640.00
20193	**PARAGON CORPORATE TRAINING THE TRUSTEE FOR THE PARAGON TRUST T/AS**			**$**	**1,040.00**
20193	External training courses	10/07/2026	E139559	$	1,040.00
16488	**PARAMOUNT SECURITY SERVICES SILVERBACK ENTERPRISES PTY LTD T/AS**			**$**	**9,244.95**
16488	Security services	10/07/2026	E139452	$	8,456.25
16488	Security services	17/07/2026	E139659	$	788.70
16091	**PAUL MOLONY COM EMPLOYEE**			**$**	**250.00**
16091	Other staff reimbursements	10/07/2026	E139441	$	250.00
17338	**PAUL V ENTERTAINMENT VILKAS, PAUL T/AS**			**$**	**660.00**
17338	Entertainers	31/07/2026	E140228	$	660.00
19746	**PAXON GROUP THE TRUSTEE FOR THE PAXON TRUST T/AS**			**$**	**5,148.00**
19746	Other consulting services	31/07/2026	E140298	$	5,148.00
19672	**PAXUS AUSTRALIA PTY LIMITED**			**$**	**20,928.95**
19672	Recruitment expenses	17/07/2026	E139722	$	14,069.88
19672	Recruitment expenses	31/07/2026	E140294	$	6,859.07
20147	**PENELOPE ANNE MULLUMBY**			**$**	**2,270.00**
20147	Other Library Expenses	31/07/2026	E140326	$	2,270.00
18339	**PEOPLESENSE BY ALTIUS PEOPLESENSE PTY LTS T/AS**			**$**	**8,429.64**
18339	Workplace health and safety services	10/07/2026	E139499	$	8,429.64
19344	**PERTH CORPORATE MASSAGE COLLETTE JANE LYNCH T/AS**			**$**	**2,130.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19344	Workplace health and safety services	31/07/2026	E140283	$	2,130.00
16305	**PERTH ENERGY PTY LTD**			**$**	**1,809.53**
16305	Gas	10/07/2026	E139448	$	1,008.19
16305	Gas	31/07/2026	E140194	$	801.34
19013	**PERTH MATTRESS & FURNITURE RECYCLING COMPANY SC GREIG & SM GREIG T/AS**			**$**	**16,167.89**
19013	Waste collection and disposal	10/07/2026	E139513	$	16,167.89
19366	**PERTH SOCIAL BOOTH**			**$**	**550.00**
19366	Photography	31/07/2026	E140284	$	550.00
19149	**PHASE 3 MAINTENANCE PTY LTD**			**$**	**1,668.70**
19149	Landscape design and architecture services	31/07/2026	E140272	$	1,668.70
19722	**PIXELCASE GROUP PTY. LTD**			**$**	**20,850.50**
19722	IT software/licensing and maintenance	17/07/2026	E139724	$	20,850.50
12648	**PLANNING INSTITUTE AUSTRALIA**			**$**	**4,986.70**
12648	Advertising and media buy	10/07/2026	E139397	$	4,986.70
10413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**1,117.95**
10413	Park maintenance charges	10/07/2026	E139375	$	400.11
10413	Park maintenance charges	17/07/2026	E139599	$	358.92
10413	Park maintenance charges	31/07/2026	E140103	$	358.92
19407	**PLAY CHECK PTY LTD**			**$**	**660.00**
19407	Playground equipment and maintenance	17/07/2026	E139715	$	660.00
10167	**POWERVAC PTY LTD**			**$**	**4,176.76**
10167	Commercial cleaning	10/07/2026	E139371	$	3,680.00
10167	Commercial cleaning	31/07/2026	E140095	$	496.76
16558	**PROFESSIONAL SEARCH GROUP AUSTRALIA - PSG PROFESSIONAL SEARCH GROUP PTY LTD T/AS**			**$**	**12,110.98**
16558	Temporary labour	10/07/2026	E139457	$	2,523.04
16558	Temporary labour	31/07/2026	E140202	$	9,587.94
19488	**PTG CONSULTING PTY LTD**			**$**	**2,310.00**
19488	Engineering consulting services	31/07/2026	E140289	$	2,310.00
19370	**PULCH MAG**			**$**	**75.00**
19370	Outsourced printing	31/07/2026	E140285	$	75.00

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19506	**PWE PROPERTY CONSULTANTS & VALUERS PWE CONSULTING (WA) PTY LTD T/AS**			**$**	**3,520.00**
19506	Valuation services	17/07/2026	E139716	$	3,520.00
16280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**67,657.56**
16280	Roofing services	10/07/2026	E139446	$	20,799.78
16280	Roofing services	17/07/2026	E139655	$	30,148.08
16280	Roofing services	31/07/2026	E140192	$	16,709.70
19340	**RACHAEL CANNING CANNING, RACHAEL MARIE TAYLOR T/AS**			**$**	**990.00**
19340	Community events	31/07/2026	E140282	$	990.00
20010	**RE.CYCLE (CANNING VALE) PTY LTD**			**$**	**414,882.82**
20010	General recycling	17/07/2026	E139737	$	409,563.67
20010	General recycling	31/07/2026	E140313	$	5,319.15
14284	**REBECCA FLANAGAN**			**$**	**415.00**
14284	Other Library Expenses	17/07/2026	E139632	$	415.00
18072	**RECONCILIATION WA RECONCILIATION WESTERN AUSTRALIA INC. T/AS**			**$**	**2,832.50**
18072	Other consulting services	31/07/2026	E140245	$	2,832.50
20114	**RED HAWK INVESTMENTS PTY LTD**			**$**	**450.00**
20114	Carpentry services	10/07/2026	E139550	$	450.00
13217	**REDFISH TECHNOLOGIES PTY LTD**			**$**	**16,911.64**
13217	Other furniture	10/07/2026	E139403	$	3,366.33
13217	Other furniture	17/07/2026	E139623	$	13,545.31
19109	**REDIMED PTY LTD**			**$**	**3,498.00**
19109	Medical expenses	31/07/2026	E140268	$	3,498.00
13412	**REMIDA PERTH INC**			**$**	**415.00**
13412	Community events	17/07/2026	E139627	$	415.00
12002	**RENT A FENCE PTY LTD THE TRUSTEE FOR THE RENT A FENCE AUSTRALIA TRUST T/AS**			**$**	**19.70**
12002	Fencing supplies and services	31/07/2026	E140128	$	19.70
16853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**1,599.40**
16853	Road line marking	10/07/2026	E139467	$	1,599.40
20049	**RHIEN THIAN LEONG TAN**			**$**	**1,000.00**

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20049	Event equipment hire	10/07/2026	E139543	$	1,000.00
20207	**RHYS BARRY HUSSEY**			**$**	**1,000.00**
20207	Artists and artworks	10/07/2026	E139564	$	1,000.00
10703	**RICOH AUSTRALIA PTY LTD**			**$**	**142.76**
10703	Other IT and telecommunications expenses	10/07/2026	E139378	$	142.76
19144	**RIDER LEVETT BUCKNALL WA PTY LTD**			**$**	**1,100.00**
19144	Surveyors	10/07/2026	E139518	$	1,100.00
17776	**ROMEO PLUMBING PTY LTD**			**$**	**30,225.00**
17776	Plumbing maintenance supplies and services	10/07/2026	E139485	$	30,225.00
11532	**ROYAL LIFE SAVING SOCIETY WA INC**			**$**	**1,800.00**
11532	Community events	17/07/2026	E139612	$	1,800.00
14666	**SAFARI BUILDING PRODUCTS TACOMA GROUP T/AS**			**$**	**1,124.97**
14666	Building construction materials and services	10/07/2026	E139421	$	1,124.97
19681	**SAFE ROADS CONSULTANTS PTY LTD**			**$**	**8,305.00**
19681	Traffic control services	17/07/2026	E139723	$	8,305.00
19577	**SAFEGUARDING CENTRAL PTY LTD**			**$**	**2,503.88**
19577	Community services and respite	10/07/2026	E139528	$	2,503.88
17664	**SANDY JAMIESON**			**$**	**320.00**
17664	Community events	31/07/2026	E140238	$	320.00
10615	**SATELLITE SECURITY SERVICES**			**$**	**2,582.91**
10615	Security systems/Monitoring	31/07/2026	E140109	$	2,582.91
10911	**SCOTT PRINTERS PTY LTD**			**$**	**20,317.00**
10911	Outsourced printing	10/07/2026	E139379	$	19,389.70
10911	Outsourced printing	31/07/2026	E140113	$	927.30
16677	**SECURITY MANAGMENT AUSTRALASIA PTY LTD**			**$**	**297.00**
16677	Security systems/Monitoring	17/07/2026	E139663	$	297.00
17990	**SEEK SEEK LIMITED T/AS**			**$**	**8,832.78**
17990	Recruitment expenses	10/07/2026	E139490	$	8,832.78

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20194	**SHAE GILLAM**			**$**	**340.00**
20194	Community events	10/07/2026	E139560	$	340.00
20185	**SHAEDEN KAISEY BERRY**			**$**	**336.00**
20185	Other Library Expenses	31/07/2026	E140328	$	336.00
16550	**SHRED-X PTY LTD**			**$**	**162.16**
16550	Records management services	10/07/2026	E139456	$	162.16
17882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**8,624.70**
17882	Playground equipment and maintenance	31/07/2026	E140241	$	8,624.70
15122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**69,309.98**
15122	Building construction materials and services	10/07/2026	E139429	$	69,309.98
14214	**SLATER GARTRELL SPORTS ATF GARTRELL FAMILY TRUST T/AS**			**$**	**2,660.90**
14214	Sport and recreation equipment	31/07/2026	E140161	$	2,660.90
17031	**SLIMLINE WAREHOUSE THE JESSEN GROUP PTY LTD T/AS**			**$**	**351.62**
17031	Marketing materials and promotional items	10/07/2026	E139471	$	351.62
17001	**SOCIAL PINPOINT PTY LTD**			**$**	**28,567.00**
17001	Website expenses	31/07/2026	E140220	$	28,567.00
20167	**SOILS AINT SOILS PTY LTD**			**$**	**674.98**
20167	Landscaping services and supplies	10/07/2026	E139556	$	492.98
20167	Landscaping services and supplies	17/07/2026	E139745	$	182.00
19139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,719.04**
19139	Councillor expenses	17/07/2026	E139707	$	3,719.04
15606	**SOUTH METROPOLITAN TAFE**			**$**	**12,343.60**
15606	External training courses	10/07/2026	E139434	$	12,343.60
15327	**SOUTH SHORE SWIMMING CLUB INC.**			**$**	**17,256.06**
15327	Sport and recreation subsidies	31/07/2026	E140180	$	17,256.06
16173	**SOUTH SIDE WIRE SEAGRIM, PHILIP LESLIE T/AS**			**$**	**6,226.66**
16173	Temporary fencing	17/07/2026	E139652	$	6,226.66
13969	**SPANDEX ASIA PACIFIC PTY LTD**			**$**	**728.06**
13969	Other signage and sign writing	10/07/2026	E139412	$	728.06

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20005	**SPELLBOUND STUDIO PERTH LAURA BLACKMAN T/AS**			**$**	**1,160.00**
20005	Community events	31/07/2026	E140311	$	1,160.00
16880	**SPORTS CIRCUIT LINEMARKING JV HOLDINGS WA PTY LTD T/AS**			**$**	**1,001.00**
16880	Park maintenance charges	17/07/2026	E139671	$	462.00
16880	Park maintenance charges	31/07/2026	E140215	$	539.00
19909	**SPORTSWORLD OF WA LEVEROCK PTY LTD T/AS**			**$**	**427.35**
19909	Sport and recreation equipment	31/07/2026	E140307	$	427.35
11220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			**$**	**699.05**
11220	External training courses	17/07/2026	E139608	$	699.05
20212	**STATEWIDE TURF PTY LTD**			**$**	**5,368.00**
20212	Turf and Equipment	17/07/2026	E139750	$	4,488.00
20212	Turf and Equipment	31/07/2026	E140331	$	880.00
20159	**STEPHEN GENOVESE**			**$**	**8,500.00**
20159	Artists and artworks	10/07/2026	E139554	$	8,500.00
11472	**STILES ELECTRICAL & COMMUNICATION SERVICES STILES ELECTRICAL & COMMUNICATION SERVICES PTY LTD T/AS**			**$**	**73,264.29**
11472	Electrical and lighting maintenance supplies and services	10/07/2026	E139384	$	73,264.29
17635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			**$**	**21,553.21**
17635	Landscaping services and supplies	10/07/2026	E139483	$	18,856.81
17635	Landscaping services and supplies	17/07/2026	E139685	$	2,359.54
17635	Landscaping services and supplies	31/07/2026	E140237	$	336.86
13539	**SUPERIOR PAK PTY LTD**			**$**	**28,122.96**
13539	Fleet Operational Services	10/07/2026	E139407	$	1,109.96
13539	Fleet Operational Services	17/07/2026	E139628	$	23,430.04
13539	Fleet Operational Services	31/07/2026	E140152	$	3,582.96
18553	**SUPERSONIC AUSTRALASIA BILLIONS AUSTRALIA PTY LTD T/AS**			**$**	**2,420.00**
18553	Entertainers	10/07/2026	E139505	$	2,420.00
19650	**SUPREME SHADES BELGRADE HOLDINGS PTY LTD T/AS**			**$**	**1,430.00**
19650	Outdoor furniture and shades and exercise equipment	31/07/2026	E140292	$	1,430.00
14867	**SURUN SERVICES PTY LTD**			**$**	**207,472.10**
14867	Electrical and lighting maintenance supplies and services	10/07/2026	E139424	$	207,472.10

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20145	**SUSAN JOY LU**			**$**	**672.00**
20145	Other Library Expenses	31/07/2026	E140325	$	672.00
19289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			**$**	**3,489.75**
19289	Landscaping services and supplies	10/07/2026	E139523	$	2,574.00
19289	Landscaping services and supplies	31/07/2026	E140280	$	915.75
20070	**SWIFT FLOW THE TRUSTEE FOR THE SWIFT FLOW UNIT TRUST T/A**			**$**	**61,754.17**
20070	Plumbing maintenance supplies and services	10/07/2026	E139545	$	42,160.80
20070	Plumbing maintenance supplies and services	31/07/2026	E140319	$	19,593.37
16605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			**$**	**534,035.15**
16605	Gas	10/07/2026	E139458	$	67,953.84
16605	Gas	17/07/2026	E139660	$	172,590.68
16605	Gas	31/07/2026	E140203	$	293,490.63
13014	**SYRINX SYRINX ENVIRONMENTAL PTY LTD T/AS**			**$**	**9,372.00**
13014	Other consulting services	10/07/2026	E139401	$	9,372.00
14270	**TALIS CONSULTANTS THE TRUSTEE FOR TALIS UNIT TRUST T/AS**			**$**	**100,868.59**
14270	Auditing services	10/07/2026	E139417	$	100,868.59
15177	**TAMAN DIAMOND TOOL SOLUTIONS QUALITY NOMINEES PTY LTD T/AS**			**$**	**1,876.60**
15177	General hardware and tools	31/07/2026	E140178	$	1,876.60
16881	**TASTY FRESH PTY LTD**			**$**	**272.80**
16881	Food and beverages for resale	17/07/2026	E139672	$	114.40
16881	Food and beverages for resale	31/07/2026	E140216	$	158.40
19790	**TBB PLANNING PTY LTD**			**$**	**9,794.95**
19790	Town planning services	10/07/2026	E139537	$	9,794.95
18917	**TEAM GLOBAL EXPRESS PTY LTD**			**$**	**401.18**
18917	Couriers	31/07/2026	E140260	$	401.18
16341	**TECHNOGYM AUSTRALIA PTY LTD**			**$**	**3,174.27**
16341	Sport and recreation equipment	31/07/2026	E140197	$	3,174.27
17523	**TELSTRA CORPORATION LIMITED**			**$**	**495.00**
17523	Mobile phone expenses	31/07/2026	E140234	$	495.00

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19372	**TELSTRA LIMITED**			**$**	**12,721.87**
19372	Telecommunication services	10/07/2026	E139526	$	3,604.12
19372	Telecommunication services	17/07/2026	E139714	$	2,784.75
19372	Telecommunication services	31/07/2026	E140286	$	6,333.00
16307	**TENDERLINK.COM EXPERIAN AUSTRALIA OPERATIONS PTY LTD T/AS**			**$**	**8,856.23**
16307	Advertising and media buy	17/07/2026	E139656	$	7,430.56
16307	Advertising and media buy	31/07/2026	E140195	$	1,425.67
19748	**TESLA MOTORS AUSTRALIA PTY LTD**			**$**	**1,109.94**
19748	Vehicle maintenance	10/07/2026	E139535	$	1,109.94
20213	**THE HATCHERY (HUB) PTY LTD**			**$**	**12,953.82**
20213	Community events	31/07/2026	E140332	$	12,953.82
12076	**TIGER TEK PTY LTD**			**$**	**9,463.85**
12076	General hardware and tools	10/07/2026	E139391	$	1,461.90
12076	General hardware and tools	31/07/2026	E140129	$	8,001.95
11019	**TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS**			**$**	**444.92**
11019	Vehicle maintenance	17/07/2026	E139604	$	97.68
11019	Vehicle maintenance	31/07/2026	E140115	$	347.24
12528	**TNS PAYMENT PLATFORMS PTY LIMITED**			**$**	**881.22**
12528	Cash collection services	10/07/2026	E139395	$	881.22
13917	**TOTAL GREEN RECYCLING PTY LTD**			**$**	**10,625.51**
13917	General recycling	31/07/2026	E140155	$	10,625.51
12663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			**$**	**3,991.43**
12663	Uniforms and corporate wardrobe	10/07/2026	E139398	$	881.65
12663	Uniforms and corporate wardrobe	17/07/2026	E139618	$	1,637.72
12663	Uniforms and corporate wardrobe	31/07/2026	E140136	$	1,472.06
10214	**T-QUIP TURF EQUIPMENT SOLUTIONS TOCOJEPA PTY LTD T/AS**			**$**	**752.34**
10214	Turf and Equipment	17/07/2026	E139597	$	322.34
10214	Turf and Equipment	31/07/2026	E140098	$	430.00
17037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$**	**302,200.19**
17037	Arborists and tree services	10/07/2026	E139472	$	159,315.99
17037	Arborists and tree services	17/07/2026	E139676	$	61,860.95
17037	Arborists and tree services	31/07/2026	E140222	$	81,023.25

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Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19389	**TRISTAN FIDLER TRISTAN MICHAEL FIDLER T/AS**			**$**	**1,200.00**
19389	Promotional videos	10/07/2026	E139527	$	1,200.00
14158	**TRITON ELECTRICAL CONTRACTORS PTY LTD**			**$**	**18,980.50**
14158	Electrical and lighting maintenance supplies and services	10/07/2026	E139414	$	18,370.00
14158	Electrical and lighting maintenance supplies and services	31/07/2026	E140160	$	610.50
20175	**TROPHY SHOP AUSTRALIA THE TRUSTEE FOR SARJUDAS UNIT TRUST T/AS**			**$**	**5,512.74**
20175	Other office and workplace supplies	17/07/2026	E139746	$	5,512.74
17588	**TRUCK CENTRE WA PTY LTD**			**$**	**35,482.42**
17588	Fleet Operational Services	17/07/2026	E139684	$	10,377.09
17588	Fleet Operational Services	31/07/2026	E140235	$	25,105.33
19191	**TWO MONKEYS AGENCY THE TRUSTEE FOR F & J FAMILY TRUST T/AS**			**$**	**1,540.00**
19191	Advertising and media buy	17/07/2026	E139709	$	495.00
19191	Advertising and media buy	31/07/2026	E140275	$	1,045.00
18070	**UDLA UDLA PTY LTD ATF UDLA UNIT TRUST T/AS**			**$**	**11,613.80**
18070	Landscape design and architecture services	31/07/2026	E140244	$	11,613.80
14960	**ULTIMO CATERING & EVENTS PTY LTD**			**$**	**19,658.00**
14960	Catering services and supplies	17/07/2026	E139638	$	4,775.50
14960	Catering services and supplies	31/07/2026	E140172	$	14,882.50
11592	**UNITED FORKLIFT AND ACCESS SOLUTIONS UNITED EQUIPMENT PTY LIMITED T/AS**			**$**	**1,093.40**
11592	Community events	31/07/2026	E140124	$	1,093.40
19164	**UNITING GLOBAL PTY LTD**			**$**	**82,937.33**
19164	Commercial cleaning	17/07/2026	E139708	$	15,645.89
19164	Commercial cleaning	31/07/2026	E140273	$	67,291.44
16075	**URBIS PTY LTD**			**$**	**22,000.00**
16075	Real estate and property management	17/07/2026	E139649	$	22,000.00
19117	**VAN RYT INDUSTRIES PTY LTD**			**$**	**3,802.70**
19117	Playground equipment and maintenance	10/07/2026	E139517	$	3,670.70
19117	Playground equipment and maintenance	17/07/2026	E139703	$	132.00
19087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**125,829.82**
19087	General recycling	17/07/2026	E139699	$	80,112.43

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19087	General recycling	31/07/2026	E140267	$	45,717.39
20189	**VINCENZO ARMANDO PERRELLA**			**$**	**300.00**
20189	Other Library Expenses	17/07/2026	E139749	$	300.00
19089	**VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS**			**$**	**1,948.10**
19089	Security systems/Monitoring	17/07/2026	E139700	$	1,948.10
16683	**VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**29,709.84**
16683	Data cabling services	31/07/2026	E140207	$	29,709.84
13325	**WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS**			**$**	**510.85**
13325	Trucks	31/07/2026	E140148	$	510.85
17865	**WA LIBRARY SUPPLIES P.I.C. ENTERPRISES PTY LTD T/AS**			**$**	**1,100.00**
17865	Other Library Expenses	31/07/2026	E140240	$	1,100.00
10577	**WA LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA**			**$**	**750.00**
10577	Regulatory fees and government charges	17/07/2026	E139601	$	560.00
10577	Regulatory fees and government charges	31/07/2026	E140107	$	190.00
12334	**WATER CORPORATION**			**$**	**39,978.53**
12334	Hydro	10/07/2026	E139394	$	3,024.86
12334	Hydro	17/07/2026	E139616	$	16,253.15
12334	Hydro	31/07/2026	E140134	$	20,700.52
11195	**WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS**			**$**	**6,337.30**
11195	Plant maintenance	31/07/2026	E140119	$	6,337.30
19933	**WAYPOINT VISUALS BRYN IWAN ROGERS T/AS**			**$**	**670.00**
19933	Promotional videos	17/07/2026	E139732	$	670.00
20161	**WE COVET PTY LTD**			**$**	**5,095.20**
20161	Building construction materials and services	10/07/2026	E139555	$	5,095.20
20131	**WEST AUSTRALIAN BALLET COMPANY (INC)**			**$**	**550.00**
20131	Entertainers	31/07/2026	E140324	$	550.00
10674	**WEST COAST TURF SARATOGA HOLDINGS PTY LTD ATF THE JPD TRUST T/AS**			**$**	**66,869.44**
10674	Turf and Equipment	10/07/2026	E139377	$	19,793.07
10674	Turf and Equipment	17/07/2026	E139602	$	4,942.08
10674	Turf and Equipment	31/07/2026	E140111	$	42,134.29

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13112	**WEST COAST WATERFILTER MAN**			**$**	**1,171.50**
13112	Catering services and supplies	31/07/2026	E140145	$	1,171.50
16610	**WESTERN AUSTRALIAN BIRDS OF PREY CENTRE THE RAPTOR TRUST T/AS**			**$**	**550.00**
16610	Community events	31/07/2026	E140204	$	550.00
12168	**WESTERN AUSTRALIAN ELECTORAL COMMISSION**			**$**	**422,596.73**
12168	Election services	3/07/2026	E139346	$	422,596.73
12319	**WESTERN AUSTRALIAN LOCAL GOV ASSOC**			**$**	**4,500.00**
12319	Local Government	10/07/2026	E139392	$	4,500.00
10311	**WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS**			**$**	**3,846.00**
10311	Electricity	31/07/2026	E140100	$	3,846.00
13782	**WEST-SURE GROUP PTY LTD**			**$**	**1,017.83**
13782	Parking meters	10/07/2026	E139409	$	1,017.83
19860	**WHAT LUCK PTY LTD**			**$**	**823.20**
19860	Catering services and supplies	17/07/2026	E139730	$	823.20
19805	**WHITTSEND SERVICES CARINA DALE WHITTINGTON T/AS**			**$**	**9,504.00**
19805	Business and management consulting and services	31/07/2026	E140301	$	9,504.00
16956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$**	**73.90**
16956	Gas	31/07/2026	E140217	$	73.90
13080	**WOODLANDS DISTRIBUTORS PTY LTD**			**$**	**660.00**
13080	Landscaping services and supplies	31/07/2026	E140143	$	660.00
11509	**WORKPOWER INCORPORATED**			**$**	**1,697.30**
11509	Arborists and tree services	10/07/2026	E139385	$	357.50
11509	Arborists and tree services	31/07/2026	E140122	$	1,339.80
16328	**WORMALD AUSTRALIA PTY LTD**			**$**	**7,545.45**
16328	Fire equipment and maintenance services	10/07/2026	E139449	$	885.50
16328	Fire equipment and maintenance services	31/07/2026	E140196	$	6,659.95
17103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**			**$**	**2,871.00**
17103	Hygiene services	10/07/2026	E139474	$	1,782.00
17103	Hygiene services	17/07/2026	E139678	$	1,089.00

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17633	**WREN OIL THE TRUSTEE FOR WREN FAMILY TRUST T/AS**				**$**	**808.50**
17633	Waste collection and disposal		31/07/2026	E140236	$	808.50
16493	**WSP AUSTRALIA PTY LIMITED**				**$**	**31,971.50**
16493	Valuation services		10/07/2026	E139453	$	31,971.50
18839	**YOUTH DISABILITY ADVOCACY NETWORK**				**$**	**3,850.00**
18839	Auditing services		10/07/2026	E139511	$	3,850.00
19066	**ZALI REBECCA MORGAN**				**$**	**4,317.50**
19066	Artists and artworks		31/07/2026	E140265	$	4,317.50
20111	**ZENE MUSIC COLGAN, PENELOPE GRACE T/AS**				**$**	**350.00**
20111	Entertainers		31/07/2026	E140322	$	350.00
19760	**ZENITH EXECUTIVE SEARCH PTY LTD**				**$**	**19,962.47**
19760	IT technical services		10/07/2026	E139536	$	4,128.50
19760	IT technical services		17/07/2026	E139725	$	6,576.16
19760	IT technical services		31/07/2026	E140299	$	9,257.81
14209	**ZEPHYR BUILDING SOLUTIONS CAPUTI, FRANK PETER T/AS**				**$**	**1,430.00**
14209	Building construction materials and services		10/07/2026	E139415	$	1,430.00
19129	**ZHI HOONG LIM COUNCILLOR**				**$**	**4,704.87**
19129	Councillor expenses		3/07/2026	E139348	$	985.83
19129	Councillor expenses		17/07/2026	E139704	$	3,719.04
11045	**ZIPFORM PTY LTD**				**$**	**2,545.73**
11045	Outsourced printing		17/07/2026	E139605	$	2,545.73
13023	**ZIRCODATA PTY LTD**				**$**	**3,181.78**
13023	Document storage and archive		10/07/2026	E139402	$	3,181.78
99996	**SUNDRY TRUST CREDITOR**				**$**	**51,300.00**
99996	Primesite Developments Pty Ltd	Verge Bond Refund	7/07/2026	E139352	$	1,900.00
99996	Mr A Pillinger	Verge Bond Refund	7/07/2026	E139353	$	1,900.00
99996	Buildinglines Approvals Pty Ltd	Verge Bond Refund	7/07/2026	E139354	$	1,900.00
99996	One Design & Construct Pty Ltd	Verge Bond Refund	7/07/2026	E139355	$	1,900.00
99996	Buildmark Pty Ltd	Verge Bond Refund	7/07/2026	E139356	$	1,900.00
99996	Mrs T E Harvey	Verge Bond Refund	7/07/2026	E139357	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	7/07/2026	E139358	$	1,900.00

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99996	Ms R K Bye	Verge Bond Refund	7/07/2026	E139359	$	1,900.00
99996	Four Roses WA Pty Ltd T/A Abel Patios	Verge Bond Refund	7/07/2026	E139360	$	1,900.00
99996	Four Roses WA Pty Ltd T/A Abel Patios	Verge Bond Refund	7/07/2026	E139361	$	1,900.00
99996	Ms J L Rockliff	Verge Bond Refund	7/07/2026	E139362	$	1,900.00
99996	Ms S Khajehdehi	Verge Bond Refund	7/07/2026	E139363	$	1,900.00
99996	Mr D A Ennis	Verge Bond Refund	7/07/2026	E139364	$	1,900.00
99996	Mr P A Atkinson	Verge Bond Refund	21/07/2026	E139762	$	1,900.00
99996	Exceptional Homes Group Pty Ltd	Verge Bond Refund	21/07/2026	E139763	$	1,900.00
99996	My Homes WA Pty Ltd	Verge Bond Refund	21/07/2026	E139764	$	1,900.00
99996	Celtic Builders Pty Ltd	Verge Bond Refund	21/07/2026	E139765	$	1,900.00
99996	Ms K B Lawrence	Verge Bond Refund	21/07/2026	E139766	$	1,900.00
99996	Salt Residential WA Pty Ltd	Verge Bond Refund	21/07/2026	E139767	$	1,900.00
99996	Mr Z N Bentley	Verge Bond Refund	21/07/2026	E139768	$	1,900.00
99996	Mr P L Hagan	Verge Bond Refund	21/07/2026	E139769	$	1,900.00
99996	Advanced Specialised Group	Verge Bond Refund	21/07/2026	E139770	$	1,900.00
99996	Mr S Buser	Verge Bond Refund	21/07/2026	E139771	$	1,900.00
99996	Mr P C Hanbidge	Verge Bond Refund	21/07/2026	E139772	$	1,900.00
99996	Marshall Homes Pty Ltd	Verge Bond Refund	21/07/2026	E139773	$	1,900.00
99996	Mr P G Crawford	Verge Bond Refund	21/07/2026	E139774	$	1,900.00
99996	Mr P M Funga	Verge Bond Refund	21/07/2026	E139775	$	1,900.00
99998	**SUNDRY EFT CREDITOR**				**$**	**61,456.21**
99998	Gail Bowman	Sustenance - NGA Convention Canberra	3/07/2026	E139349	$	341.25
99998	Frank Mofflin	RRG Monthly Payment of Councillor Fees	3/07/2026	E139350	$	985.83
99998	Andrew Sullivan	RRG Monthly Payment of Councillor Fees	3/07/2026	E139351	$	1,454.00
99998	Hannah McPierzie	Consultancy - Access Advisory Panel	10/07/2026	E139565	$	1,000.00
99998	Adam Hewber	Consultancy-Point Waylen Revitalisation	10/07/2026	E139566	$	200.00
99998	Developmental Disability WA	Consultation-intellectual disability adv	10/07/2026	E139567	$	1,204.50
99998	Davley Building Pty Ltd	Refund - to meet compliant setbacks	10/07/2026	E139568	$	156.00
99998	Claire Krouzecky	Staff Reimbursement	10/07/2026	E139569	$	66.71
99998	SIMON VICHI	YOUTH SPORT GRANT -523 - SIRENA VICHI	10/07/2026	E139570	$	200.00
99998	Ritz Conveyancing Trust Account	Refund due to over payment at settlement	10/07/2026	E139571	$	2,300.00
99998	ASHLEY SIGA	YOUTH SPORT GRANT -530-AMELIA SIGA	10/07/2026	E139572	$	200.00
99998	LAUREN TODHUNTER	YOUTH SPORT GRANT -535 - SAMSON VAUGHAN	10/07/2026	E139573	$	200.00
99998	RG EE SCEATS	YOUTH SPORT GRANT -531 - VALENICA SCEATS	10/07/2026	E139574	$	200.00
99998	DANE FRANKLIN	YOUTH SPORT GRANT -534 -QUINN FRANKLIN	10/07/2026	E139575	$	200.00
99998	GW DV BOLTON	YOUTH SPORT GRANT -538 -KIEL BOLTON	10/07/2026	E139576	$	200.00
99998	CAMILLA ROBERTS	YOUTH SPORT GRANT -539- CONNOR ROBERTS	10/07/2026	E139577	$	200.00
99998	JOSE BAZ	REFUND DUE TO PENSIONER REBATE	10/07/2026	E139578	$	943.31
99998	PEOPLE WITHDISABILITIES (WA) INC	PWDWA support to Discrimination Cafes	10/07/2026	E139579	$	1,100.00
99998	Ullani Caetano	DYFP Document	10/07/2026	E139580	$	2,142.50
99998	Felix Ross	Staff Reimbursement	10/07/2026	E139581	$	75.51

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99998	SC Dissanayake	YouthSport Grant 543 Laselle Dissanayake	10/07/2026	E139582	$	200.00
99998	Michael and Deanne Snell	Youth Sport Grant 542 Lachie Snell	10/07/2026	E139583	$	200.00
99998	Danijela Schildenfeld	Youth Sport Grant 541 Dory Schildenfeld	10/07/2026	E139584	$	200.00
99998	Eric Zverev	Staff Reimbursement	10/07/2026	E139585	$	149.00
99998	M Smith Poulton	Reimbursement of 2 units - BCom	10/07/2026	E139586	$	4,000.00
99998	E CHARLTON	OFFICE WORKS SUPPLIES	10/07/2026	E139587	$	435.74
99998	GHC GROUP	Site inspection and reporting at MRC	10/07/2026	E139588	$	1,100.00
99998	TAMARA MARRINGTON	Bond refund and refund for rent	10/07/2026	E139589	$	219.52
99998	GRACE WIBBERLEY	Refund duplicate payment for 220615	10/07/2026	E139590	$	90.54
99998	Annie Demegillo	Refund due to overpaid	10/07/2026	E139591	$	2,000.00
99998	Inhouse Building Design	Refund for DA-2021-537/A	31/07/2026	E140334	$	148.00
99998	Astrid Y Mitchell	Cancelled Payment	21/07/2026	E139274	-$	75.00
99998	Inhouse Building Design	Cancelled Payment	21/07/2026	E139275	-$	148.00
99998	DM & SJ Gardner	Reimbursement for costs Brentwood Karoonda Sporting Assoc	17/07/2026	E139751	$	2,422.78
99998	SERINA MCCONNELL	Worm Farm Rebate	17/07/2026	E139752	$	75.00
99998	LARISSA O'MALLEY	Worm Farm Rebate	17/07/2026	E139753	$	75.00
99998	KENNETH AUSTIN	Melville Midwinter 2026 Artist Catering	17/07/2026	E139754	$	1,234.00
99998	MATTHEW BRENNAN	Refund for book payment	17/07/2026	E139755	$	19.80
99998	Mr Antonio Marino	WITHDRAWN INFRINGEMENT 1241944	17/07/2026	E139756	$	90.00
99998	WC and JR Davies	Ass 62998 rebate refund	17/07/2026	E139757	$	578.86
99998	CONNIE ALKINS	ASS 391094 Refund due to sellers payment	17/07/2026	E139758	$	236.86
99998	DILINI HUGHES	Sustainability Rebate	17/07/2026	E139759	$	25.25
99998	DAVID TODESCO	Worm Farm Rebate	17/07/2026	E139760	$	75.00
99998	HANNAH HASKEW-JONES	Sustainability Rebate	17/07/2026	E139761	$	50.00
99998	Lighthouse Property Investment Pty Ltd	Ass 217349 - Refund	31/07/2026	E140335	$	844.72
99998	DEANNE ANITA LADLE	Refund for overcharged fees -LEEMING	31/07/2026	E140336	$	77.00
99998	RICHARD ALAN EAVES	Requested to withdraw application	31/07/2026	E140337	$	110.00
99998	PERTH BUILDING PROJECTS PTY LTD	Requested to withdraw application	31/07/2026	E140338	$	2,061.65
99998	CHINESE MUMS ASSOCIATION - JINGSHU LI	Shirley Strickland Event bond	31/07/2026	E140339	$	500.00
99998	ELIZABETH BURKE	Honorarium for Community Speaker Series	31/07/2026	E140340	$	50.00
99998	GWYN HITCHIN	Sustenance for Treenet and Tour 2026	31/07/2026	E140341	$	279.33
99998	AISLING DOYLE	Youth Steering Group Meeting June 2026	31/07/2026	E140342	$	50.00
99998	BRODIE ABRAHAMS	Youth Steering Group Meeting June 2026	31/07/2026	E140343	$	50.00
99998	GEDE WIRAYUDA	Youth Steering Group Meeting June 2026	31/07/2026	E140344	$	50.00
99998	TUAN NGUYEN	Partial Refund for HA 2026-197	31/07/2026	E140345	$	105.00
99998	LOUIE CABUTAJE	Youth Steering Group Meeting June 2026	31/07/2026	E140346	$	50.00
99998	OLIVER LIM	Youth Steering Group Meeting June 2026	31/07/2026	E140347	$	50.00
99998	LEILA MARSHALL-PULCH MAG	Sponsorship Pulch Issue 5	31/07/2026	E140348	$	2,500.00
99998	MR JUNBIN LIU	WITHDRAWN INFRINGEMENT 1235606	31/07/2026	E140349	$	90.00
99998	KEITH LANG	WITHDRAWN INFRINGEMENT 1243480	31/07/2026	E140350	$	117.60
99998	LAUREN MORESCHINI	WITHDRAWN INFRINGEMENT 1250915	31/07/2026	E140351	$	110.00
99998	MICHAEL ROKICH & CLAIRE BRIDGET BRENNAN	Sterilisation for 1 year registration	31/07/2026	E140352	$	30.00

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99998	JOHN PICA	Sterilisation registration 81055	31/07/2026	E140353	$	30.00
99998	ALISON MORGAN SMITH	Sterilisation lifetime rego tag 13460	31/07/2026	E140354	$	150.00
99998	REBECCA DUFFIN	Refund for parking	31/07/2026	E140355	$	8.45
99998	THE CITY OF MITCHAM	Climate Emergency Australia- FY26/27	31/07/2026	E140356	$	4,950.00
99998	BENJAMIN HUSSEIN	WITHDRAWN INFRINGEMENT 1241854	31/07/2026	E140357	$	270.00
99998	Uniting Church in Australia Property	Ass 233775 and 125609	31/07/2026	E140358	$	3,101.32
99998	Aaron M Stone	Aaron Stone - Unit 2-CPCCBS6103 18/6/26	31/07/2026	E140359	$	1,500.00
99998	John Hassen	Ex Gratia Payment	31/07/2026	E140360	$	450.00
99998	Palmyra Vet Hospital	Microchip Fee-City of Melville	31/07/2026	E140361	$	51.50
99998	Nick McKenzie	Audio technician. Goo Sounds #30 9th May	31/07/2026	E140362	$	700.00
99998	Audrey Pfister	Goolugatup Shop Sales - June 2026	31/07/2026	E140363	$	22.50
99998	David West	VHS Tracking Guest Presenter Fee	31/07/2026	E140364	$	250.00
99998	CARLA ADAMS	Goolugatup Shop Sales - June 2026	31/07/2026	E140365	$	27.75
99998	ERIN MADELEY	Goolugatup Shop Sales - July 2026	31/07/2026	E140366	$	41.25
99998	Gurjot Kaur	Goolugatup Shop Sales - June 2026	31/07/2026	E140367	$	30.00
99998	Scott Alexander	Goolugatup Shop Sales - June 2026	31/07/2026	E140368	$	5.96
99998	Matthew Roesner	Goolugatup Shop Sales - June 2026	31/07/2026	E140369	$	37.50
99998	Pip Lewi	Goolugatup Shop Sales - June 2026	31/07/2026	E140370	$	26.25
99998	Rebecca Orchard and Rupert Thomas	Goolugatup Shop Sales - June 2026	31/07/2026	E140371	$	11.25
99998	Ryan Borrett	Goolugatup Shop Sales - June 2026	31/07/2026	E140372	$	22.50
99998	Ronin Films	Melville Storylines Film Licensing Fee	31/07/2026	E140373	$	275.00
99998	Michael Childs	Staff Reimbursement	31/07/2026	E140374	$	21.00
99998	Thom Stewart	Goolugatup Shop Sales - June 2026	31/07/2026	E140375	$	97.50
99998	Tia Tokic (BOSA)	Goolugatup Shop Sales - June 2026	31/07/2026	E140376	$	186.75
99998	Matthew Taggart (trading as 'Boring Divi	Co-Curation / Co-ProductioN FEES	31/07/2026	E140377	$	4,222.00
99998	Michelle McKim	Sterilised within the first year	31/07/2026	E140378	$	77.50
99998	Architects Perrine	Refund for BA-2026-597	31/07/2026	E140379	$	1,044.99
99998	Saranya Venkadapathy	Refund - amendment fee overpaid	31/07/2026	E140380	$	148.00
99998	Modesto Giancaspro	Reimbursement for Police Certificate	31/07/2026	E140381	$	64.90
99998	Shire Approval experts	BA-2026-559 refund	31/07/2026	E140382	$	171.65
99998	Dmytro Snumikov	Parking Infringement-P0284653 Refund	31/07/2026	E140383	$	90.00
99998	CWS Lawyer trading as Supreme Settlement	Refund due to settlement 640581	31/07/2026	E140384	$	1,688.89
99998	Willeton Tigers U14Boys AJC Team	Large Event Bond - Shirley Strickland	31/07/2026	E140385	$	800.00
99998	Aaryn Roberts	Infringement Refund 1244033	31/07/2026	E140386	$	270.00
99998	L D Povey C/- Ritz Conveyancing	Refund of Sellers Rebate 222620	31/07/2026	E140387	$	948.15
99998	Kristy Mularczyk	Refund due to ongoing payment Ass 210369	31/07/2026	E140388	$	2,193.34
99998	Lucy Hair	Facilitate History in Conversation Panel	31/07/2026	E140389	$	505.00
99998	Brock Ridley and Olivia McCarthy	Customer paid for infringement withdrawn	31/07/2026	E140390	$	90.00
99998	Taofeng Xia	Refund of animal registration 263533	31/07/2026	E140391	$	10.00
99998	Troy E Storer	Sterilised within 1 year registration	31/07/2026	E140392	$	30.00
99998	Haixia Gu	Sterilised within first year of lifetime	31/07/2026	E140393	$	150.00
99998	Hwajeong Lee	Refund 2 infringements due to withdrawn	31/07/2026	E140394	$	220.00

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Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Jonathan Macartney	Customer paid for infringement, withdrawn	31/07/2026	E140395	$	90.00
99998	BO WONG	Image Retrieval fee for art awards	31/07/2026	E140396	$	132.00
99998	Megan Anderson	Proof reading for publication	31/07/2026	E140397	$	600.00
99998	LEE YIING LING	Youth Sport Grant 551 Atlas Ho	31/07/2026	E140399	$	200.00
99998	RJ and LM Clarke	Youth Sport Grant 550 Miranda Clarke	31/07/2026	E140400	$	200.00
99998	RJ and LM Clarke	Youth Sport Grant 549 Kayla Clarke	31/07/2026	E140401	$	200.00
99998	RJ and LM Clarke	Youth Sport Grant 545 Ella Clarke	31/07/2026	E140402	$	200.00
99998	Shiming Kuang	Youth Sport Grant 546 Isaac Zhao	31/07/2026	E140403	$	200.00
99998	Kit Ping Loo	Youth Sport Grant 547 Caitlyn Marie Bak	31/07/2026	E140404	$	200.00
99998	Astrid Y Mitchell	Rebate- Worm farm	31/07/2026	E140333	$	75.00
99998	Jane Li	Tai Chi Workshop - MHUSS Public Program	31/07/2026	E140398	$	471.05

Cancelled Payme	2	-$	223.00
Cheque Payment	0	$	-
EFT Payments	744	$	11,170,012.61
Total Payments	746	$	11,169,789.61

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Payroll Payments made for JULY 2026		
Pay 1		**1/07/2026**
Westpac Bank		$1,810,537.24
Taxation		$541,884.00
Creditors		$401,964.75
Advances		$626.00
	Total	**$2,755,011.99**
Pay 2		**15/07/2026**
Westpac Bank		$1,778,973.41
Taxation		$526,818.00
Creditors		$410,776.98
Advances		$0.00
		$2,716,568.39
Pay 3		**29/07/2026**
Westpac Bank		$1,780,415.86
Taxation		$546,348.00
Creditors		$416,911.73
Advances		$26,160.41
	Total	**$2,769,836.00**
Total Pays		**$8,241,416.38**

Direct Payments made for July 2026				
Payee	**Description**	**Bank Reference**	**Payment Amount**	
Valsof	Invoice 670512	145973659	$	17,050.00
Department of Transport	DEPT OF TRANSPORT WA - 011124930861	145921039	$	72,450.40
Rug Couture	Invoice 38258	145729223	$	4,407.00
		Total	**$**	**93,907.40**

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THE LIST OF PAYMENTS MADE USING CORPORATE AND PURCHASE CARDS DURING JUNE 2026

PAYEE	DESCRIPTION	DATE	AMOUNT
BUNNINGS 317000 MELVILLE AU 5200	Materials	2/07/2026	226.39
COLES 7545 HILTON AU 5411	Catering Library Event	2/07/2026	105.70
EZI*ALIA DEAKIN AU 8699	Library Resource Replacement	2/07/2026	800.00
EZI*Irrigation AUS MURARRIE AU 8699	Event	2/07/2026	1,250.00
FACEBK *URN9XTVNC2 fb.me/ads IE	Advertising	2/07/2026	131.35
KMART 1162 BOORAGOON AU 5310	Applecross Community Space	2/07/2026	51.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	2/07/2026	73.10
LUCKY CHARM BULL CREEK BULL CREEK AU 5994	Newspaper	2/07/2026	3.50
Nosh Gourmet Food an East Victoria AU 5499	Catering	2/07/2026	64.98
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Postage	2/07/2026	19.90
SMP*Bakers Delight Bob Booragoon AU 5462	Retirement Morning Tea	2/07/2026	8.07
SP FITNESS HERO VILLAWOOD AU 5941	Leisurefit Supplies	2/07/2026	434.95
SP NORDIC FITNESS COCKBURN CENT AU 5734	Leisurefit Supplies	2/07/2026	577.90
SPACETOCO VENUE HIRE PERTH AU 5192	Test of system - booking cancelled and refund should be received	2/07/2026	10.90
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	2/07/2026	8.50
THE GOOD GROCER CANN APPLECROSS AU 5411	Catering	2/07/2026	70.97
HISTORY WEST RWAHS NEDLANDS AU 8699	WA Historical Society Membership	2/07/2026	110.00
COLES 0352 MELVILLE AU 5411	Youth Event	1/07/2026	302.70
ESSENTIAL BRANDS FRANC BURLEIGHHEAD AU 5499	Office Supplies	1/07/2026	1,187.48
EZI*GREEN BUILDING COU BARANGAROO AU 8299	Staff Training	1/07/2026	85.00
FACEBK *7AY8GWRLS2 Dublin IE	Advertising	1/07/2026	447.83
FACEBK *F3ML7WDPC2 FACEBOOK.COM IE	Advertising	1/07/2026	128.27
FACEBK *S7ZL7WDPC2 FACEBOOK.COM IE	Advertising	1/07/2026	224.48
FACEBK *SMPDNWHNC2 Dublin IE	Advertising	1/07/2026	206.00
FACEBK *XZ52VV9PC2 Dublin IE	Advertising	1/07/2026	336.72
IKEA PTY LIMITED TEMPE AU 5712	Furniture for Yagan Mia Wireless Hill	1/07/2026	1,201.98
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	1/07/2026	29.90
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	1/07/2026	26.50
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	1/07/2026	9.68
IGLOOCOMPANY SINGAPORE SG 4.00 USD	Tennis West gate lock monthly membership	1/07/2026	6.01
Iron Edge 0409775143 AU 5655	Leisurefit Supplies	1/07/2026	429.63
MISS MAUD NORTH PERTH AU 5812	Catering	1/07/2026	571.45
OFFICEWORKS 0616 O'CONNOR AU 5943	Office Supplies	1/07/2026	150.00
99 Bikes O'Connor O'Connor AU 5940	Pannier Bag Azur Set Tarpaulin	1/07/2026	115.00
PREZZEE* AU974A28D5 SYDNEY AU 5399	Staff Appreciation	1/07/2026	303.80
PREZZEE* AU9D98C6C1 SYDNEY AU 5399	Staff Appreciation	1/07/2026	1,113.92
PREZZEE* AUC28F713B SYDNEY AU 5399	Staff Appreciation	1/07/2026	405.06
KNOWLEDGE ACADEMY SYDNEY AU 8299	Staff Training	1/07/2026	2,530.00
COLES 0332 BOORAGOON AU 5411	Retirement Morning Tea	1/07/2026	196.70
Zushibento/125 Riseley Booragoon AU 5812	Retirement Morning Tea	1/07/2026	22.13
ROCKINGHAMPAINTPLACE ROCKINGHAM AU 5198	Materials	1/07/2026	25.00
SP 66FITAUSTRALIA HORNSBY AU 5941	Leisurefit Supplies	1/07/2026	209.85
SP WEAR NALA CARLTON NORTH AU 5691	Event Materials	1/07/2026	164.00
SPOTLIGHT MELVILLE MYAREE AU 5714	Youth Event	1/07/2026	54.80
SUBWAY GARDEN CITY BOORAGOON AU 5814	Catering	1/07/2026	90.50
EZI*GREEN BUILDING COU BARANGAROO AU 8299	Staff Training	1/07/2026	208.00
IGA WILLAGEE WILLAGEE AU 5411	Willagee Youth Drop-in catering	1/07/2026	13.59
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	1/07/2026	34.10
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Staff appreciation	1/07/2026	335.70
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	30/06/2026	77.30
AMAZON MARKETPLACE AU SYDNEY AU 5999	seed packets for Sow & Grow	30/06/2026	105.60
BIGW ONLINE BELLA VISTA AU 5331	Library Resources	30/06/2026	104.00
DOLPHY AUSTRALIA CRANBOURNE WE AU 5719	Leisurefit Supplies	30/06/2026	467.06
FACEBK *6SM9BV5MS2 Dublin IE	Advertising	30/06/2026	1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	30/06/2026	65.74
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	30/06/2026	41.87
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	30/06/2026	9.00
IKEA PTY LIMITED TEMPE AU 5712	Leisurefit Supplies	30/06/2026	343.00
KMART 1024 KARDINYA AU 5310	Program Resources	30/06/2026	75.00
KMART 1162 BOORAGOON AU 5310	Office Supplies	30/06/2026	100.50
KMART 1162 BOORAGOON AU 5310	Office Supplies	30/06/2026	44.50
MISS MAUD NORTH PERTH AU 5812	Catering	30/06/2026	204.05
PAYPAL *TEMU COM 4029357733 AU 5311	Event Materials	30/06/2026	104.64
PAYPAL *TEMU COM 4029357733 AU 5311	Event Materials	30/06/2026	103.98
PETBARN BOORAGOON AU 5995	Impound Materials	30/06/2026	599.87
PETBARN BOORAGOON AU 5995	Impound Materials	30/06/2026	48.00

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PAYEE	DESCRIPTION	DATE	AMOUNT
PETBARN BOORAGOON AU 5995	Impound Materials	30/06/2026	36.00
PREZZEE* AU1BFF041B SYDNEY AU 5399	Staff Appreciation	30/06/2026	101.27
PREZZEE* AU73869D76 SYDNEY AU 5399	Staff Appreciation	30/06/2026	303.80
PREZZEE* AU0E712CB8 SYDNEY AU 5399	Winners of the Staff Travel Survey	30/06/2026	911.39
PREZZEE* AU4D6025DD SYDNEY AU 5399	Catering	30/06/2026	1,518.98
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Retirement Vouchers	30/06/2026	527.80
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Retirement Vouchers	30/06/2026	15.90
Signarama Canningvale Canning Vale AU 5044	Signage for new facility	30/06/2026	767.25
SQ *BAKEHOUSE ON SOMER Winthrop AU 5462	Staff Training Meeting	30/06/2026	19.00
SQ *COFFEA ESPRESSO BA BOORAGOON AU 5814	Office Supplies	30/06/2026	160.00
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	30/06/2026	14.75
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Youth Event	30/06/2026	5.80
TOTALLY WORKWEAR MYARE MYAREE AU 5691	Staff Uniform	30/06/2026	1,100.65
WINTHROP GARDENS SUP WINTHROP AU 5411	Staff Training Meeting	30/06/2026	114.21
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	30/06/2026	10.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	30/06/2026	42.25
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	29/06/2026	267.47
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	29/06/2026	172.74
AMAZON MARKETPLACE AU SYDNEY AU 5999	Library Resource Replacement	29/06/2026	29.00
BIGW ONLINE BELLA VISTA AU 5331	Library Resources	29/06/2026	239.00
COLES 0332 BOORAGOON AU 5411	Catering	29/06/2026	53.54
City of South Perth South Perth AU 9399	Parking	29/06/2026	29.70
99 Bikes O'Connor O'Connor AU 5940	E-Bike Purchase	29/06/2026	2,000.00
99 Bikes O'Connor O'Connor AU 5940	E-Bike Purchase	29/06/2026	379.00
EZI*THE STOREHOUSE CO. Coolbellup AU 5499	Environment Program	29/06/2026	488.45
GOOGLE*YOUTUBE VIDEOS SYDNEY AU 4899	Subscription	29/06/2026	17.99
KENNARDS HIRE HO WA SEVEN HILLS AU 7394	Hire: Post Driver - Petrol	29/06/2026	124.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	29/06/2026	50.35
JB HI-FI GROUP PTY LTD MYAREE AU 5722	Office Supplies	29/06/2026	34.96
KENNARDS HIRE PTY LTD SEVEN HILLS AU 7394	Materials	29/06/2026	300.00
BUNNINGS 317000 MELVILLE AU 5200	Applecross Community Space	29/06/2026	39.70
KMART Mulgrave AU 5310	Event Materials	29/06/2026	179.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	29/06/2026	8.85
A by Adina Canberra Strawberry Hi AU 7011	National General Assembly Accommodation	29/06/2026	1,850.40
A by Adina Canberra Strawberry Hi AU 7011	National General Assembly Accommodation	29/06/2026	2,033.60
POST APPLECROSS LPO APPLECROSS AU 9402	Shipping (Return) of Duress Alarms Purchase of Medium AusPost Postage Box ($2.80)	29/06/2026	43.25
SP CD-SOFT YAKAMIA AU 5734	Event Materials	29/06/2026	634.39
SP EDTECHS BROOKVALE AU 5734	Event Materials	29/06/2026	1,056.00
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	29/06/2026	172.80
WANEWSDTI OSBORNE PARK AU 2741	West Australian Newspaper	29/06/2026	172.80
WILSON PARKING PER113 PERTH AU 7523	Parking	29/06/2026	28.50
WINTHROP GARDENS SUP WINTHROP AU 5411	Catering	29/06/2026	349.73
WINTHROP GARDENS SUP WINTHROP AU 5411	Food for Repair Lab & Textile volunteers	29/06/2026	45.38
ZLR*All Grain Artisan Bibra Lake AU 5462	Food for Repair Lab & Textile volunteers	29/06/2026	116.81
AAAC TOWING PTY LTD WELSHPOOL AU 7549	Service Hire	26/06/2026	660.36
AAAC TOWING PTY LTD WELSHPOOL AU 7549	Service Hire	26/06/2026	265.26
AMAZON MARKETPLACE AU SYDNEY AU 5999	Materials	26/06/2026	8.29
AUST PRINTED RIBBON MOUNT WAVERLE AU 5999	Printing	26/06/2026	411.48
THE GOOD GROCER MYAR MYAREE AU 5411	Catering	26/06/2026	11.99
COLES 7545 HILTON AU 5411	Catering Library Event	26/06/2026	224.90
Coles Online Hawthorn East AU 5411	Office Supplies	26/06/2026	147.50
CURTIN UNIVERSITY BENTLEY AU 8220	Attendence to Makerspace symposium	26/06/2026	453.87
EB Booragoon Booragoon AU 5945	Office Supplies	26/06/2026	69.00
FACEBK *7JL82UZBG2 Dublin IE	Advertising	26/06/2026	11.27
GESHA COFFEE CO BIBRA LAKE AU 5499	Office Supplies	26/06/2026	298.22
SP THE GOOD GUYS DISCO SOUTHBANK AU 5399	Good Guys - Microwave	26/06/2026	362.00
KENNARDS HIRE HO WA SEVEN HILLS AU 7394	Hire: Post Driver - Petrol	26/06/2026	124.00
IGA WILLAGEE WILLAGEE AU 5411	Catering	26/06/2026	7.29
THE GOOD GROCER MYAR MYAREE AU 5411	Catering	26/06/2026	71.47
BIGW ONLINE BELLA VISTA AU 5331	Local Stock Purchases	26/06/2026	273.99
THE NILE A4TL-Z7QY THENILE.COM.A AU 5399	Local Stock Purchases	26/06/2026	514.78
PREZZEE* AUDB60A7C0 SYDNEY AU 5399	Staff Appreciation	26/06/2026	101.27
SILVER SPRINGS HOLDING BOORAGOON AU 2741	Leisurefit Supplies	26/06/2026	234.85
SKOOLSPORT EQUIPMENT P BRUNSWICK AU 5941	Leisurefit Supplies	26/06/2026	546.70
SOCIAL MEDIA PERTH MT HAWTHORN AU 7392	State of Social Digital Training	26/06/2026	1,094.50
Soundtrack Stockholm SE 1404.00 AUD	Leisurefit Supplies	26/06/2026	1,446.12
SP HAPPYVALLEYSEEDS RIVERSTONE AU 5734	seed sowing program, community garden setup & EcoHub garden & giveaways	26/06/2026	806.18
SP INDIGENOUSRESOURCES SMEATON GRANG AU 5999	Library Resources	26/06/2026	582.91

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PAYEE	DESCRIPTION	DATE	AMOUNT
SP THE MAT GROUP AUS MELBOURNE AU 5712	Program Resources	26/06/2026	95.25
SP YOTO AUSTRALIA LONDON GB 179.99 AUD	Event Materials	26/06/2026	185.38
SPOTLIGHT MELVILLE MYAREE AU 5714	Youth Event	26/06/2026	20.00
SURVEYMONKEY.COM SYDNEY AU 5734	Survey Website	26/06/2026	752.73
SUSHI SUSHI BOORAGOON BOORAGOON AU 5814	Catering	26/06/2026	137.00
SMP*Bakers Delight Bob Booragoon AU 5462	Team Workshop Catering	26/06/2026	8.07
SQ *BANK OF I.D.E.A.S. 1800595310 AU 7392	Staff Training	26/06/2026	399.00
AMAZON MARKETPLACE AU SYDNEY AU 5999	Materials	25/06/2026	17.89
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	Staff Training	25/06/2026	1,015.00
EVERYBATT* O #552962 RINGWOOD AU 5732	Battery for aquaponics	25/06/2026	152.33
FACEBK *75GTFV9MS2 Dublin IE	Advertising	25/06/2026	1,287.50
GARDEN CITY NEWS BOORAGOON AU 5499	Staff Recognition	25/06/2026	9.99
Woolworths Online BellaVista AU 5411	Applecross Community Space	25/06/2026	125.50
FREMANTLE PRESS FREMANTLE AU 5942	Printing	25/06/2026	359.76
GILBERT'S FRESH HILT HILTON AU 5411	Catering	25/06/2026	675.86
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	25/06/2026	54.19
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	25/06/2026	11.00
REFACE INDUSTRIES PTY WELSHPOOL AU 7349	Event	25/06/2026	468.55
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Service Awards for July	25/06/2026	320.85
SP THE IRRIGATION HUB GEEBUNG AU 5072	Aquaponics additions	25/06/2026	652.32
SPOTLIGHT MELVILLE MYAREE AU 5714	Leisurefit Supplies	25/06/2026	157.05
DEFT STRATA SYDNEY AU 6513	Applecross Community Space	25/06/2026	426.30
GARDENFRESHB/125 RISEL BOORAGOON AU 5411	Team Workshop Catering - Facilities Team	25/06/2026	27.39
COLES 0332 BOORAGOON AU 5411	Team Workshop Catering - Facilities Team	25/06/2026	25.50
TICKETS*THE ART AN 0272026035 AU 8398	Refund	25/06/2026	-539.00
NEXACU BRISBANE AU 8299	Staff Training	25/06/2026	605.42
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	25/06/2026	137.98
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	25/06/2026	88.25
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	25/06/2026	16.25
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	25/06/2026	13.15
AMPOL MELVILLE 55467FV MELVILLE AU 5541	Fuel	24/06/2026	18.97
BIG W/HIGH ROAD AND WI WILLETTON AU 5331	Leisurefit Supplies	24/06/2026	44.00
Coles Online Hawthorn East AU 5411	Catering Supplies	24/06/2026	92.65
COLES 7545 HILTON AU 5411	Catering Library Event	24/06/2026	136.70
EPLATFORM.CO EBOOKS BROOKVALE AU 5815	Library Resources	24/06/2026	199.92
GPPW JANDAKOT JANDAKOT AU 5912	Aspirin for first aid kit	24/06/2026	3.99
SP STAR HYGIENE NORTH SYDNEY AU 5399	Applecross Community Space	24/06/2026	412.73
KMART Mulgrave AU 5310	waste initiative	24/06/2026	600.00
KMART 1162 BOORAGOON AU 5310	Office Supplies	24/06/2026	49.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	24/06/2026	2.95
SP WA NATURALLY KENSINGTON AU 9399	Environment Program	24/06/2026	59.80
SPOTLIGHT MELVILLE MYAREE AU 5714	Youth Event	24/06/2026	107.33
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU 5734	Subscription	24/06/2026	100.00
KMART 1162 BOORAGOON AU 5310	Wired headphones	24/06/2026	30.00
Woolworths Online BellaVista AU 5411	Willagee Community Centre	24/06/2026	101.80
COLES 0332 BOORAGOON AU 5411	Catering Supplies	23/06/2026	10.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	23/06/2026	92.57
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	23/06/2026	6.60
Intuit Sydney AU 5817	Subscription	23/06/2026	64.73
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	23/06/2026	3.79
MISS MAUD NORTH PERTH AU 5812	Catering	23/06/2026	160.45
SPOTLIGHT MELVILLE MYAREE AU 5714	Library Resource	23/06/2026	67.50
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	23/06/2026	382.20
A2B TRAINING PTY LTD HIGH WYCOMBE AU 1520	Staff Training	22/06/2026	645.00
AMPOL MELVILLE 55467FV MELVILLE AU 5541	Fuel	22/06/2026	21.00
AMZNPRIMEA* AMZNPRIMEA SYDNEY SOUTH AU 5968	Subscription	22/06/2026	9.99
ARTS HUB HOLDINGS MELBOURNE AU 8699	ARTS HUB Organisation membership renewal	22/06/2026	385.00
BRILLIANT PRINTS PTY SEVENTEEN MIL AU 2741	Printing	22/06/2026	835.41
BRILLIANT PRINTS PTY SEVENTEEN MIL AU 2741	Printing	22/06/2026	115.44
BUNNINGS 317000 MELVILLE AU 5200	Materials	22/06/2026	240.63
BUNNINGS 317000 MELVILLE AU 5200	Materials	22/06/2026	92.48
BUNNINGS 317000 MELVILLE AU 5200	Materials	22/06/2026	27.00
BUNNINGS 317000 MELVILLE AU 5200	Materials	22/06/2026	16.82
Canva* 04917-14653706 Sydney AU 7333	Subscription	22/06/2026	584.39
COLES 0332 BOORAGOON AU 5411	Catering for Puzzle Race	22/06/2026	48.40
SMP*Kays Cafe 9 Booragoon AU 5812	Coffee with WA Police with OIC	22/06/2026	31.15
Coulter Ventures Austr Ingleburn AU 5941	Leisurefit Supplies	22/06/2026	231.00
FACEBK *HAR7FUMMS2 Dublin IE	Advertising	22/06/2026	1,287.50
HARVEY NORMAN AV/IT O'CONNOR AU 5712	Applecross Community Space	22/06/2026	299.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	22/06/2026	41.17

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PAYEE	DESCRIPTION	DATE	AMOUNT
KMART 1024 KARDINYA AU 5310	Applecross Community Space	22/06/2026	97.60
KMART 1024 KARDINYA AU 5310	Office Supplies	22/06/2026	161.00
mektri HK HK	Vacuum cleaner for venue	22/06/2026	369.77
COLES 0391 KARDINYA AU 5411	Office Supplies	22/06/2026	4.00
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	22/06/2026	97.99
SLIMLINE WAREHOUSE BROADMEADOWS AU 5399	Exhibition Equipment	22/06/2026	52.64
SUPER CHEAP AUTO MYAREE AU 5013	Materials	22/06/2026	184.96
WANEWSDTI OSBORNE PARK AU 2741	Newspaper Subscription	22/06/2026	345.60
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	22/06/2026	6.85
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	22/06/2026	64.45
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering Supplies	22/06/2026	24.50
A2B TRAINING PTY LTD HIGH WYCOMBE AU 1520	Staff Training	19/06/2026	645.00
AMAZON MARKETPLACE AU SYDNEY AU 5999	Program Resources	19/06/2026	76.93
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	19/06/2026	189.91
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	19/06/2026	49.98
AMAZON RETA* AMAZON AU SYDNEY AU 5399	Library Resource Replacement	19/06/2026	34.97
AUSTRALIAN GROWN WILLETTON AU 5699	Catering Supplies	19/06/2026	424.27
BUNNINGS 317000 MELVILLE AU 5200	Materials	19/06/2026	16.04
BUNNINGS 317000 MELVILLE AU 5200	Materials	19/06/2026	4.77
BUNNINGS 453000 O'CONNOR AU 5200	Materials	19/06/2026	49.20
ARMOUR STRENGTH PTY LT MYAREE AU 5462	Catering	19/06/2026	304.50
EB GAMES AUSTRALIA 0738607777 AU 5816	Library Supplies	19/06/2026	919.85
GESHA COFFEE CO BIBRA LAKE AU 5499	Office Supplies	19/06/2026	410.05
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	19/06/2026	31.04
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	19/06/2026	8.99
KMART 1162 BOORAGOON AU 5310	Office Supplies	19/06/2026	12.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	19/06/2026	4.89
OFFICEWORKS Bentleigh Eas AU 5943	Event Supplies	19/06/2026	36.00
OFFICEWORKS Bentleigh Eas AU 5943	Event Supplies	19/06/2026	21.00
SCUTTI FRESH MARKETS APPLECROSS AU 5411	Catering	19/06/2026	62.89
SP GYM PLUS CANNING VALE AU 5734	Leisurefit Supplies	19/06/2026	456.00
SP ST JOHN WA BELMONT AU 5399	Staff Training	19/06/2026	139.50
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	19/06/2026	30.30
STRATAGREEN CANNING VALE AU 5251	Materials	19/06/2026	1,154.65
THE GOOD GROCER CANN APPLECROSS AU 5411	Office Supplies	19/06/2026	23.12
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	19/06/2026	102.90
POST BOORAGOON POST SH BOORAGOON AU 9402	Working With Children Check	19/06/2026	87.00
AUSSIE NATURAL SPRIN WANGARA AU 5999	Office Supplies	18/06/2026	32.49
BCF Australia Stores Strathpine AU 5941	Environment Program	18/06/2026	1,489.63
MODERN TEACHING AIDS FRENCHS FORES AU 8299	Applecross Community Space	18/06/2026	111.33
WA Brickmatch MADDINGTON AU 5211	Bricks for Compliance Services	18/06/2026	591.87
BUNNINGS 317000 MELVILLE AU 5200	Materials	18/06/2026	41.24
COLES 0332 BOORAGOON AU 5411	Catering	18/06/2026	105.45
The Rowing Pavilion Mount Pleasan AU 5812	Esplanade Park opening community event	18/06/2026	49.00
CATERLINK OSBORNE PARK AU 5046	Equipment for Yagan Mia Wireless Hill	18/06/2026	1,426.52
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	18/06/2026	19.99
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	18/06/2026	12.08
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	18/06/2026	7.00
KMART Mulgrave AU 5310	Applecross Community Space	18/06/2026	343.74
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	18/06/2026	3.79
MYAREE PHARMACY MYAREE AU 5912	Leisurefit Supplies	18/06/2026	41.98
PREZZEE* AUC6D3CADE SYDNEY AU 5399	Staff Appreciation	18/06/2026	101.27
POST BOORAGOON POST SH BOORAGOON AU 9402	Purchase of Large AusPost Postage Box	18/06/2026	3.50
KMART 1162 BOORAGOON AU 5310	History in Conversation audio recording	18/06/2026	80.00
SP CLOTHING THE GAPS PRESTON AU 5734	Event Materials	18/06/2026	270.00
SP EDUCATIONNATIONAL NARELLAN AU 5945	Program Resources	18/06/2026	79.11
SP MAXWELL WILLIAMS BROOKLYN AU 5719	Materials	18/06/2026	63.10
SP MEGA MUSIC MYAREE AU 5733	Environment Program	18/06/2026	460.55
OFFICEWORKS Bentleigh Eas AU 5943	Applecross Community Space	18/06/2026	398.95
WA Brickmatch MADDINGTON AU 5211	WA Brickmatch	18/06/2026	507.35
WOOLWORTHS/254 ROCKING SPEARWOOD AU 5411	Office Supplies	18/06/2026	7.10
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	18/06/2026	4.50
AMAZON MARKETPLACE AU SYDNEY AU 5999	Program Resources	17/06/2026	36.94
AUSPIRE NEDLANDS AU 8398	Event	17/06/2026	40.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering for Quizdom	17/06/2026	9.90
COLES 0332 BOORAGOON AU 5411	Catering Supplies	17/06/2026	74.00
CREDIT TEAM PBL AU MASCOT AU 5065	Dishwasher repairs with Electrolux	17/06/2026	299.00
FACEBK *YLUXHVZLS2 Dublin IE	Advertising	17/06/2026	1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	17/06/2026	11.98
LEEMING IGA LEEMING AU 5411	Catering	17/06/2026	22.45

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PAYEE	DESCRIPTION	DATE	AMOUNT
LS John Walker Chocola Morley AU 5812	Catering Supplies	17/06/2026	60.00
OFFICEWORKS Bentleigh Eas AU 5943	Program Resources	17/06/2026	102.00
PLANNING INSTITUTE AUS BARTON AU 8699	Planning Institute State Conference	17/06/2026	2,684.00
SP MEDSHOP AUSTRALIA DANDENONG SOU AU 5734	Leisurefit Supplies	17/06/2026	126.60
WA SAFETY TAPE AND MES WELSHPOOL AU 5399	Materials	17/06/2026	240.00
COLES 0332 BOORAGOON AU 5411	Catering Supplies	16/06/2026	582.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	16/06/2026	87.10
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	16/06/2026	9.00
MYZONE* MYZONE OSBORNE PARK AU 7929	Subscription	16/06/2026	210.50
SKX BOORAGOON PERTH AU 5661	Catering Supplies	16/06/2026	119.99
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	16/06/2026	3.10
BUNNINGS 317000 MELVILLE AU 5200	Materials	15/06/2026	137.88
BUNNINGS 317000 MELVILLE AU 5200	Materials	15/06/2026	55.23
BUNNINGS 453000 O'CONNOR AU 5200	Materials	15/06/2026	21.10
BUNNINGS 453000 O'CONNOR AU 5200	Materials	15/06/2026	13.65
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Catering	15/06/2026	52.16
CHOW & CHI BOORAGOON AU 5812	Catering	15/06/2026	198.87
COLES 0332 BOORAGOON AU 5411	Office Supplies	15/06/2026	70.00
COLES 0332 BOORAGOON AU 5411	Catering Supplies	15/06/2026	45.75
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	15/06/2026	169.00
Etsy.com*NeonSignCusto Sydney AU 5399	Catering Supplies	15/06/2026	794.58
FACEBK *45BLGURLS2 Dublin IE	Advertising	15/06/2026	1,287.50
FACEBK *GFK6XRVNC2 Dublin IE	Advertising	15/06/2026	1,386.38
Lettuce Eat (FSH) Murdoch AU 5812	Food Complaint	15/06/2026	21.00
GARDEN CITY NEWS BOORAGOON AU 5499	clip boards	15/06/2026	28.99
GRAYSWA 1300362536 AU 5931	Service Hire	15/06/2026	166.98
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	15/06/2026	24.29
MISS MAUD BOORAGOON AU 5462	Staff Appreciation	15/06/2026	41.90
KMART 1162 BOORAGOON AU 5310	Office Supplies	15/06/2026	26.00
KMART 1162 BOORAGOON AU 5310	Small bin/container for engagement	15/06/2026	7.00
COLES 0332 BOORAGOON AU 5411	Office Supplies	15/06/2026	5.85
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	15/06/2026	4.89
PAYPAL *POS CENTRAL 0489087085 AU 4816	Library Resource Replacement	15/06/2026	400.00
SP CLOTHING THE GAPS PRESTON AU 5734	Event	15/06/2026	370.50
SP KINGS SQUARE FREMANTLE AU 7523	Parking	15/06/2026	12.12
SP MR FOTHERGILLS AU SOUTH WINDSOR AU 5261	Event Supplies	15/06/2026	38.15
SQ *PELICAN CROISSANTE Willagee AU 5499	Catering	15/06/2026	81.20
STANDARD FLEET STANDARDFLEET US 312.00 USD	Subscription	15/06/2026	458.98
TICKETS*THE ART AN 0272026035 AU 8398	Event Ticket	15/06/2026	563.81
ULTIMOCTNG* ONLINE PERTH AU 5812	Friday First Aid Workshop Catering	15/06/2026	414.95
ULTIMOCTNG* ONLINE PERTH AU 5812	Saturday First aid training catering	15/06/2026	530.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	15/06/2026	280.40
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	15/06/2026	60.30
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	15/06/2026	52.30
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	15/06/2026	9.90
AUSTRALIAN GROWN WILLETTON AU 5699	Leisurefit Supplies	12/06/2026	101.79
AUSTRALIAN GROWN WILLETTON AU 5699	Leisurefit Supplies	12/06/2026	100.00
AUSTRALIAN GROWN WILLETTON AU 5699	Leisurefit Supplies	12/06/2026	100.00
Australian Native Nursury	Australian Native Nur Oakford AU 5261	12/06/2026	1,800.00
BIG W/KWINANA FWY & BE SUCCESS AU 5331	Library Resources	12/06/2026	1,742.00
IGA WILLAGEE WILLAGEE AU 5411	Biscuits for community groups	12/06/2026	11.50
BOOKTOPIA ST PETERS AU 5942	Program Resources	12/06/2026	30.74
BOUNCE HOLDINGS AUSTRA GLEN IRIS AU 7999	Youth Event	12/06/2026	349.11
BRENTWOOD CELLARS Mount Pleasan AU 5921	Catering	12/06/2026	10.98
COLES 0332 BOORAGOON AU 5411	Catering	12/06/2026	195.20
COLES 7545 HILTON AU 5411	Catering Library Event	12/06/2026	143.60
GESHA COFFEE CO BIBRA LAKE AU 5499	Office Supplies	12/06/2026	298.22
GESHA COFFEE CO BIBRA LAKE AU 5499	Office Supplies	12/06/2026	177.68
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	12/06/2026	51.55
KMART Mulgrave AU 5310	Program Resources	12/06/2026	94.00
KMART 1162 BOORAGOON AU 5310	Office Supplies	12/06/2026	32.95
KMART 1162 BOORAGOON AU 5310	Office Supplies	12/06/2026	12.00
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	12/06/2026	3.79
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Postage	12/06/2026	779.75
BIGW ONLINE BELLA VISTA AU 5331	Refund	12/06/2026	-50.00
RIMPA GLOBAL BURLEIGH HEAD AU 8641	Staff Training	12/06/2026	303.53
RIMPA GLOBAL BURLEIGH HEAD AU 8641	Staff Training	12/06/2026	303.53
SMP*Bakers Delight Bob Booragoon AU 5462	Catering	12/06/2026	9.08
SP COFFEE BEANS PERTH MYAREE AU 5499	Catering Supplies	12/06/2026	466.65
SP EDUCATIONALL AUS HEATHERBRAE AU 5945	Program Resources	12/06/2026	78.75

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PAYEE	DESCRIPTION	DATE	AMOUNT
SP EDUCATIONNATIONAL NARELLAN AU 5945	Program Resources	12/06/2026	331.75
SP PACIFIC PACKAGING A RAVENHALL AU 5085	Materials	12/06/2026	263.99
SPOTLIGHT MELVILLE MYAREE AU 5714	NEEDLES USED TO THREAD USED PLANT GUARDS TO(	12/06/2026	11.00
WWW.BNBSUPPLIES.COM.AU SOUTHBANK AU 5734	Catering Supplies	12/06/2026	133.65
ALGWA WA PERTH AU 8651	ALGWA WA Membership	11/06/2026	61.37
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	11/06/2026	57.86
AQWA - THE* RQFJZB2 HILLARYS AU 7998	Youth Event	11/06/2026	348.00
CCF SA LTD GEPPS CROSS AU 8699	Materials	11/06/2026	56.70
CCF SA LTD GEPPS CROSS AU 8699	Materials	11/06/2026	56.70
COLES 0332 BOORAGOON AU 5411	Office Supplies	11/06/2026	52.01
COLES 0332 BOORAGOON AU 5411	Office Supplies	11/06/2026	13.95
COLES 0332 BOORAGOON AU 5411	Office Supplies	11/06/2026	6.50
DOLCE AND SALATO BUL BULL CREEK AU 5812	Catering	11/06/2026	89.00
OCCUMED MURDOCH SUBIACO AU 8099	Fitness for duty assessment & report	11/06/2026	606.38
OCCUMED MURDOCH SUBIACO AU 8099	Fitness for duty assessment & report	11/06/2026	1,212.75
GARDEN CITY NEWS BOORAGOON AU 5499	Office Supplies	11/06/2026	5.98
GARDENFRESHB/125 RISEL BOORAGOON AU 5411	Catering	11/06/2026	11.65
SMP*Bakers Delight Bob Booragoon AU 5462	Goolugatup Lowerlands Project Workshop	11/06/2026	38.95
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	11/06/2026	9.63
JOTFORM PTY LTD MORTLAKE AU 1306.80 USD	Leisurefit Supplies	11/06/2026	1,926.83
BIGW ONLINE BELLA VISTA AU 5331	Local Stock Purchases	11/06/2026	996.00
SP CLOTHING THE GAPS PRESTON AU 5734	Event Supplies	11/06/2026	157.84
SP ST JOHN WA BELMONT AU 5399	Leisurefit Supplies	11/06/2026	91.25
STAN.COM.AU WWW.STAN.COM. AU 5815	Subscription upgrade for David Attenborough	11/06/2026	2.00
THE GOOD GROCER MYAR MYAREE AU 5411	Catering	11/06/2026	13.67
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Program Resources	11/06/2026	18.20
ACTIMED AUSTRALIA OSBORNE PARK AU 5499	Subscription	10/06/2026	415.00
ARBORICULTUREAUSTRALIA HALLAM AU 8699	Arboriculture Conference	10/06/2026	1,420.53
ARBORICULTUREAUSTRALIA HALLAM AU 8699	Arboriculture Conference	10/06/2026	1,420.53
The Good Grocer Myaree Myaree AU 5411	Catering	10/06/2026	95.00
Coles Online Hawthorn East AU 5411	Catering	10/06/2026	127.95
CrazySales 0438838858 AU 5999	Leisurefit Supplies	10/06/2026	51.42
THE INSTITUTION OF E BARTON AU 5192	Membership Renewal	10/06/2026	495.00
eBay O*27-14720-25013 INTERNET AU 5311	Office Supplies	10/06/2026	38.58
FACEBK *MRRMMT9MS2 Dublin IE	Advertising	10/06/2026	1,287.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Goolugatup Lowerlands Project Workshop	10/06/2026	50.27
Zushibento/125 Riseley Booragoon AU 5812	Goolugatup Lowerlands Project Workshop	10/06/2026	34.51
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	10/06/2026	86.31
IGA WILLAGEE WILLAGEE AU 5411	Catering	10/06/2026	18.00
MODERN TEACHING AIDS FRENCHS FORES AU 8299	Catering	10/06/2026	213.52
POSMARKET ERINA AU 5045	Library Resource Replacement	10/06/2026	-434.78
POST CANNING BRIDGE AP APPLECROSS AU 9402	Postage	10/06/2026	97.99
SMP*Kays Cafe 9 Booragoon AU 5812	Catering	10/06/2026	13.10
SP JB HI-FI SOUTHBANK AU 5732	Materials	10/06/2026	14.98
SPOTLIGHT MELVILLE MYAREE AU 5714	Office Supplies	10/06/2026	19.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Office Supplies	10/06/2026	8.75
COLES 0332 BOORAGOON AU 5411	Catering	9/06/2026	223.80
COLES 0352 MELVILLE AU 5411	Office Supplies	9/06/2026	10.65
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	9/06/2026	19.58
MANDARIN WOK BOORAGOON AU 5812	Catering	9/06/2026	37.80
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	9/06/2026	3.79
PHARMACY 777 WILLAGE WILLAGEE AU 5912	Youth Event	9/06/2026	16.95
SQ *LITTLE OLIVE LEAF Willagee AU 5814	Catering	9/06/2026	25.30
KMART 1162 BOORAGOON AU 5310	Office Supplies	9/06/2026	45.00
COLES 0332 BOORAGOON AU 5411	Wireless Hill Exhibition opening - catering	9/06/2026	20.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Appreciation Chocolate Frogs	9/06/2026	43.00
AUSTRALIAN GOLF COURSE Clayton AU 8641	Design and Restoration Work	8/06/2026	404.88
NIC & KOLO APPLECROSS AU 5812	Catering	8/06/2026	9.81
BUNNINGS 453000 O'CONNOR AU 5200	Materials	8/06/2026	342.65
KMART Mulgrave AU 5310	Catering	8/06/2026	20.00
COLES 0332 BOORAGOON AU 5411	Office Supplies	8/06/2026	73.41
COLES 0332 BOORAGOON AU 5411	Office Supplies	8/06/2026	6.05
COLES 0352 MELVILLE AU 5411	Office Supplies	8/06/2026	128.00
DEPT OF RACING GAMIN EAST PERTH AU 9399	Liquor Licence	8/06/2026	149.00
EVOLUTION ATHLETIC MALAGA AU 5399	Leisurefit Supplies	8/06/2026	210.33
FACEBK *F6VLNTRLS2 Dublin IE	Advertising	8/06/2026	1,287.50
FACEBK *GXMGFSM7X2 fb.me/ads IE	Advertising	8/06/2026	9.63
GILBERTS FRESH HILTO HILTON AU 5411	Grant writing workshop catering	8/06/2026	292.13
KENNARDS HIRE HO WA SEVEN HILLS AU 7394	Hire: Post Driver Petrol	8/06/2026	84.00
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	8/06/2026	85.72

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PAYEE	DESCRIPTION	DATE	AMOUNT
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	8/06/2026	52.09
IKEA PTY LIMITED TEMPE AU 5712	Leisurefit Supplies	8/06/2026	300.99
PAYPAL *JACKSONSDRA 0862416400 AU 5970	Jacksons voucher - Mural activity book prize	8/06/2026	101.00
LIQUORLAND 3374 BOORAGOON AU 5921	Catering	8/06/2026	12.00
METROCOUNT NORTH COOGEE AU 7399	MetroCount USB Comms Cable (1.8m)	8/06/2026	115.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Office Supplies	8/06/2026	11.80
IGA WILLAGEE WILLAGEE AU 5411	Office Supplies	8/06/2026	3.79
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resource Replacement	8/06/2026	68.05
POSMARKET ERINA AU 5045	Library Resource Replacement	8/06/2026	434.78
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Postage	8/06/2026	1,247.60
KMART Mulgrave AU 5310	Office Supplies	8/06/2026	30.00
SCHOLASTIC* THE STORE LISAROW AU 5399	Library Resources	8/06/2026	324.89
Signarama Canningvale Canning Vale AU 5044	Signage for new facility	8/06/2026	767.25
SP MOUNTS AU NORTHGATE AU 5734	Staff Training	8/06/2026	1,205.82
SP MOUNTS AU NORTHGATE AU 5734	Staff Training	8/06/2026	762.30
SP RAILWAY PARADE WEST LEEDERVI AU 7523	Parking	8/06/2026	5.00
OFFICEWORKS 0604 FREMANTLE AU 5943	Office Supplies	8/06/2026	222.50
TARGET 5076 BULL CREEK AU 5310	Event Materials	8/06/2026	9.00
W A LIBRARY SUPPLIES FORRESTDALE AU 5111	Library Book Covering supplies and Barcode/spine label protectors	8/06/2026	1,220.16
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Event Materials	8/06/2026	48.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	Program Resources	8/06/2026	3.10
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	5/06/2026	114.50
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	5/06/2026	18.00
AMAZON AU RETAIL SYDNEY AU 5399	Library Resource Replacement	5/06/2026	15.24
APPLECROSS PIZZA ARDROSS AU 5812	Lotterywest Community Impact Cafe workshop- catering for participants	5/06/2026	146.86
APPLECROSS PIZZA BAR APPLECROSS AU 5814	LotteryWest Impact Cafe community workshop	5/06/2026	27.90
BUNNINGS 317000 MELVILLE AU 5200	Materials	5/06/2026	199.00
BUNNINGS 317000 MELVILLE AU 5200	Materials	5/06/2026	163.02
CPP CULTURAL CENTRE PERTH AU 7523	Parking - PRIS	5/06/2026	20.19
Deputy deputy.com AU 5817	Staff Scheduling App	5/06/2026	107.25
GESHA COFFEE CO BIBRA LAKE AU 5499	Office Supplies	5/06/2026	410.05
HARUS MART APPLECROSS AU 5994	Replacement magazine Country Style	5/06/2026	10.99
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	5/06/2026	39.35
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	5/06/2026	10.30
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	5/06/2026	8.95
ARTEIL WA PTY LTD O'CONNOR AU 1799	Office Supplies	5/06/2026	972.40
THE GOOD GROCER CANN APPLECROSS AU 5411	Catering	5/06/2026	27.30
TRAINING SERVICES AUST MT LAWLEY AU 8299	Staff Training	5/06/2026	363.00
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	5/06/2026	75.14
KMART 1162 BOORAGOON AU 5310	Community Safety Colour In Comptetition- Prize for Teens/ Kids	4/06/2026	61.00
LOYVERSE.COM LONDON GB	Sales Recording App	4/06/2026	7.25
PLANNING INSTITUTE AUS BARTON AU 8699	Planning Priorities - Breakfast with the Minister	4/06/2026	175.00
POST WILLAGEE CENTRAL WILLAGEE AU 9402	Postage	4/06/2026	1,247.60
CBeach Booragoon Booragoon AU 5691	Prize for Community Safety Colour in Competition - Kids Prize	4/06/2026	19.98
TWILIO SENDGRID WWW.TWILIO.CO US 98.95 USD	Supscription	4/06/2026	142.96
AUSSIE NATURAL SPRIN WANGARA AU 5999	Office Supplies	3/06/2026	21.66
CITYMELVILLE CIVIC BOORAGOON AU 9399	Liquor Licence - HIstory in Conversation event at Main Hall	3/06/2026	35.00
Dominos Estore Myaree dominos.com.a AU 5814	Catering	3/06/2026	51.95
EasyPark PRAHRAN AU 7523	Staff Parking	3/06/2026	105.53
FACEBK *UM5C9SVLS2 Dublin IE	Advertising	3/06/2026	1,287.50
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	3/06/2026	86.51
IGA WILLAGEE WILLAGEE AU 5411	Youth Event	3/06/2026	24.95
Jaycar Electronics O'Connor AU 5732	Office Supplies	3/06/2026	55.90
KFC Garden City FC Garden City F AU 5814	Catering	3/06/2026	63.40
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	Yagan Mia Wireless Hill Museum	3/06/2026	22.99
LinkedIn P3026464112 North Sydney AU 7311	Subscription	3/06/2026	142.18
Google CLOUD xHXQ4J Sydney AU 7372	Monthly Google Cloud Subscription	3/06/2026	84.35
KUNAKOOL NOMINES APPLECROSS AU 5812	Food Sampling	3/06/2026	30.33
THE GOOD GUYS O'CONNOR AU 5722	Office Supplies	3/06/2026	149.00
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	Office Supplies	3/06/2026	296.70
		Total	**$ 122,881.85**

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

	July Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Budget $*
OPERATING ACTIVITIES						
Revenue from operating activities						
Grants & Contributions	(13,995)	38,938	(13,995)	(52,933)	-136%	5,554,750
Fees & Charges	5,150,889	4,754,963	5,150,889	395,926	8%	21,298,153
Service Charges	4,559,141	4,572,306	4,559,141	(13,165)	0%	4,576,889
Investment Earnings	643,456	636,023	643,456	7,432	1%	8,297,743
Other Revenue	121,301	59,301	121,301	62,000		1,020,186
	10,460,791	10,061,531	10,460,791	399,260		40,747,721
Expenditure from operating activities						
Employee Costs	(6,168,541)	(6,835,729)	(6,168,541)	667,188	-10%	(78,588,305)
Materials & Contracts	(4,026,805)	(4,939,845)	(4,026,805)	913,041	-18%	(47,885,659)
Utilities	(487,778)	(401,496)	(487,778)	(86,281)	21%	(4,817,958)
Insurance	(683,743)	(758,261)	(683,743)	74,518	-10%	(1,539,134)
Depreciation	(3,079,630)	(3,571,210)	(3,079,630)	491,580	-14%	(42,932,480)
Finance Costs	(1,907)	(1,907)	(1,907)	(0)	0%	(31,704)
Other Expenditure	226,855	(293,051)	226,855	519,907	-177%	(720,097)
	(14,221,548)	(16,801,501)	(14,221,548)	2,579,953		(176,515,336)
Non-cash amounts excluded from operating activities						
(Profit)/Loss on Asset Disposals	6,455	22,917	6,455	(16,462)	-72%	-
Depreciation on Assets	3,079,630	3,571,210	3,079,630	(491,580)	-14%	43,295,774
Plant Capital Charge	-	-	-	-	100%	-
Plant Investment Provision						235,305
Movement in Deferred Rates	(266,030)	-	(266,030)	(266,030)	100%	-
	2,820,055	3,594,127	2,820,055	(774,072)		43,531,079
Investing Activities						
Capital grants, subsidies and contributions	120,000	80,000	120,000	40,000		11,911,226
Proceeds from Disposal of Assets	13,801	15,000	13,801	(1,199)	-8%	455,000
Recoup from self-supporting loans	-	71,618	-	(71,618)	-100%	169,949
Purchase of Furniture & Equipment	(349,531)	(63,333)	(349,531)	(286,197)	452%	(1,887,008)
Purchase of Plant & Equipment	(3,725)	(191,958)	(3,725)	188,233	-98%	(2,303,500)
Purchase of Land & Buildings	(421,758)	(1,862,220)	(421,758)	1,440,463	-77%	(22,346,642)
Purchase of Infrastructure Assets	(731,733)	(2,490,674)	(731,733)	1,758,942	-71%	(29,888,091)
	(1,372,945)	(4,441,568)	(1,372,945)	3,068,623		(43,889,066)
Financing Activities						
Repayment of self supporting loans	(4,882)	(4,882)	(4,882)	(0)	0%	(198,886)
	(4,882)	(4,882)	(4,882)	(0)		13,479,401
Estimated surplus / (deficit) - B/Fwd	1,833,470	-	1,833,470			
Estimated (surplus) / deficit - C/Fwd	(122,850,509)	(114,289,473)	(122,850,509)			
Amount to be raised from general rates	**(123,335,568)**	**(121,881,766)**	**(123,335,568)**			**(122,646,200)**

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

	July Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Rev. Budget $*
Revenue						
Rates	123,335,569	121,881,767	123,335,569	1,453,802	1%	122,646,200
Grants & Contributions	(13,995)	38,938	(13,995)	(52,933)	-136%	5,554,750
Fees & Charges	5,150,889	4,754,963	5,150,889	395,926	8%	21,298,153
Service Charges	4,559,141	4,572,306	4,559,141	(13,165)	0%	4,576,889
Interest Earnings	643,456	636,023	643,456	7,432		8,297,743
Other Revenue	121,301	59,301	121,301	62,000	105%	1,034,095
	133,796,360	131,943,298	133,796,360	1,853,062	1%	163,407,830
Expenses						
Employee Costs	(6,168,541)	(6,835,729)	(6,168,541)	667,188	-10%	(78,588,305)
Materials & Contracts	(4,026,805)	(4,939,845)	(4,026,805)	913,041	-18%	(47,885,659)
Utilities	(487,778)	(401,496)	(487,778)	(86,281)	21%	(4,817,958)
Insurance	(683,743)	(758,261)	(683,743)	74,518	-10%	(1,539,134)
Depreciation	(3,079,630)	(3,571,210)	(3,079,630)	491,580	-14%	(42,854,519)
Finance Costs	(1,907)	(1,907)	(1,907)	(0)	0%	(31,704)
Other Expenditure	226,855	(293,051)	226,855	519,907	-177%	(714,788)
	(14,221,548)	(16,801,501)	(14,221,548)	2,579,953	-15%	(176,432,066)
	119,574,812	**115,141,797**	**119,574,812**	**4,433,015**	**4%**	**(13,024,236)**
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	120,000	80,000	120,000	40,000	50%	11,911,226
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	13,801	15,000	13,801	(1,199)	-8%	455,000
Net Book Value from Disposal of Assets	(20,256)	(37,917)	(20,256)	17,661	-47%	(455,000)
	(6,455)	(22,917)	(6,455)	16,462	-72%	0
NET RESULT	**119,688,357**	**115,198,880**	**119,688,357**	**4,489,476**	**4%**	**(1,113,010)**
TOTAL COMPREHENSIVE INCOME	**119,688,357**	**115,198,880**	**119,688,357**			**(1,113,010)**

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REPRESENTATION OF NET WORKING CAPITAL
AS AT 31 JULY 2026

Net Current Assets Represented by	*31 JULY 2026*		*30 JUNE 2026*	
Current Assets				
Cash & Cash Equivalents				
Cash in Hand	7,690		7,690	
Cash at Bank/(Overdraft)	3,726,553		4,165,678	
Investments	156,717,257		159,410,552	
		160,451,501		163,583,921
Trade & Other Receivables				
Debtors - Rates	115,760,185		3,965,659	
Debtors - Security Charge	2,813,589		109,606	
Debtors - Pool Inspection Fee	617,349		20,686	
Debtors - Instalment Fee	0		0	
Debtors - UGP	1,430,836		214,593	
Debtors - Refuse	3,546,637		66,142	
FESA Levy Debtors	19,937,075		1,035,791	
Pensioner Rebates	2,642,383		1,777,690	
Sundry Debtors	661,347		826,259	
Less : Provision for Doubtful Debts	(4,228)		(4,228)	
		147,405,174		8,012,199
Inventories	184,881	184,881	175,845	175,845
Other Financial Assets				
Accrued Income	1,744,274		1,625,737	
Prepayments	545,607		1,821,537	
Other	0		0	
GST Claim (Net)	586,980		1,129,324	
		2,876,861		4,576,598
Total Current Assets		**310,918,417**		**176,348,562**
Current Liabilities				
Trade & Other Payables				
FESA Levy Payable	22,453,075		1,859,734	
Sundry Creditors	15,256,031		19,365,557	
Amount Received in Advance	235,875		2,016,964	
		37,944,981		23,242,254
Provisions				
Provision for Long Service Leave	3,771,907		3,696,792	
Provision for Annual Leave	4,810,108		4,751,457	
Accrued Wages	879,391		2,574,954	
		9,461,406		11,023,203
Total Current Liabilities		**47,406,387**		**34,265,457**
Net Current Assets		**263,512,030**		**142,083,104**
Less: Restricted Assets				
Reserves	139,024,542		138,709,920	
		139,024,542		138,709,920
Timing Difference		1,636,979		1,539,714
Net Working Capital		**122,850,509**		**1,833,470**

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NET WORKING CAPITAL RECONCILIATION

FOR THE MONTH OF JULY 2026

	YTD Actual $
Net Result	119,694,812
Add:	
Surplus B/Fwd.	1,833,470
Proceeds on disposal of Assets	13,801
Self Supporting Loans - Principal (Net)	(4,882)
Depreciation Written back	3,079,630
(Profit)/Loss on Asset Disposal	6,455
Sub Total	**124,623,286**
Less:	
Acquisition of Fixed assets	775,013
Expenditure on Infrastructure assets	731,733
Reserve: Funds to be Set Aside	
Non Current Adjustments	266,030
Sub Total	**1,772,776**
Net Working Capital	**122,850,509**

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Notes to the Statement of Financial Activity
Financial Year to date Ending 31 July 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 July 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.

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 $
	121,881,766	**123,335,569**	**1,453,802**
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.*			*1,453,802*

Fees and Charges	Budget $	Actual $	Budget Variance $
	4,754,963	**5,150,889**	**395,926**
Resource Recovery & Fleet Services - the positive variance is due to additional bin service charges identified through a review of properties with subsidiary assessments.			*193,039*
Other service areas show a net positive variance made up of minor amounts.			*202,887*

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

Operating Expenditure

Employee Costs	Budget $	Actual $	Budget Variance $
	(6,835,729)	**(6,168,541)**	**667,188**
The significant underspend in employment costs is mainly related to activity levels, staff vacancies, and leave across the organisation.			
Healthy Melville – the positive variance mainly relates to Leisurefit Booragoon due to volatility in activity levels in the LeisureFit Aquatics and Junior Programs.			*118,690*
Natural Areas & Parks – positive variance due to seasonal variations in maintenance activity levels.			*111,781*
The remaining net positive variance relates to minor amounts in other service areas.			*436,717*

Materials and Contracts	Budget $	Actual $	Budget Variance $
	(4,939,845)	**(4,026,805)**	**913,041**
Information Technology – positive variance due to timing in licensing costs and contract payments related to projects and innovation.			*334,282*
Natural Areas and Parks - positive variance due to seasonal variations in maintenance activity levels.			*316,091*
Resource Recovery and Fleet – negative variance mainly due to the FOGO waste disposal and processing cost being higher than anticipated for the month.			*(120,639)*
The remaining net positive variance relates to minor amounts in other service areas.			*383,307*

Other Expenditure	Budget $	Actual $	Budget Variance $
	(293,051)	**226,855**	**519,907**
Resource Recovery & Fleet Services – positive variance relates to timing difference in purchase of mobile garbage bins and minor equipment.			*106,134*
Building & Environmental Health Services – the positive variance is temporary and is resulting from an erroneous journal entry due to system issues, which has subsequently been rectified.			*163,151*
The remaining net positive variance relates to other minor amounts.			*250,622*

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

Capital Expenditure

Purchase of Furniture and Equipment	Budget $	Actual $	Budget Variance $
	(63,333)	(349,531)	(286,197)
The negative variance is mainly related to the delayed purchase of recreation equipment that was scheduled for the previous financial year – the unspent budget for this purchase is proposed to be carried forward to the 2026-2027 financial year.			*(286,197)*

Purchase of Plant and Equipment	Budget $	Actual $	Budget Variance $
	(191,958)	(3,725)	188,233
The positive variance is due to timing differences related to the replacement of Heavy Plant, Light Vehicle and Heavy Vehicles.			*188,233*

Purchase of Land and Buildings	Budget $	Actual $	Budget Variance $
	(1,862,220)	(421,758)	1,440,463
The positive variance is due to timing differences in actual expenditure and reversal of accruals of the previous financial year.			*1,440,463*

Purchase of Infrastructure Assets	Budget $	Actual $	Budget Variance $
	(2,490,674)	(731,733)	1,758,942
The positive variance is due to timing differences in actual expenditure and reversal of accruals of the previous financial year.			*1,758,942*

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STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2026

	2026-2027 31 July 2026 $	*2025-2026 30 June 2026 $*
Current assets		
Cash & cash equivalents	24,750,578	31,231,114
Trade and other receivables	149,790,092	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	184,881	169,590
Contract assets	-	-
Other assets	545,607	1,931,399
Total current assets	**311,147,760**	**181,609,585**
Non current assets		
Trade and other receivables	2,301,443	2,101,022
Other financial assets	12,236,494	15,326,577
Property, plant & equipment	485,544,523	496,497,951
Infrastructure	748,284,158	707,410,134
Investment property	64,197,754	60,846,541
Total non current assets	**1,312,564,372**	**1,282,182,225**
TOTAL ASSETS	**1,623,712,133**	**1,463,791,810**
Current liabilities		
Trade and other payables	33,341,958	22,539,878
Other liabilities		68,974
Contract liabilities	5,527,210	2,451,905
Borrowings	175,680	209,511
Employee related provisions	8,590,883	9,330,106
Total current liabilities	**47,635,730**	**34,600,374**
Non current liabilities		
Trade and other payables	381,658	286,510
Other liabilities		1,160,463
Borrowings	2,044,449	997,621
Employee related provisions	945,178	972,066
Other provisions	7,037,896	6,893,140
Total non current liabilities	**10,409,181**	**10,309,800**
TOTAL LIABILITIES	**58,044,911**	**44,910,174**
NET ASSETS	**1,565,667,221**	**1,418,881,636**
Equity		
Retained surplus	624,985,372	369,753,939
Reserve accounts	0	146,700,966
Revaluation surplus	940,681,850	902,426,731
TOTAL EQUITY	**1,565,667,221**	**1,418,881,636**

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City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 31 July 2026

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
RATE DEBTORS					
Opening Balance - 1 July	3,965,659	3,965,659	*0%*	4,240,118	*-6%*
Rates & Charges Raised	123,094,442	123,100,037	*0%*	114,045,402	*8%*
Payments Received	(11,299,915)	(19,797,913)	*-43%*	(5,310,668)	*113%*
Closing Balance	115,760,185	107,267,783	*8%*	112,974,852	*2%*
REFUSE DEBTORS					
Opening Balance - 1 July	66,142	66,142	*0%*	60,362	*10%*
Rates & Charges Raised	3,690,350	3,692,373	*0%*	1,887,253	*96%*
Payments Received	(209,855)	(401,690)	*-48%*	(54,830)	*283%*
Closing Balance	3,546,637	3,356,825	*6%*	1,892,785	*87%*
FESA DEBTORS					
Opening Balance - 1 July	1,035,791	1,035,791	*0%*	791,999	*31%*
Rates & Charges Raised	20,586,843	20,586,859	*0%*	20,606,638	*0%*
Payments Received	(1,685,559)	(3,081,639)	*-45%*	(731,251)	*131%*
Closing Balance	19,937,075	18,541,012	*8%*	20,667,385	*-4%*
UNDERGROUND POWER DEBTORS					
Opening Balance - 1 July	214,593	214,593	*0%*	55,814	*284%*
Rates Raised	1,293,251	1,297,754	*0%*	3,169,301	*-59%*
Payments Received	(77,008)	(138,155)	*-44%*	(74,416)	*3%*
Closing Balance	1,430,836	1,374,191	*4%*	3,150,700	*-55%*
POOL DEBTORS					
Opening Balance - 1 July	20,686	20,686	*0%*	18,243	*13%*
Rates & Charges Raised	695,636	695,380	*0%*	658,971	*6%*
Payments Received	(98,973)	(160,614)	*-38%*	(64,683)	*53%*
Closing Balance	617,349	555,453	*11%*	612,531	*1%*
SECURITY DEBTORS (SECL)					
Opening Balance - 1 July	109,606	109,606	*0%*	106,571	*3%*
Rates & Charges Raised	3,275,219	3,275,219	*0%*	3,030,861	*8%*
Payments Received	(571,236)	(901,855)	*-37%*	(293,655)	*95%*
Closing Balance	2,813,589	2,482,970	*13%*	2,843,776	*-1%*
INSTALMENT FEE DEBTORS					
Opening Balance - 1 July	0	0	*0%*	18	*-100%*
Rates & Charges Raised	0	0	*0*	0	*0%*
Payments Received	0	0	*0*	0	*0%*
Closing Balance	0	0	*0%*	18	*-100%*
TOTAL DEBTOR MOVEMENT					
Opening Balance - 1 July	5,412,477	5,412,477	*0%*	5,273,124	*3%*
Debtors Raised	152,635,741	152,647,622	*0%*	143,398,427	*6%*
Payments Received	(13,942,546)	(24,481,865)	*-43%*	(6,529,504)	*114%*
Closing Balance	144,105,672	133,578,234	*8%*	142,142,047	*1%*

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SUMMARY OF RATE DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,412,477	5,412,477	*0%*	5,273,124	*3%*
Debtors Raised	152,635,741	152,647,622	*0%*	143,398,427	*6%*
Payments Received	(13,942,546)	(24,481,865)	*-43%*	(6,529,504)	*114%*
Closing Balance	144,105,672	133,578,234	*8%*	142,142,047	*1%*

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	826,259	826,259	*0%*	428,089	*93%*
Invoices Raised	575,386	1,313,725	*-56%*	958,936	*-40%*
Receipts	(728,703)	(827,075)	*-12%*	(692,169)	*5%*
Prepayments	(11,595)	(9,077)	*28%*	44,264	*-126%*
Closing Balance	661,347	1,303,832	*-49%*	739,120	*-11%*

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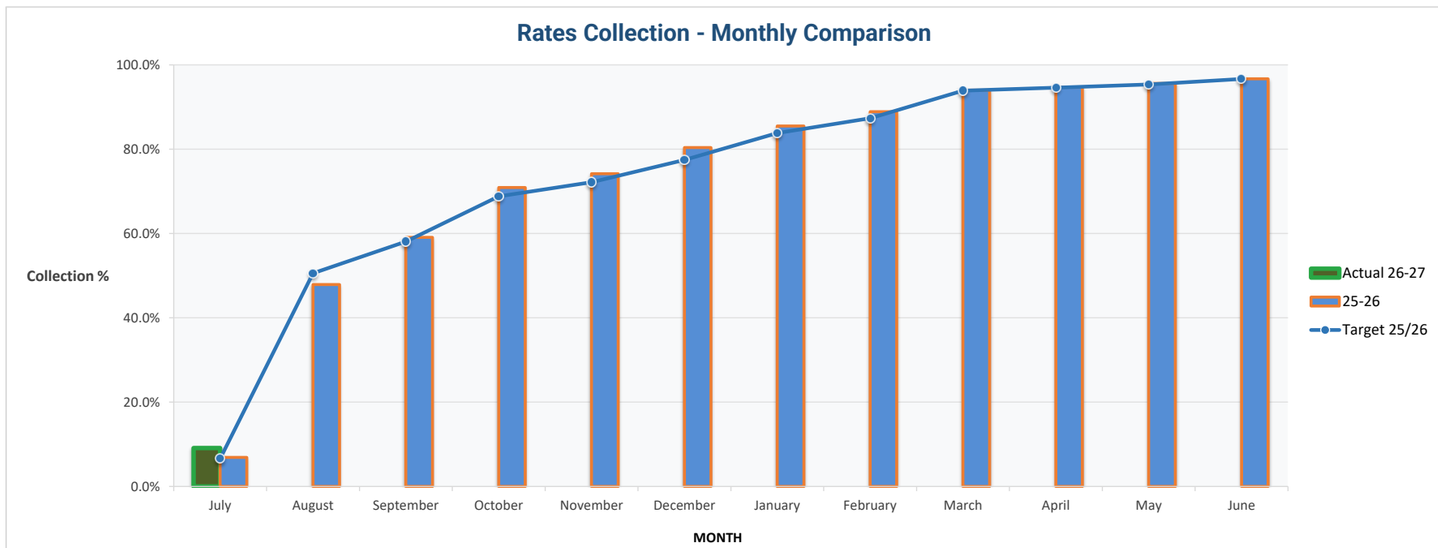
Rates Collection Progress

	TARGET	CURRENT	% Diff	Prior Year	% Diff																3 year
Month	Target 25/26	Actual 26-27	Curr v Tar	25-26	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	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%
August	50.6%		50.6%	47.9%	47.9%	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%
September	58.1%		58.1%	59.1%	59.1%	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%
October	68.8%		68.8%	70.9%	70.9%	66.4%	69.1%	69.4%	67.7%	62.8%	68.9%	69.5%	70.4%	70.6%	71.6%	74.2%	74.2%	72.6%	73.0%	69.1%	73.1%	77.5%	78.0%
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%
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%
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%
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%
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%
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%
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%
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%



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

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
	Total on Recoveries Legal	**$0**	
Payment arrangements			
506014	Brentwood Karoonda Sporting Association	$10,936	Arrangement to pay $1,000 per month. Payment received for June but not July, liasing with club support officer for payment.
832568	Individual	$6,098	Arrangement to pay $200.00 per fortnight maintained.
862151	South Perth Futsal Club	$2,312	Arrangement to pay $150.00 per month maintained.
862342	Perth AFC Futsal	$565	Arrangement to pay $2,450.00 per month maintained.
863209	Individual	$1,513	Arrangement to pay $250.00 per fortnight maintained.
873760	Individual`	$4,000	Arrangement to pay $100.00 per week commencing 26 August 2026.
874115	Jimmy and Gau Pty Ltd	$18,293	Payment Plan with Fines Enforcement for $600.00 per month maintained.
	Total on Payment Arrangement	**$43,716**	
Ordinary Debtors			
506642	Alianz	$374	Money has been received in bank will be allocated to invoice in August 2026.
507723	GIO Insurance	$532	Money has been received in bank will be allocated to invoice in August 2026.
855783	Advanced Traffic Management	$828	Bankruptcy. Timing of final dividend is unknown.
857037	Bayview Management Pty Ltd	$217	Email sent 15 July 2026.
861823	Gt & Bt Enterprises Pty Ltd	$164	Payment received 3 July 2026.
872192	Grouch & Co Pty Ltd	$122	Liasing with responsible officer.
874412	Individual	$17,519	The City is considering a Means Enquiry through the court to recover debt.
875336	Individual	$3,544	McLeod's have referred the debt to Fines Enforcement Registry (FER)
875401	WA Life	$420	Debt to be finalised in August 2026.
875716	Individual	$360	Debtor is disputing the invoice. Responsible Officer is reviewing.
875872	Individual	$39	Final Notice sent 18 June 2026. Liasing with responsible officr.
875948	Slattery Grays Auction Group	$4,553	Liasing with responsible officer.
875963	LSM Traffic Services	$210	Email sent requesting payment 15 July 2026.
	Total Ordinary Debtors	**$28,882**	
Sporting & Community Organisations			
505594	Willagee Melville Sporting Association	$1,983	Payment received 3 August 2026.
506733	Willetton Reds Hockey Club	$1,650	Responsible officer's investigating cost, a meeting is to be scheduled with the club to determine what usage is required.
848085	Brentwood Booragoon Football Club	$2,272	Payment of $6,660.00 has been paid for Invoice 77593 leaving $2,272 remaining. Club Support Officer is looking into the balance.
873356	Tompkins Park Community & Recreation Association	$32,401	Part utilities and part rental. The City is negotiating a payment plan.
	Total Sporting & Community Organisations	**$38,306**	
Loans			
507491	Tompkins Park & Recreational Association	$64,402	Loan 399.
875070	Brentwood Karoonda Sporting Association (Loans)	$21,737	Loan 415.
	Total Loans	**$86,139**	
GRAND TOTAL	**Total 90 Days and over**	**$197,043**	
	Total Sundry Debts Outstanding	**$946,306**	
	90 Days and Over % of Total Debt	**21%**	
	90 Days and over -Total No. of Debtors (excl Loans)	**24**	

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PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF SEPTEMBER 2026

BUDGET AMENDMENTS - GENERAL

				Budget Amendments	
Account Number	***Description***	***DR***	***CR***	***Total Amount***	***Comments***
420-80235-1575-000	Heavy Vehicles capital expenditure	$ 147,463			Asset 12213 - Isuzu FVR1000 Side Tipper Truck (Works) was due to be replaced in 2025-2026 and had a replacement budget of $155,000 (indicative of the purchase price in 2013) which will be carried forward to the 2026-2027 financial year. A recent quote to replace the vehicle indicated a replacement cost of $274,967. A budget amendment of $147,463 (inclusive of a 10% allowance for a potential price variance of $27,496) is required to fund the replacement of the vehicle.These funds are available in theFleet Services Vehicles, Plant and Equipment Replacement Reserve.
277-28102-7888-000	Fleet Services Vehicles, Plant and Equipment Replacement Reserve		$ 147,463	$ 147,463	
365-22543-7100-000	BlakSounds 2026-27 Expenditure	$ 67,500			Budget creation to represent grant funding from the Department of Creative Industries, Tourism and Sport for the Project Blaksounds (Young People Program) to be delivered by 30/06/2027.
365-22543-7126-000	BlakSounds 2026-27 Expenditure	$ 2,500		$ 75,000	
365-22543-7055-000	BlakSounds 2026-27 Expenditure	$ 5,000			
365-22543-5205-000	BlakSounds 2026-27 Income		$ 75,000		
360-26543-7100-000	Children Book Week Expenditure	$ 2,412		$ 2,412	Budget creation to represent grant funding from Children's Book Council of Australia WA Branchfor the Children Book week.
360-26543-5205-000	Children Book Week Income		$ 2,412		
445-85533-1605-000	Preston Point Rd_Waddell Rd - Roundabout (SBS06576)	$ 160,000		$ 160,000	26-27 Black Spot Program of $400,000 (26/27: $106,667, 27/28:$293,333) has been secured for the construction of a roundabout at the intersection. The project also includes vertical deflection treatment to improve safety and reduce vehicle speeds on approach to the intersection. Council's contribution is 1/3 of the approved funding, being $200,000 (26/27: $53,333, 27/28: $146,667). A budget amendment is required as no budget was allocated to this project in the adopted 26/27 Budget.
277-28110-7888-000	Infrastructure Asset Management Reserve		$ 160,000		
277-28110-7888-000	Infrastructure Asset Management Reserve	$ 106,667		$ 106,667	
445-85533-5220-000	Preston Point Rd_Waddell Rd - Roundabout (SBS06576)		$ 106,667		
		$ 491,542	**$ 491,542**	**$ 491,542**	

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2026 Annual Review of Non-Financial Advocacy Priorities

Overview:

Non-financial advocacy is the process of seeking to influence government actions, policies or decisions where the primary outcome is not direct funding. While some advocacy may involve financial outcomes, priorities that do not result in direct income to the City are considered non-financial advocacy priorities.

The Advocacy Policy (CP-127) sets out the use of advocacy, establishing the advocacy strategy, implementing the advocacy strategy and roles and responsibilities. The Advocacy Strategy is endorsed by Council with changes resulting from the annual review process.

Non-financial advocacy priorities may be proposed by Elected Members through the Non-Financial Advocacy Priority Additions Form. In accordance with CP-127, the Advocacy Team assesses proposed priorities against the Council Plan and considers the extent to which the City can influence outcomes. Advocacy efforts are primarily focused on issues that align with Council's strategic objectives and where there is a reasonable opportunity to achieve an outcome.

There may also be circumstances where the City supports or opposes a policy, proposal or project that is likely to have a significant impact on the City and its residents.

The report documents proposed updates for Council consideration and provides a four-year outlook through to the 2029/2030 financial year. These updates will inform the Advocacy Book for 2027.

Proposed Changes:

The annual review approach has been prepared to support a clear pathway through ELT, EMES and Council consideration. The review consolidates previous non-financial advocacy priorities into broader, Council Plan-aligned themes and objectives, while retaining specific Council-resolved matters where an adopted position remains current.

This provides a more strategic framework for discussion with State and Federal governments, enabling the City to advocate for the desired outcomes and level of support required, while leaving the specific solution to be developed collaboratively with relevant agencies through technical assessments.

As part of this review, Council endorsement will be sought for a consolidated set of non-financial advocacy theme areas aligned to the Council Plan. Each theme is supported by outcomes and objectives drawn from the Council Plan, with individual advocacy matters positioned beneath the relevant theme where they support the broader strategic outcome.

New matters proposed through the annual review should be submitted using the Non-Financial Advocacy Priority Additions Form. Each year, matters submitted through this process will be considered as proposed inclusions, matters to be monitored, or matters to be addressed through alternative channels. This will help distinguish priorities suitable for the Advocacy Strategy from operational issues, or topics better progressed through WALGA, zone meetings, direct officer engagement or existing service planning processes.

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Summary of Proposed Non-Financial Advocacy Themes and Priorities

1. **Advocating for a Healthy Safe and Inclusive Community**
    - 1.1. Advocating for the establishment of a Library, Culture and the Arts Infrastructure Fund. April 2024 OMC resolution that was moved at the NGA 2024.
    - 1.2. Advocating for government initiatives, support and funding programs to develop, deliver and enhance community services, infrastructure and facilities.
    - 1.3. Advocating for initiatives and partnerships that strengthen community wellbeing, inclusion, participation, safety and cultural opportunities.
    - 1.4. Advocating for initiatives and partnerships that support active lifestyle, lifelong learning, volunteering and resilient community organisations.
2. **Advocating for a Clean and Green Community**
    - 2.1. Advocating for mandatory product stewardship schemes for priority materials. April 2024 OMC resolution that was moved at the NGA 2024.
    - 2.2. Advocating for government initiatives and partnerships that protect, restore and enhance the City's foreshore, natural environment, parks and green spaces.
    - 2.3. Advocating for government initiatives, funding programs and policy that mitigate and adapt to climate change impacts and support the transition to net zero emissions.
    - 2.4. Advocating for government initiatives and partnerships that create greener, more sustainable communities through urban greening, increased tree canopy, waste reduction and resource recovery.
3. **Advocating for Sustainable and Connected Development**
    - 3.1. Advocating for traffic signals at intersections at Canning Highway, Rome Road and Hislop Road in Attadale** December 2024 OMC resolution.
    - 3.2. Advocating for an alternative solution to the Duck and Dive concept on Canning Highway** July 2023 OMC resolution.
    - 3.3. Advocating for a comprehensive precinct structure plan at Murdoch Specialised Activity Centre and the Bull Creek train station precinct** November 2025 OMC resolution.
    - 3.4. Advocating for government initiatives and partnerships that deliver connected, accessible and sustainable infrastructure and transport networks.
    - 3.5. Advocating for initiatives and partnerships that support sustainable urban development, activity centres and connected communities, while protecting the City's character and heritage.
    - 3.6. Advocating to preserve the City's low-density suburbs and ensuring that more intensive development is targeted in strategic centres and along suitable public transit corridors aligned to the Local Planning Strategy.
4. **Advocating for a Vibrant and Prosperous Community**
    - 4.1. Advocating for initiatives and partnerships that activate local places, strengthen activity centres and increase awareness of Melville as a tourism and eco-tourism destination.

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4.2. Advocating for initiatives and partnerships that attract investment and support sustainable economic growth in strategic locations.
4.3. Advocating for initiatives and partnerships that strengthen local business growth, resilience and capability.

Detailed Theme Assessment

Theme 1: Healthy, Safe and Inclusive Community

Council Plan alignment: Healthy, Safe and Inclusive

'Healthy, safe and inclusive communities with a sense of belonging and wellbeing'

This theme focuses on creating healthy, safe and inclusive communities where people feel connected, supported and have a strong sense of belonging. The City advocates for investment, partnerships and policy outcomes that improve community wellbeing, strengthen social inclusion, enhance safety, and ensure residents of all ages and abilities can access services, programs, cultural opportunities and infrastructure that support lifelong learning, participation and quality of life.

The City works collaboratively with State and Federal governments, agencies and partners to deliver investment and policy outcomes that respond to current and emerging community needs, improve health and wellbeing, strengthen community resilience, and support equitable access to opportunities that enable people and communities to thrive.

Non-financial priorities and objectives for a Healthy, Safe and Inclusive Community theme:

Advocacy priority	Council Plan objective	Why?	Some examples
Advocating for the establishment of a Library, Culture and the Arts Infrastructure Fund. **April 2024 OMC resolution that was moved at the NGA 2024.**	1.4	N/A – Resolution.	N/A – Resolution.
Advocating for government initiatives, support and funding programs to develop, deliver and enhance community services, infrastructure and facilities.	1.2 and 1.4	Growing communities, ageing assets and changing service expectations are placing increasing demand on community services, infrastructure and facilities. Local governments are often responsible for delivering and maintaining the places where community connection, recreation, learning and support services occur, but the	-Shared use agreements -Library WA Agreement -Increase funding for Community Sporting Recreation Facilities Fund

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		cost of renewal, upgrades and service expansion can exceed local funding capacity. Continued Government investment, policy support and partnership is needed to ensure facilities and services remain accessible, inclusive, safe and fit-for-purpose for current and future community needs.	-Fixturing AFL games to allow better use of gender-neutral changerooms -Local, State and Federal services -CCTV infrastructure on State land
Advocating for initiatives and partnerships that strengthen community wellbeing, inclusion, participation, safety and cultural opportunities.	1.1, 1.2 and 1.3	Community wellbeing is influenced by access to safe places, inclusive programs, cultural experiences and opportunities for people to participate and feel connected. Social isolation, changing demographics and increasing cost-of-living pressures can affect community participation and access to support. Advocacy is needed to secure government partnerships, programs and policy settings that strengthen inclusion, community safety, cultural participation and equitable access to opportunities across the City.	
Advocating for initiatives and partnerships that support active lifestyle, lifelong learning, volunteering and resilient community organisations.	1.4, 1.5 and 1.6	Participation in sport, recreation, lifelong learning and volunteering contributes to healthier, more connected and resilient communities. Community organisations and volunteers play a critical role in delivering local outcomes, but many face increasing costs, volunteer fatigue, facility pressures and changing participation needs. Government support and partnerships are required to help sustain these organisations, remove barriers to participation, and ensure residents of all ages and abilities can access opportunities that support wellbeing, learning and active lifestyles.	

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Theme 2: Clean and Green Community

Council Plan alignment: Clean and Green

'A clean, green and sustainable City for current and future generations'

This theme focuses on protecting and enhancing the City's natural environment while supporting a clean, green and sustainable future for current and future generations. The City advocates for investment, partnerships and policy outcomes that improve environmental sustainability, conserve natural assets, strengthen climate resilience, promote responsible resource management, and support a circular economy.

The City works collaboratively with State and Federal governments, agencies and partners to deliver investment and policy outcomes that address environmental challenges, support biodiversity conservation, advance climate action, and enhance the liveability, sustainability and long-term resilience of the City and its communities.

Non-financial priorities and objectives for a Clean and Green Community theme:

Advocacy priority	**Council Plan objective**	**Why?**	**Some examples**
Advocating for mandatory product stewardship schemes for priority materials. **April 2024 OMC resolution that was moved at the NGA 2024.**	2.2	N/A – Resolution.	N/A – Resolution.
Advocating for government initiatives and partnerships that protect, restore and enhance the City's foreshore, natural environment, parks and green spaces.	2.1, 2.3 and 2.4	The City's foreshore, natural areas, parks and green spaces are important environmental, recreational and community assets, but they are under increasing pressure from urban growth, climate impacts, erosion, biodiversity loss and competing land-use demands. Protecting and enhancing these assets requires coordinated action across all levels of government, particularly where environmental systems, waterways and coastal processes extend beyond local government boundaries. Advocacy is needed to secure policy support, technical guidance and investment that	-Alternative practices to 'managed retreat.' -Increase funding to the Riverbank Program. -Simplified grant processes. -State Government emission reduction targets. -Local Government Climate Action Fund. -Underground power.

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		protects natural assets, improves biodiversity, strengthens resilience and maintains community access to high-quality open spaces.	-Streetscape improvements.
Advocating for government initiatives, funding programs and policy that mitigate and adapt to climate change impacts and support the transition to net zero emissions.	2.5 and 2.6	Climate change is increasing environmental, economic and community risks, including heat impacts, extreme weather, foreshore vulnerability, infrastructure pressures and rising costs for adaptation and mitigation. Local governments have an important role in emissions reduction and climate resilience, but many required actions depend on State and Federal policy settings, infrastructure investment, funding programs and regulatory support. Advocacy is needed to ensure local governments are supported to reduce emissions, adapt to climate impacts, and deliver practical climate action that benefits communities now and into the future.	
Advocating for government initiatives and partnerships that create greener, more sustainable communities through urban greening, increased tree canopy, waste reduction and resource recovery.	2.2, 2.3 and 2.4	Population growth, urban infill and increasing resource consumption are placing pressure on tree canopy, streetscapes, public open space and waste systems. Greener and more sustainable communities improve liveability, reduce urban heat, support biodiversity, improve amenity and reduce pressure on landfill. Advocacy is needed to secure policy settings, funding programs and partnerships that support urban greening, resource recovery, waste reduction and more sustainable practices across government, industry and the community.	

Theme 3: Sustainable and Connected Development

Council Plan alignment: Sustainable and Connected Development

‘Sustainable, connected development and transport infrastructure across our City’

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This theme focuses on supporting sustainable growth through integrated planning, connected communities, and infrastructure that meets the needs of current and future generations. The City advocates for investment, partnerships and policy outcomes that enhance urban development and amenity, support well-planned infrastructure and public places, strengthen activity centres, protect local character and heritage, improve transport connectivity, and deliver accessible road, bicycle, footpath and public transport networks.

The City works collaboratively with State and Federal governments, agencies and partners to deliver coordinated planning, infrastructure investment and policy outcomes that support sustainable urban growth, connected communities, integrated transport, economic activity and liveable places across the City.

Non-financial priorities and objectives for Sustainable and Connected Development theme:

Advocacy priority	**Council Plan objective**	**Why?**	**Some examples**
Advocating for traffic signals at intersections at Canning Highway, Rome Road and Hislop Road in Attadale. **December 2024 OMC resolution.**	3.5 and 3.6	N/A – Resolution.	N/A – Resolution.
Advocating for an alternative solution to the Duck and Dive concept on Canning Highway. **July 2023 OMC resolution.**	3.2, 3.5 and 3.6	N/A – Resolution.	N/A – Resolution.
Advocating for a comprehensive precinct structure plan at Murdoch Specialised Activity Centre and the Bull Creek train station precinct. **November 2025 OMC resolution.**	All	N/A – Resolution.	N/A – Resolution.
Advocating for government initiatives and partnerships that deliver connected, accessible and sustainable	3.2, 3.5 and 3.6	Population growth, changing travel patterns and increased demand on major corridors are placing pressure on transport networks, road safety, public transport reliability and local connectivity. Many of the key roads, intersections and public	-Canning Highway. -Stock Road and Leach Highway interchange. -South Street.

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infrastructure and transport networks.		transport corridors affecting the City are planned, funded or managed by State Government, requiring partnership and coordinated decision-making. Advocacy is needed to ensure transport and infrastructure planning supports safe, accessible and sustainable movement, reduces congestion, improves connectivity between key destinations, and provides better outcomes for pedestrians, cyclists, public transport users and motorists.	-Murdoch Health and Knowledge Precinct. -Bus interchange project at Canning Bridge -AM peak bus lane on Canning Highway
Advocating for initiatives and partnerships that support sustainable urban development, activity centres and connected communities, while protecting the City's character and heritage.	3.1, 3.3 and 3.4	The City is experiencing ongoing urban change, with increasing pressure to accommodate growth while maintaining local character, heritage, amenity and liveability. Activity centres and precincts need coordinated planning and investment to ensure growth occurs in the right locations and is supported by infrastructure, services, transport and public spaces. Advocacy is needed to influence planning frameworks and government investment so development supports connected communities, housing diversity, economic activity and quality places while protecting the features valued by the community.	-Outcomes in City of Melville Activity Centres and Precinct Plans -Canning Bridge Activity Centre
Advocating to preserve the City's low-density suburbs and ensuring that more intensive development is targeted in strategic centres and along suitable public transit corridors aligned to the Local Planning Strategy.	3.1, 3.3 and 3.4	The City's Local Planning Strategy provides a planned approach to managing growth by directing more intensive development to strategic centres and suitable transit corridors while retaining the character and amenity of established low-density suburbs. Proposed planning reforms that enable broader subdivision or minimum density requirements across low-density areas could undermine this approach, reduce tree canopy, affect neighbourhood character and place additional	The City's current Local Planning Strategy facilitates a sound balance of housing diversity, dwelling growth and vibrancy whilst maintaining much of the City's low-density suburban character.

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		pressure on local infrastructure. Advocacy is needed to ensure State planning policy recognises local planning strategies and supports balanced growth, housing choice and liveability outcomes that are appropriate to the City's context.	

Theme 4: Vibrant and Prosperous Community

Council Plan alignment: Vibrant and Prosperous

'Economic prosperity and vibrant resilient communities and businesses'

This theme focuses on fostering economic prosperity by supporting vibrant, resilient communities and businesses across the City. The City advocates for investment, partnerships and policy outcomes that activate local places and centres, strengthen tourism and eco-tourism, attract investment to strategic locations, support business growth and resilience, and promote a business-friendly environment that encourages economic prosperity.

The City works collaboratively with State and Federal governments, agencies and partners to deliver strategic investment and policy outcomes that strengthen local economies, attract investment, enhance destination appeal, support thriving businesses, and create vibrant places that contribute to the long-term prosperity and resilience of the City and its communities.

Non-financial priorities and objectives for a Vibrant and Prosperous Community theme:

Advocacy priority	Council Plan objective	Why?	Some examples
Advocating for initiatives and partnerships that activate local places, strengthen activity centres and increase awareness of Melville as a tourism and eco-tourism destination.	4.1 and 4.2	Local places, activity centres and visitor experiences need ongoing activation, investment and promotion to remain vibrant, competitive and attractive to residents, visitors and businesses. Melville has significant natural, cultural and recreational assets that could support greater tourism and eco-tourism opportunities, but realising this potential requires coordination with government agencies, tourism bodies, land managers, businesses and community partners. Advocacy is needed to strengthen destination	-Outcomes in City of Melville Activity Centre and Precinct Plan. -Outcomes in Discover Melville Plan. -Housing density around activity centres. -Progression of Westfield Booragoon development and Scentre Group partnerships including

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		awareness, support place activation and improve the conditions that enable local centres and visitor experiences to contribute to economic and community outcomes.	the delivery of High Street.
Advocating for initiatives and partnerships that attract investment and support sustainable economic growth in strategic locations.	4.1 and 4.3	Strategic locations such as activity centres, transport corridors and major precincts have the potential to support jobs, housing, services, investment and community activity, but require coordinated planning, infrastructure and partnership to unlock their full value. Without targeted investment and alignment across government and the private sector, opportunities for sustainable growth may be delayed or fragmented. Advocacy is needed to attract investment, support enabling infrastructure, and ensure strategic locations deliver long-term economic, social and place-based benefits for the City.	
Advocating for initiatives and partnerships that strengthen local business growth, resilience and capability.	4.4 and 4.5	Local businesses are central to employment, local services, vibrant centres and economic resilience, but continue to face challenges including rising costs, workforce pressures, changing consumer behaviour and increased competition. Supporting business growth and capability helps strengthen local economies, improve centre performance and build resilience during periods of economic change. Advocacy is needed to secure government programs, partnerships and policy settings that help local businesses adapt, grow, innovate and contribute to the City's long-term prosperity.	

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Non-financial priorities from 2025 de-prioritised as part of the update

Advocacy	Brief overview	Rationale
Advocating for dedicated right hand signals at the Petra and Ardross Street intersections on Canning Highway	The intersections at Petra Street in Palmyra and Ardross Street in Applecross lack dedicated right turn signals onto Canning Highway, leading to congestion and heightened crash risk. Installing right-turn arrows will improve safety, reduce delays for right turn movements, and better manage traffic at two key access points along this busy arterial route.	**Site constraints:** The available land and current signal configuration make dedicated right-turn signals difficult to deliver and unlikely to be a viable option. **Safety evidence:** Crash data does not indicate that these intersections present a significant safety issue, particularly when compared with other locations along Canning Highway.

Non-financial priorities from 2025 that form 'some examples' to focus on in the updated priorities:

1. **Advocating for improved erosion control along the Attadale foreshore and other City of Melville foreshore areas.**
2. **Advocating for the State to fulfil its role as outlined in the Library WA Agreement**
3. **Advocating for shared use agreements of school facilities**
4. **Advocating for the establishment of a Local Government Climate Action fund**
5. **Advocating for an effective road design for traffic congestion at Stock Road / Leach Highway Interchange**
6. **Advocating for mid-tier transport along South Street**
7. **Advocating for solutions to traffic congestion and pedestrian connectivity at Murdoch Health and Knowledge Precinct**
8. **Advocating for a comprehensive precinct structure plan at Murdoch, Bull Creek, and the Health Precinct**
9. **Advocating for the delivery of the Bus Interchange Project at Canning Bridge**
10. **Advocating for the delivery of a dedicated AM peak bus lane on Canning Highway**
11. **Advocating to Tourism WA to collaborate with Aboriginal people in developing a cultural tourism experience and enhancing visitor interpretation of the City of Melville's significant Aboriginal places**
12. **Advocating for a grant fund to support start up tourism businesses**
13. **Advocating to Tourism WA to attract certified eco-tourism businesses offering activities that enable visitors to experience the City of Melville's natural areas while helping to protect it**

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2026 Annual Review of Financial Advocacy Priorities

Overview:

Financial advocacy is the process of seeking monetary or in-kind support for projects and initiatives within the City of Melville through grants, partnerships, and funding negotiations. Successful financial advocacy will result in direct income to the City.

The Advocacy Policy (CP-127) sets out the use of advocacy, establishing the advocacy strategy, implementing the advocacy strategy and roles and responsibilities. The Advocacy Strategy is endorsed by Council with changes resulting from the annual review process.

As outlined in CP-127, projects are identified through the annual business planning process and incorporated into the annual update of the Council Plan, which is adopted by Council as part of the Budget.

All financial advocacy priorities must align with Council-adopted strategies, plans and policies, including the Council Plan. Only projects and programs that support Council's adopted strategic direction and planning framework are eligible for inclusion in the Financial Advocacy Priorities.

Projects and programs with a value of $3 million or more are then assessed by the Advocacy Team against a range of criteria, including:

- Alignment with Council-adopted strategies, plans and policies, including the Council Plan
- Long Term Financial Plan modelling
- Community impact
- Delivery feasibility
- Project readiness
- Alignment with State and Federal Government priorities
- The likelihood of securing external funding

**Projects less than $3m are captured in an operational Advocacy Priority document.*

The report documents proposed updates for Council consideration and provides a four-year outlook through to the 2029/2030 financial year. These updates will inform the Advocacy Book for 2027.

**Only the 'included' projects and programs will be printed in the new Advocacy book for 2027. Emerging projects and programs are subject to future Council decisions.*

Definitions:

Title	Description
Included	Projects and programs approved in the Council Plan and LTFP, and validated through the scoring matrix.
Emerging	Projects and programs forecast in the LTFP that remain subject to a future Council decision. They are not approved advocacy priorities until Council has determined the project direction, but are identified as emerging priorities for future consideration.

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Removed	Projects and programs that have previously formed part of the Advocacy Strategy and are no longer being pursued for advocacy or external funding.
Ready-projects	Projects that can be delivered in the short to medium term (within two years). These projects have developed concept plans, documented evidence demonstrating the need and justification for the project, and cost estimates that meet typical funding program requirements.
Future forecast	Projects that are expected to be delivered in the long term (more than two years). These projects are in the early stages of planning and development and may be discussed as future opportunities but are not yet ready to seek funding commitments.

Summary of Proposed Projects and Programs included in the Financial Advocacy Priorities update:

1. Library, Museum and Arts Centre
2. Atwell House and Arts Precinct
3. Changeroom Upgrade Program, including:
    - 3.1. Winnacott Reserve
    - 3.2. Morris Buzacott
    - 3.3. Alan Edwards Reserve
    - 3.4. Gairloch Reserve
    - 3.5. Trevor Gribble Reserve
4. Goolugatup Heathcote Lowerlands (stage 3 – staircase)
5. Moreau Mews park and streetscape
6. John Connell Reserve Sporting Precinct
7. Attadale Alfred Cove Foreshore Master Plan, including:
    - 7.1. Shared path and pedestrian connectivity at Pelican Cove and Atwell House and Arts Precinct
    - 7.2. Foreshore Rehabilitation and revegetation works at Attadale Reserve
8. LeisureFit Booragoon Electrification
9. Increase funding for financial assistance grants

Details of the projects and programs included in the update:

- **Library, Museum and Arts Centre**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
Library, Museum and Arts Centre	Bateman and Tangney	Central	$38.5m ($60m less $21.5m secured)	Ready-project	2026/2027

Project snapshot

Construction of a new Library, Museum and Arts Centre and redevelopment of the surrounding area to form the Cultural Heart Precinct.

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The project responds to the need for modern, accessible and fit-for-purpose community infrastructure that can support contemporary library, museum, arts and community services within the Cultural Heart Precinct.

Co-locating library, museum, arts and flexible community functions will improve service access, increase visitation, support lifelong learning and heritage interpretation, strengthen place activation and create a civic and cultural destination for the City.

Council Plan alignment

The project supports the Healthy, Safe and Inclusive and Vibrant and Prosperous Council Plan outcome.

This project is outlined in the Council Plan, responds to a March 2024 resolution to seek external funding and is currently tied to a $15m Federal Grant and $4,142,568 Lotterywest Grant.

Location: 10 Almondbury Road, Booragoon WA 6154

- **Atwell House and Arts Precinct**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
Atwell House and Arts Precinct	Bateman and Tangney	Bicton Attadale Alfred Cove	$4.5m	Ready-project	2027/2028

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Project snapshot

Refurbishment of the Atwell House building and redevelopment of the adjacent gallery built in 1982 to provide enhanced and fit-for-purpose exhibition, function and studio spaces.

The project renews ageing arts infrastructure and addresses limitations in the current exhibition, function and studio spaces so the precinct can better support contemporary creative and community use.

Improved facilities will increase the usability of the precinct, enhance visitor experience, support local artists and community groups, and strengthen the area's role as a local arts and cultural destination.

Council Plan alignment

The project supports the Healthy, Safe and Inclusive Council Plan outcome.

This project is outlined in the Council Plan and has been deferred to 2027/2028 until funding is secured.

Location: 586 Canning Highway, Alfred Cove WA 6154

- **Changeroom Upgrade Program**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year

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Winnacott Reserve	Bicton and Tangney	Palmyra Melville Willagee	$4.5m	Ready-project	2026/2027
Morris Buzacott	Bateman and Tangney	Bateman Kardinya Murdoch	$2.2m	Ready-project	2027/2028
Alan Edwards Reserve	Bibra Lake and Fremantle	Bateman Kardinya Murdoch	$4.5m*	Ready-project	2028/2029
Trevor Gribble Reserve	Riverton and Tangney	Bull Creek Leeming	$4.5m*	Ready-project	2029/2030
Gairloch Reserve	Bateman and Tangney	Applecross Mount Pleasant	$3.25m*	Ready-project	2029/2030

Total estimated program cost: $18.95m*
***subject to further detail design**

Program snapshot

Changeroom upgrade program to meet current building, accessibility, and inclusion standards and to support female participation and local sporting clubs.

The program addresses ageing changeroom infrastructure that no longer meets contemporary expectations for accessibility, inclusion, safety and multi-user sporting needs.

Upgrading these facilities will support female, junior and senior participation, improve conditions for players, officials and volunteers, and provide a coordinated approach to facility renewal across multiple reserves.

Council Plan alignment:

The program supports the Healthy, Safe and Inclusive Council Plan outcome.

The Changeroom Upgrade Program is outlined in the Council Plan.

Winnacott Reserve Changeroom Upgrade is tied to a $1.3m State Government Election Commitment.

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- **Goolugatup Heathcote Lowerlands**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
Goolugatup Heathcote Lowerlands	Bateman and Tangney	Applecross Mount Pleasant	$2.5m** stage 3 staircase	Ready-project	2027/2028

Project snapshot:

Whadjuk led renewal of Goolugatup Heathcote Lowerlands including landscaping, cultural nodes, paths, interpretation and wayfinding across the whole site. This project is delivered over 3 stages, with stage 3 (staircase) to be delivered in 2027/2028. This project has received funding for previous stages and must proceed as per grant agreement.

The project recognises the cultural, environmental and community significance of Goolugatup Heathcote and will improve how people access, understand and experience the site. Completing Stage 3 is important to deliver a coherent whole-of-site outcome and meet existing grant commitments.

The Whadjuk-led approach supports cultural interpretation and recognition while improving movement, safety, amenity, wayfinding and landscape outcomes across the Lowerlands.

Council Plan alignment:

The project supports the Healthy, Safe and Inclusive and Clean and Green Council Plan outcome.

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This project is outlined in the Council Plan and is tied to a $2.35m Lotterywest grant.

Location: 58 Duncraig Road, Applecross WA 6153

- **Moreau Mews park and streetscape**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
Moreau Mews park and streetscape	Bateman and Tangney	Applecross Mount Pleasant	$6.5m	Ready-project	2026/2027

Project snapshot:

The development of a new public open space and streetscape along Moreau Mews and Kishorn Road in Applecross, creating a vibrant town square in the heart of the Canning Bridge precinct.

The project responds to the need for high-quality public open space and streetscape infrastructure in the growing Canning Bridge precinct, where increased density is creating demand for walkable, attractive and activated places.

The new town square and public realm improvements will support community gathering, passive recreation, pedestrian movement, local business activation and improved precinct amenity.

Council Plan alignment:

The project supports the Vibrant and Prosperous and Clean and Green Council Plan outcome.

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This project is outlined in the Council Plan and responds to the June 2025 OMC resolution to adopt the Concept Plan.

Location: 586 Canning Highway, Alfred Cove WA 6154

- **John Connell Reserve Sporting Precinct**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
John Connell Reserve oval extension	Jandakot and Tangney	Bull Creek Leeming	$3.38m	Ready-project	2027/2028

Project snapshot:

Delivery of a new sporting precinct comprising a 60m cricket field, a 55m cricket field, and capacity for up to four senior soccer fields with floodlighting, to increase local sporting capacity and participation.

The project responds to increasing demand for active sporting space and the need to provide sufficient playing field capacity for local clubs and community participation.

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Expanding the oval will improve flexibility for cricket and soccer use, support junior and senior sport, reduce pressure on existing reserves and enable more residents to participate in organised sport close to home.

Council Plan alignment:

The project supports the Healthy, Safe and Inclusive Council Plan outcome.

This project is outlined in the Council Plan and responds to the April 2026 OMC resolution to seek external funding.

Location: Dimond Court, Leeming WA 6149

- **Attadale Alfred Cove Foreshore Master Plan**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year
Shared path and pedestrian connectivity at Pelican Cove and Atwell House and Arts Precinct **(ACAH-05)**	Bicton and Tangney	Bicton Attadale Alfred Cove	$3m*	Future forecast	2028/2029

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Foreshore rehabilitation and revegetation works at Attadale Reserve **(ARE-01)**	Bicton and Tangney	Bicton Attadale Alfred Cove	$2m*	Future forecast	2029/2030

Total estimated program cost: $5m*
***subject to further detail design**

Program snapshot:

The Attadale Alfred Cove foreshore is a unique natural and cultural asset facing increasing pressure from climate change, erosion, and growing community use. This master plan has been developed to protect and restore the foreshore while balancing environmental conservation with recreational needs.

The priority works seek to balance environmental protection with safe and sustainable public access to one of the City's most valued foreshore areas, which is under pressure from climate change, erosion and growing community use.

Shared path, boardwalk, rehabilitation and revegetation works will improve accessibility, protect sensitive areas, strengthen ecological resilience, support biodiversity and enhance community enjoyment of the river environment.

Council Plan alignment:

The program supports the Healthy, Safe and Inclusive and Clean and Green Council Plan outcome.

These works are allocated in the Long-Term Financial Plan and are actions from the Attadale Alfred Cove Foreshore Master Plan.

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- **LeisureFit Booragoon Electrification**

Project name	Electorates	Ward	Estimated project cost	Status	Construction start year

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LeisureFit Booragoon Electrification	Bateman and Tangney	Central	$3.5m	Ready-project	2027/2028

Project snapshot:

LeisureFit Booragoon is the City's largest source of carbon emissions and utility costs. Significant enabling works are required before installing additional solar PV, potential battery storage, and electric heat pumps to replace the existing gas system. The upgrade will improve operational efficiency, reduce exposure to rising energy costs, and support the financial viability of extended operating hours.

The project addresses the need to reduce reliance on gas, improve energy efficiency and manage exposure to rising utility costs at one of the City's highest-emission and highest-cost community facilities.

Electrification will support lower emissions, improved operational resilience and a more sustainable long-term operating model for aquatic, fitness and recreation services.

As an action from the Corporate Climate Action Plan, this project supports Councils target of transitioning the organisation to carbon neutrality by 2030.

Council Plan alignment:

The project supports the Clean and Green Council Plan outcome.

This project is outlined in the Council Plan and is an action from the Corporate Climate Action Plan.

Location: 586 Canning Highway, Alfred Cove WA 6154

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- **Increased funding for financial assistance grants**

Advocacy snapshot:

Local Governments are facing a critical financial shortfall due to declining Federal Government Financial Assistance Grants, hindering their ability to meet growing community demands and deliver essential services. Financial Assistance Grants have diminished from 1% of Commonwealth taxation revenue in 1996 to only 0.5% today. Local Governments are asking for this to be restored back to 1%.

Restoring Financial Assistance Grants to 1% of Commonwealth taxation revenue would provide local governments with a more sustainable and equitable funding base to deliver essential services, renew infrastructure and respond to growing community expectations.

Increased funding would reduce pressure on rates, improve long-term financial sustainability and support delivery of local priorities without increasing the financial burden on residents.

Council Plan alignment:

This advocacy supports all Council Plan outcomes.

Emerging projects and programs pending future Council decision:

Project/program name	Electorates	Ward
Leeming Recreation Centre	Jandakot and Tangney	Bull Creek Leeming

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John Connell Reserve Master Plan	Jandakot and Tangney	Bull Creek Leeming
Melville Bowling Club	Bateman and Tangney	Bicton Attadale Alfred Cove
Morris Buzacott Reserve Site Development Plan	Bateman and Tangney	Bateman Kardinya Murdoch
The Esplanade Road and Pedestrian Safety Project	Bateman and Tangney	Applecross Mount Pleasant
Foreshore Restoration Plan	Bateman and Tangney	Applecross Mount Pleasant

Projects and programs removed in the update:

Project/program name	Electorates	Ward	Notes
Changeroom Upgrade Program (Beasley Park)	Jandakot and Tangney	Bull Creek Leeming	Successful in securing State and Federal funding, to be commenced in 2026.
Changeroom Upgrade Program (Troy Park)	Bicton and Tangney	Bicton Attadale Alfred Cove	Successful in securing State funding, to be commenced in 2026.
Attadale Alfred Cove Foreshore Master Plan (Point Waylen)	Bicton and Tangney	Bicton Attadale Alfred Cove	Successful in securing Federal funding, to be commenced in 2026
Attadale Alfred Cove Foreshore Master Plan (Atwell Commons)	Bateman and Tangney	Bicton Attadale Alfred Cove	Successful in securing State funding, to be commenced in 2027.

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ATTACHMENT 1

SUBMISSIONS RECEIVED

Nine submissions were received during the advertising period. Each submission is listed separately below with the City of Melville response.

No.	Status	Submission	City of Melville Response
1	Oppose	Clause 3 of the policy advises “a clear and well justified rationale must be provided for any such proposal.” This was not the case with the 729 Canning Highway application which stated the (Revive Dental) application was for a Medical Centre which would support the elderly where there was no change in use from the Dental Practice that has existed on the site for around 20 years. Misleading information such as this must be detected via more thorough investigation by City Officers if the community, including Elected Members, are not to be misled. Actual intended use must be comprehensively and truthfully provided.	The submission is noted. The draft policy seeks to improve the quality and transparency of information submitted in support of Scheme Amendment proposals, including the requirement for a clear and well justified rationale. The City will continue to assess information submitted by proponents as part of its consideration of individual proposals. No policy change is recommended.
2	Support	(No comment provided)	The submission is noted. No policy change is recommended.
3	Support	(No comment provided)	The submission is noted. No policy change is recommended.
4	Support	More housing is required in these areas now ... not in ten years when the infrastructure has caught up.	The comment is noted. The draft policy provides guidance on the process and information requirements for Scheme Amendment proposals. It does not itself determine housing outcomes or the timing of infrastructure delivery. No policy change is recommended.
5	Support	(No comment provided)	The submission is noted. No policy change is recommended.

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6	Support but have some concerns	Overall, I support the intent of the policy to improve transparency and early stakeholder engagement. However, I would suggest consideration of the following matters: 1. Clearer criteria for Preliminary Advertising The triggers for Preliminary Advertising, such as “significant land use implications” or “substantial community interest”, are open to interpretation. Consider providing more objective criteria or guidance to ensure consistency and transparency in decision-making. 2. Status of the Concept Master Plan The policy defines the Concept Master Plan as a non-binding document, however Section 3 suggests that future planning proposals may not be supported if they significantly deviate from it. Clarification may be beneficial to ensure there is no perceived inconsistency between the intended non-binding nature of the document and the weight given to it during future assessments. 3. Timeframes for Assessment and Processing While the policy outlines submission requirements and assessment considerations, it does not establish indicative timeframes for the City's review process. Including service standards or target assessment timeframes could provide greater certainty for applicants and improve transparency regarding the progression of amendment requests.	The comments are noted. Minor amendments to the policy are recommended to: • clarify when preliminary consultation may be required, having regard to the scale, nature, location and likely impact of a proposal; • clarify that a Concept Master Plan is supporting information only and does not constitute development approval or predetermine future statutory planning decisions; and • clarify that engagement methods may vary depending on the nature, scale and likely impact of a proposal. No change is recommended regarding assessment timeframes, as these depend on the complexity of the proposal, the quality of information provided, referral requirements and statutory processes.
7	Support	As my property at Stanbury Place Kardinya is directly affected by proposed R Code amendments I feel I should seek advice from CoM that I should abstain from providing support or otherwise. Please provide guidance to me on the correct path in this respect.	The submission is noted. Community members, including affected landowners, may participate in consultation processes. Submissions are considered on their planning merits. No policy change is recommended.
8	Support but have some	Transparency is needed. 729 Canning Highway has always been a dental practice. The upcoding request	The submission is noted. The draft policy seeks to improve transparency by requiring applicants to

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	concerns	for a medical centre to help the ageing population is misleading. No mention was made of the fact that this site is to continue as a dental practice. Revive Dental.	provide supporting information and a clear rationale for proposed amendments. The City will continue to assess the information provided for individual proposals. No policy change is recommended.
9	Oppose	After years of experience I do not feel the community engagement process is sufficient, interactive workshops/focus groups would be better. Further, the feeling is that the City does not properly listen to, understand or give regard to community feedback. Why bother is the real question?	The comments are noted. Minor amendments to the policy are recommended to clarify that engagement methods may vary depending on the nature, scale and likely impact of a proposal. The policy does not prevent broader engagement methods, such as workshops or focus groups, being used where appropriate. No further policy change is recommended.

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ATTACHMENT 2
DRAFT LOCAL PLANNING POLICY 1.23

Requirements for Local Planning Scheme Amendments

Tracked Changes Version

Document: Standalone tracked changes version of Draft Local Planning Policy 1.23.

Purpose: Presents the proposed policy changes following public advertising in a self-contained format for elected member review.

Markup legend

- ~~Deleted text~~ = text proposed to be removed or replaced
- **Inserted text** = text proposed to be added or substituted

Modification references: Numbers in grey brackets, for example [1], identify the corresponding modification item used to track proposed policy changes.

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DRAFT LPP 1.23 - REQUIREMENTS FOR LOCAL PLANNING SCHEME AMENDMENTS

Policy Type: Local Planning Policy **Policy Owner: Director Planning**	**Policy No. LPP1.23** **Last Review Date: XX September 2026**

Introduction

The Planning and Development (Local Planning Schemes) Regulations 2015 define three types of Scheme Amendments: Basic, Standard and Complex. While the Regulations outline statutory procedures, they provide discretion to local governments to request further supporting information which may include whether preliminary engagement with the community is warranted prior to formal advertising.

This policy aims to strengthen transparency, improve early stakeholder engagement, and support informed Council decision-making by setting clear expectations on process, content, and consultation for Scheme Amendments.

Definitions

A *Scheme Amendment* is a formal change to the Local Planning Scheme, affecting zoning, text or both.

[2] ~~Preliminary Advertising~~ **Preliminary consultation** is consultation undertaken by the City, as supporting information, prior to formal initiation of a Scheme Amendment.

[1] A *Concept Master Plan* is a non-binding visual plan outlining future development intent. **A Concept Master Plan is supporting information only and does not constitute development approval or predetermine the outcome of any future statutory planning process.**

A *Land Use Scoping Statement* is a written assessment of anticipated land use impacts and constraints

Policy Objectives

This policy aims to:

- To ensure that sufficient technical and contextual information is submitted to support the meaningful assessment of Scheme Amendments.
- [2] To encourage early community engagement through ~~Preliminary Advertising~~ **preliminary consultation** where considered appropriate by the City.

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- To support timely and transparent decision-making in accordance with sound planning principles.
- To ensure that proposed amendments are consistent with strategic planning frameworks, or that clear justification is provided when they are not.
- To provide a consistent and practical approach to the assessment and processing of Scheme Amendments.

Policy Scope

This policy applies to all Standard and Complex Scheme Amendments as defined by the Regulations within the City of Melville It does not apply to Basic Amendments as defined in the Regulations.

Policy Statement

1. Submission Requirements

The following information should be submitted with any request to amend the Local Planning Scheme:

a) Explanatory Report and Justification

- Full description of the proposed amendment, including type (Basic/Standard/Complex)
- Planning rationale, including consistency with strategic planning documents
- Impact on surrounding land, amenity, infrastructure, and zoning

b) Land Use Scoping Statement

A detailed statement addressing:

- Anticipated land use outcomes
- Scale and intensity of use
- Amenity and environmental considerations (e.g. noise, odour, traffic, bushfire risk)
- Streetscape and character impacts
- Proposed open space, vegetation retention, and site constraints

c) Concept Master Plan

Where new built form or complex land uses are anticipated:

- Indicative layout including buildings, access, and open space
- Staging or development phasing, if applicable
- Preliminary technical inputs, for example traffic, drainage, noise and effluent disposal

d) Supporting Technical Studies

Where relevant, including but not limited to:

- Environmental or flora/fauna reports
- Bushfire Management Plan or Bushfire Attack Level (BAL) assessment
- Stormwater Management Plan
- Traffic Impact Statement

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- Acoustic or odour assessments

e) Amendment Mapping and Scheme Text

- Draft mapping extracts showing proposed zoning changes
- Draft phrasing of any proposed scheme text amendments

2. Preliminary Consultation (Pre-Statutory Advertising)

[2] The City may undertake ~~Preliminary Advertising~~ **preliminary consultation** prior to Council's consideration of an amendment for initiation.

[2] ~~Preliminary Advertising~~ **Preliminary consultation** will generally apply to:

- Amendments with significant land use implications;
- Amendments not aligned with the City's Local Planning Strategy; and
- Amendments likely to generate substantial community interest or concern.

[3] **Preliminary consultation may be required at the City's discretion where a proposal is likely to have broader community interest or potential land use, built form, traffic, amenity, environmental or infrastructure impacts. This will be assessed having regard to the scale, nature, location and likely impact of the proposal.**

[2] ~~Preliminary Advertising~~ **Preliminary consultation** shall be:

- Undertaken for 21 days, unless otherwise determined by the City;
- Limited to direct correspondence with affected owners, occupiers and key stakeholders as well as advertising on the City's website.
- [2] Undertaken to a range of stakeholders with extent of advertising guided by the complexity and/or anticipated impacts resulting from the proposed amendment, noting that the extent of this preliminary phase of **consultation** may be less than the standard engagement referenced in Local Planning Policy LPP1.1.
- Non statutory and not prejudicial to Council's formal consideration of the proposal; and
- Clearly described as preliminary to avoid community confusion about statutory status.

[4] **Preliminary consultation shall be undertaken for 21 days, unless otherwise determined by the City, and may include direct correspondence with affected owners, occupiers and key stakeholders, as well as advertising on the City's website. The form of preliminary consultation will be determined by the City and may vary depending on the nature, scale and likely impact of the proposal.**

[5] **Preliminary consultation is non statutory and does not replace any statutory advertising required after Council initiates a Scheme Amendment.**

[2] Council shall have regard to submissions received during **preliminary consultation** when deciding whether to initiate a Scheme Amendment.

3. Processing and Assessment

The City will assess the amendment request against:

- Local and State strategic frameworks;

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- Likely impacts on adjoining land and the broader community;
- Appropriateness of land use and development outcomes; and
- Submissions received (if preliminary consultation occurred).

[6] To ensure transparency and to guide the statutory planning process, the Concept Master Plan and Land Use Scoping Statement are expected to form the basis of any future planning proposal. The City may not support a future planning proposal that significantly deviates from these documents. ~~A clear and well-justified rationale must be provided for any such proposal.~~ **Where a proposal differs materially from the Concept Master Plan or Land Use Scoping Statement, a clear and well justified rationale should be provided.**

4. Variation to Policy Requirements

The City may vary the requirements of this policy in exceptional circumstances. Variations should:

- Be supported by robust justification;
- Demonstrate that the objectives of this policy are still met; and
- Be considered in light of the broader public interest and planning principles.

5. Implementation and Review

This policy will be implemented by Planning Services and reviewed every three years or earlier if required by legislative changes or operational experience.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedures, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6
Delegated Authority No:	DA-020 Planning and Related Matters

ORIGIN/AUTHORITY Ordinary Meeting of Council	February 2026	**Item No.** UP26/XXXX
Reviews Insert name of Council Meeting	Insert date of meeting	Insert Item No.

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ATTACHMENT 3

LOCAL PLANNING POLICY 1.1

Planning Process and Decision Making: Tracked Changes Version

Document: Standalone tracked changes extract for Local Planning Policy 1.1.
Purpose: Shows the administrative changes proposed to LPP 1.1 to align its Scheme Amendment provisions with Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments.

LPP 1.1 contains the City's general process for planning matters, including Scheme Amendments. LPP 1.23 introduces more specific guidance for Standard and Complex Scheme Amendment proposals, including supporting information and preliminary consultation expectations. The amendments shown below update LPP 1.1 so both policies work together clearly.

The amendments are administrative only. They cross reference LPP 1.23, clarify that Council may consider information and preliminary consultation when deciding whether a Scheme Amendment proposal has merit, and confirm that the statutory Scheme Amendment process under the Planning and Development (Local Planning Schemes) Regulations 2015 remains unchanged.

Only the amended sections of LPP 1.1 are shown. The remainder of LPP 1.1 is unchanged.

Markup legend

- **Inserted text** = text proposed to be added or substituted.

LOCAL PLANNING POLICY 1.1 – PLANNING PROCESS AND DECISION MAKING

7.0 Scheme Amendments

7.1 Proposals to amend the wording of LPS6 and/or to change the zoning of any property can be initiated by an interested party or by the City as per the Regulations. **Scheme Amendment proposals should be prepared having regard to Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments, where applicable.**

7.2 All proposals to amend LPS6 are presented to Council to determine whether the proposal has merit or not. If the proposal has merit, the Council will resolve to initiate the proposal to allow public consultation and referral to relevant agencies to occur. If the endorsement of the Council is not given, the process will terminate. If able to be supported, the City officers may make recommendations to augment the Scheme Amendment either as part of the initiation recommendation or prior to presentation to Council. **In considering whether a Scheme Amendment proposal has merit, Council may also have regard to the information provided in support of the proposal and any preliminary consultation undertaken in accordance with Local Planning Policy 1.23.**

7.3 Part 5 of the Regulations provides detailed guidance with respect to the process to be undertaken in relation to scheme amendments. This Part outlines the process for basic,

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standard and complex scheme amendments. Once a scheme amendment is initiated, the City is required to follow the process outlines in Part 5 of the Regulations including advertising procedures. **Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments provides guidance regarding the preparation, submission and assessment of Standard and Complex Scheme Amendment proposals and does not replace the statutory requirements of the Regulations.**

References that may be applicable to this Policy

Other Plans, Frameworks, Documents Applicable to Policy:
State Planning Policies and Development Control Policies
Residential Design Codes Volume 1 and Volume 2
All Local Planning Policies and Council Policies
Local Planning Policy 1.23 – Requirements for Local Planning Scheme Amendments
Local Planning Strategy
Precinct Structure Plans or Activity Centre Plans
Local Development Plans
WAPC Planning Bulletins

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026 FILE SD-053-25

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING
PS

Part 11B Significant Development Planning Report

Point Walter Residences

Lot 103 (326) Canning Highway
Bicton

Prepared for
Chang Feng Pty Ltd
July 2026

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Direct all enquiries to:

Planning Solutions
Level 8, 251 St Georges Terrace
Perth WA 6000

All correspondence to:

Planning Solutions
GPO Box 2709
CLOISTERS SQUARE PO WA 6850

Phone: 08 9227 7970
Fax: 08 9227 7971
Email: admin@planningsolutions.com.au
Web: planningsolutions.com.au

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Project Details

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Client	Chang Feng Pty Ltd	
Prepared by	Planning Solutions	
Consultant Team	Town Planning Architectural Design Traffic Engineering Landscaping Plan Acoustic Waste Sustainability Arborist	Planning Solutions Space Collective Architects Shawmac Plan-E E-LAB Consulting Talis Consultants Full Circle Design Services Arborite Tree Management Solutions

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1 PRELIMINARY

1.1 Introduction

Planning Solutions acts on behalf of Chang Feng Pty Ltd, the registered proprietor of Lot 103 (326) Canning Highway, Bicton (**subject site**).

Planning Solutions has prepared the following report in support of an application for development approval. The application is made pursuant to the Significant Development Pathway under Part 11B of the *Planning and Development Act 2005* (**P&D Act**) and requires determination by the Western Australian Planning Commission (**WAPC**).

This report will discuss various matters pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Strategic planning framework.
- Statutory planning framework.
- Significant development considerations.

The application seeks approval for a new mixed-use building within the subject site consisting of 203 multiple dwellings, 7 commercial tenancies and associated car parking, access, amenities and landscaping.

The development proposes a built form and scale that will provide increased dwelling density for the locality. This will assist the City of Melville (**City**) with achieving the WAPC additional dwellings infill target density which requires 10,830 new dwellings by 2031, and 18,480 new dwellings by 2050, identified in the City's Local Planning Strategy.

The development has been exceptionally designed, providing contemporary and sustainable dwellings, which are contextually appropriate and will positively contribute to the amenity of the surrounding area. Key matters including waste management, traffic management, acoustic management, sustainability considerations and landscaping have been appropriately addressed.

Accordingly, it is respectfully requested the WAPC consider the application on its merits and approve the development.

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2 BACKGROUND

2.1 Pre-lodgement Consultation

2.1.1 Meeting with the City of Melville

On 13 August 2025, representatives from Planning Solutions and Space Collective Architects met with senior officers of the City of Melville to discuss the redevelopment of the site and preliminary concept plans. The key matters discussed at the meeting included the land use, building height and plot ratio, consideration of the existing Leopold Hotel building and community benefits. The discussions informed the development of the submitted proposal.

2.1.2 Meeting with the State Development Assessment Unit

Consultation and pre-lodgement engagement with the State Development Assessment Unit (**SDAU**) have occurred regarding the proposed mixed-use development.

On 6 November 2025, representatives from Planning Solutions and Space Collective Architects attended a pre-lodgement meeting at the Department of Planning, Lands and Heritage (**DPLH**) offices at 140 William Street, Perth. Attendees included officers from the SDAU, State Referral Coordination Unit (**SRCU**), Design and Built Environment representatives, and the Chairperson of the WAPC.

The project team provided an overview of the proposed development, focusing on the local site context, design considerations, and the local and state planning framework, and the eligibility criteria under the Part 11B Significant Development Pathway. The meeting addressed several key matters, including access, land use, and building height and scale.

Following the meeting, the proponent demonstrated the proposed development meets the minimum value threshold for entry into the Part 11B pathway, confirming the estimated construction cost is $93 million.

The SDAU confirmed the meeting satisfied the minimum requirement for engagement with the WAPC under Regulation 6(1)(a) of the *Planning and Development (Significant Development) Regulations 2024*. It was noted that prior to making a significant development application, the project required a design review. Opportunities for further pre-lodgement engagement were also discussed but not required to be necessary.

The subject report and supporting documentation have addressed the matters raised by the SDAU during pre-lodgement. In particular, the traffic matters raised by Main roads WA have been reviewed and addressed in the supporting Transport Impact Assessment.

2.1.3 Meeting with McDonald's Australia

Planning Solutions and Space Collective Architects met with senior representatives of McDonald's Australia in June 2026 to discuss the proposed development.

Matters discussed primarily related to discuss how the ground floor level works around maintaining the existing vehicle access from Canning Highway and right of carriage easements to ensure the status quo remains with respect to access from the subject site to McDonald's.

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2.2 Design Review

2.2.1 Pre-Lodgement Design Review

The proposed development was reviewed in April 2026. The comments and recommendations were generally positive, noting the location was suitable for a higher-density mixed-use development.

The recommendations were considered in the finalisation of the development and landscape plans. A follow up review was recommended but as there were no major issues raised, the proponent has opted to undertake any additional reviews post-lodgement.

3 SITE DETAILS

3.1 Land Description

Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1: Lot details

Lot	Diagram	Volume	Folio	Area (m^2)
103	98273	2183	994	6,828

Refer **Appendix 1** for a copy of the Certificate of Title, Diagram and Relevant Documents.

Table 2 below outlines the relevant limitations, interests, encumbrances and notifications listed in the Second Schedule of the Certificate of Title.

Table 2: Limitations, Interests, Encumbrances and Notifications

No.	Doc Ref	Notice	Comment
1	F553566	***CAVEAT*** *BY MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD AS TO PORTION ONLY. LODGED 18/5/1994.*	The caveat does not allow the subject site to use the land to sell hamburger style products as a dominant use or substantial purpose of a development.
2	F553567	***CAVEAT*** *BY MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD AS TO PORTION ONLY. LODGED 18/5/1994.*	The caveat ensures the right-of-carriageway easement remains in perpetuity.
4	L809055	***EASEMENT BURDEN*** *FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 73217 AND INSTRUMENT L809055 REGISTERED 1/8/2012.*	Carriageway easement granted to the adjoining McDonald's site. Access granted from Canning Highway and Point Walter Road. Reciprocal access rights also granted for the subject site, granting access via Foss Street.
5	L809056	***RESTRICTIVE COVENANT*** *BURDEN REGISTERED 1/8/2012*	The restrictive covenant relates to easement burden L809056.
6	P421392	***EASEMENT*** *TO CITY OF MELVILLE FOR ACCESS PURPOSES - SEE DEPOSITED PLAN 42392 REGISTERED 16/1/2023*	Agreement with the City of Melville to ensure pedestrian access is permitted at all times for a portion of the Canning Highway frontage.

The proposed development has been designed to ensure the existing easements remain unaffected.

3.2 Location

3.2.1 Context

The subject site is located within the municipality of the City of Melville (**City**), approximately 11.3 kilometres southwest of the Perth City Centre and 4.3 kilometres northeast of the Fremantle City Centre. The site is located within the suburb of Bicton, in the established suburban residential precinct adjoining the Swan River.

The subject site directly adjoins Canning Highway to the south, a major transport route connecting the site to the broader metropolitan area. Canning Highway is serviced by high-frequency bus routes with connections to the Fremantle and Canning Bridge train stations. The site directly adjoins Point Walter Road to the east, a key transport route connected the site to the Swan River foreshore.

The subject site is immediately bounded by a McDonald's drive-through restaurant to the east, Foss Street Park to the north. Various commercial buildings are adjacent the site to the west including a medical centre and tavern. The subject site is predominantly surrounded by commercial land, except to the northwest and north of Foss Street Park, are existing residential dwellings.

The subject site is in proximity to the following notable places:

- Approximately 400 metres west of the Melville Plaza Shopping Centre, which includes a Coles supermarket, Dan Murphies liquor store and various businesses offering goods and services.
- Approximately 850 metres west of Melville Reserve and LeisureFit Melville, which includes playing fields, tennis centre and a skatepark.
- Approximately 1 kilometres southeast of Bicton Baths and the East Fremantle Yacht Club, comprising
- Approximately 400 metres southwest of Bicton Primary School, and northwest of Our Lady of Fatima Primary School.

The site is highly accessible to essential goods and services located in a highly sought after establishment suburb. Refer to **Figures 1** and **2** providing aerial imagery of the subject site in its regional and local context.

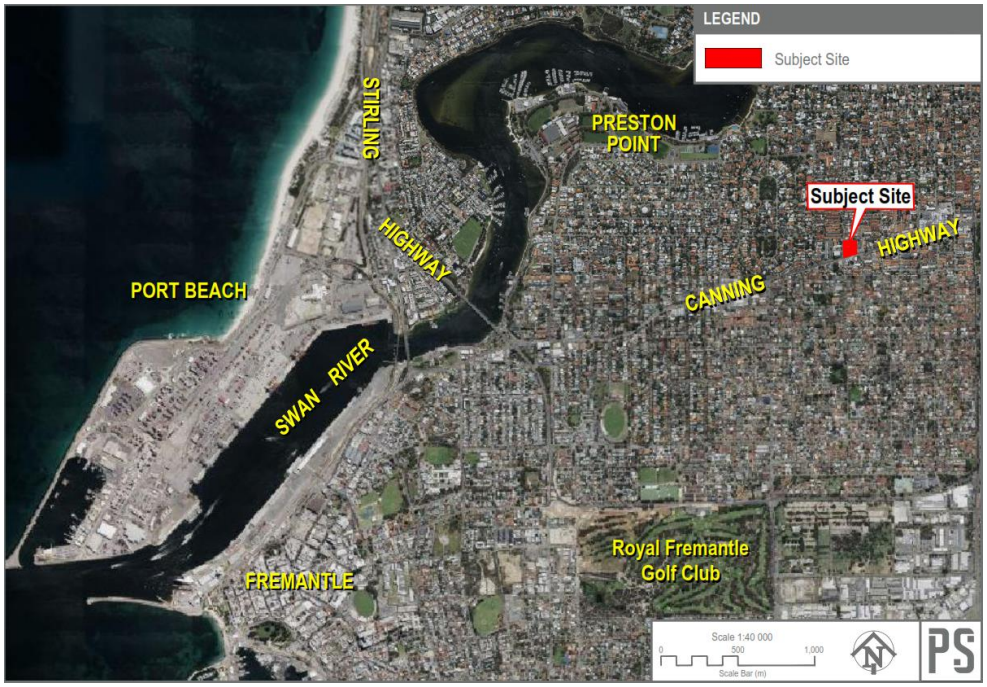

Figure 1 - Subject site in its regional context.

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Figure 2 - Subject site in its local context.

3.2.2 Site Conditions

The subject site is presently improved with the Leopold Hotel and a former liquor store tenancy. Both tenancies are currently vacant. Surrounding the existing buildings is at-grade car parking and associated landscaping. There is an existing pylon sign located on the Canning Highway frontage within the road reserve.

There is no formal European heritage listing identified on the site; however, it is acknowledged the Leopold Hotel has been a long-standing entertainment establishment since circa 1907. The fabric of the building has not been identified as containing significant heritage fabric, and it has not been identified on any local or state heritage list.

There are multiple access points servicing the site, including two from Point Walter Road and an entry only from Canning Highway. The adjoining McDonald's restaurant has reciprocal access rights to the Canning Highway entry point and the northern-most full-movement access point on Point Walter Road.

The topography of the site slopes from east to west resulting in existing retaining within the existing car parking areas. A survey of the existing trees within the site was undertaken which identified 10 existing trees within the site. All trees within the site are proposed to be removed with new landscaping proposed within the site and adjoining public realm.

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4 PROPOSED DEVELOPMENT

4.1 Development Summary

The application seeks approval for an 11-storey mixed use development, comprising 203 multiple dwellings and 7 commercial tenancies.

A details summary of the proposed development is provided in **Table 3**.

Table 3: Development Summary

Particular	Proposed
Land Uses	Multiple dwellings Shop Liquor store – small Restaurant/Café Brewery
Building Height	11 storeys
Dwellings	203 multiple dwellings, comprising: • Studio: 17 • 1-bed: 87 • 2-bed: 75 • 3-bed: 24
Landscaping	396.1m^2 deep soil area 611.8m^2 on-structure planting 27 new trees
Storerooms	203, comprising: • 3m^2: 104 • 4m^2: 75 • 5m^2: 24
Car Parking	312 car bays, comprising: • 236 residential bays. • 27 reciprocal commercial and visitor bays. • 49 commercial bays.
Motorcycle Parking	37 bays comprising: • 23 resident bays. • 12 commercial bays.
Bicycle Parking	143 bicycle parking spaces, comprising: • 102 residential spaces. • 21 commercial spaces. • 20 visitor spaces.

Refer **Appendix 2** for the Proposed Development Plans.

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4.2 Built Form

The proposed mixed-use development is a high-quality, contemporary architectural design that will serve as a focal point for the established Bicton community. The development incorporates a mix of dwelling typologies, retail and commercial uses, with an emphasis on a high-quality built form.

Local and emerging context were key considerations influencing the building form, materials, finishes and colours. A range of contemporary materials and façade treatments are incorporated into the design to create a cohesive and aesthetically appealing mixed-use development for future residents and visitors. All facades present a high level of articulation through the combination of varied textures, fenestration and façade articulation to appropriately express the building mass and scale.

The development site is of substantial size to suitably accommodate a large development, and it is presently underutilised. Existing development within the immediate surrounding area comprises a mix of single storey to 4-storey development. North of the site is predominantly characterised by low-to-medium density residential development. The development has specifically been designed to minimise the proposed building height impact onto existing development. Refer **Figure 3** showing the proposed townhouse-style dwellings along the northern interface.

Figure 3 - View from Point Walter Road showing townhouse style apartments on northern boundary.

Development surrounding the site to the east, south and west is predominantly existing commercial development. The proposed tower element allows strong engagement with the adjoining streets resulting in a highly active streetscape.

The proposed development will integrate appropriately with the residential and commercial development envisaged surrounding the subject site, while providing significantly more infill dwellings. **Figures 4** and **5** below include perspectives of the proposed mixed-use development, depicting the high-quality design and its interaction with the public realm.

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Figure 4 - View of development from corner of Canning Highway and Point Walter Road.

Figure 5 - View of southern elevation.

A detailed design principles assessment expanding on the responses to the SDRP1 has been prepared by Space Collective Architects in support of the proposed development.

Refer **Appendix 3** for a copy of the Architectural Design Report.

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4.3 Environment

A tree survey was undertaken of the existing trees contained within the subject site to understand the site's environmental attributes. The survey identified 10 existing trees within the subject site and 1 adjoining the site (11 total were surveyed).

Of the 11 trees, two trees are identified as having high retention value, as follows:

- Tree ID 1 – *Eucalyptus rudis* (Flooded Gum)
- Tree ID 2 – *Eucalyptus camaldulensis* (River Red Gum)

These two trees are located in the northeastern portion of the site, as shown in **Figure 6** below.

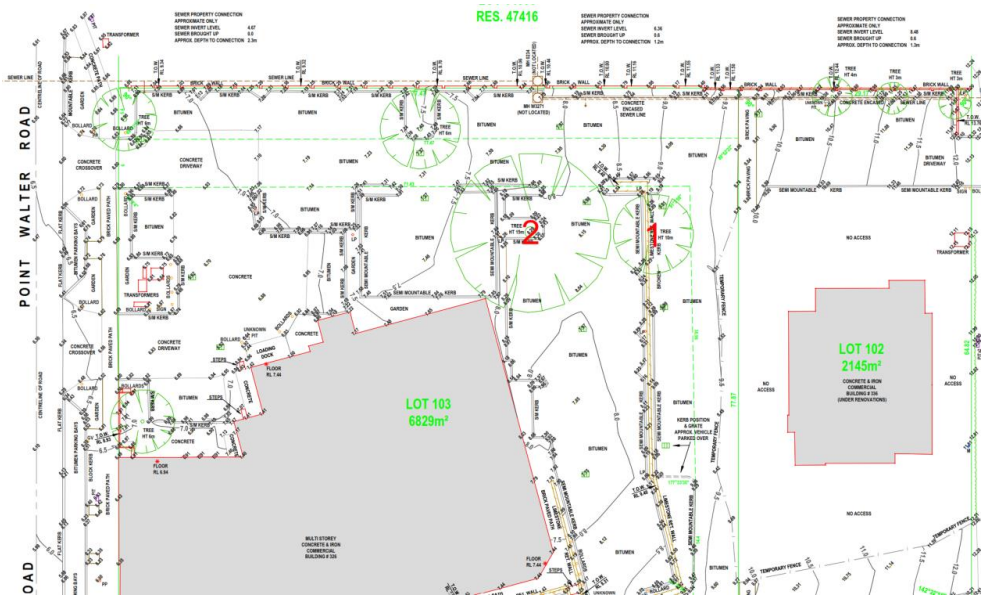

Figure 6 - Location of high retention value trees within existing site.

Due to location of the trees within the site (i.e. not along the periphery) and the proposed basement, there is nil opportunity for retention. The removal of the 10 trees is off-set by the proposal of 27 new trees.

Refer **Appendix 4** for a copy of the Tree Survey Report.

4.4 Landscaping

The development proposes a total of 1,007.9m^2 soft landscaping treatments on site, including provision of 396.1m^2 of deep soil and 611.8m^2 on-structure planting. Combined, proposed landscaping creates a significant greenscape response for the development, enhancing both the public and private realms.

The development is setback at Canning Highway creating opportunity for deep soil zones along the street. This assists in integrating the development into the landscaped setting with greened, soft edges. On-structure planting to balconies and terraces at upper levels softens the built form and enhances the amenity and aesthetic of the building.

In addition to soft landscape planting treatments, the development proposes significant hard landscaping areas along the ground level street interfaces, and communal rooftop at Level 1. The Level 1 communal space has been designed to function with distinct zones, including active and passive spaces.

Verge landscaping updates are proposed to enhance existing landscaping treatments within the road reserve. These works include provision of enhanced soft and hardscapes within Foss Street Park and provision of new street trees along Canning Highway and Point Walter Road. It is noted any upgrades of these area's will require separate approval from the City of Melville.

The Landscaping Plan includes a planting palette appropriate to the urban context and conditions, providing a variety of textures and colours that complement the building material palette and design.

Refer **Appendix 5** for a copy of the Landscaping Plan.

4.5 Transport

4.5.1 Access

The subject site is burdened by an existing reciprocal access easement, benefitting the McDonald's restaurant in the adjoining eastern lot. Refer **Figure 7** showing the reciprocal access easement.

The development has been designed to retain the easement, which includes:

- Maintained entry point (access only, no egress) from Canning Highway.
- Rationalisation of the Point Walter Road crossovers, resulting in one full movement access/egress point.
- A vehicle thoroughfare along the eastern site boundary to allow connection with the two vehicle crossovers along Foss Street.

A Transport Impact Assessment (**TIA**) has been prepared for the proposed development, addressing transport-related matters including vehicle access and egress (including swept paths), traffic generation and distribution. The TIA demonstrates the surrounding road network will be able to accommodate the proposed development and its associated traffic generation.

Refer **Appendix 6** for a copy of the Transport Impact Assessment.

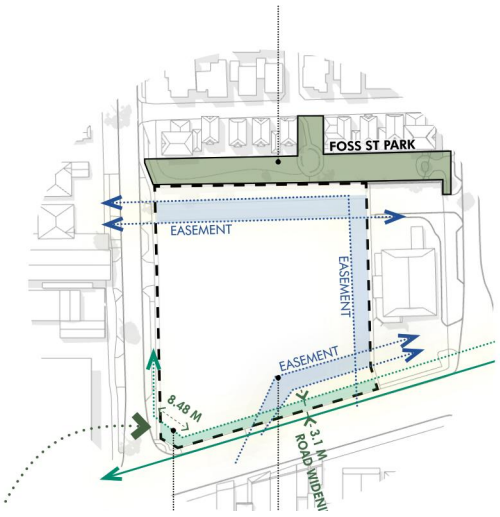

Figure 7 - Visual representation of existing reciprocal access arrangement.

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4.5.2 Parking

A total of 312 vehicle parking bays is proposed within the basement, ground and mezzanine levels. The layout and dimensions of the car park have been designed in accordance with AS2890.1. Vehicle parking is allocated, as follows:

- 236 residential bays.
- 49 commercial bays.
- 27 reciprocal commercial and visitor bays.

37 motorcycle bays are proposed on site, as follows:

- 25 residential motorcycle bays.
- 12 commercial motorcycle bays.

143 bicycle bays are provided within the development, comprising:

- 21 secure commercial bicycle spaces provided at ground level.
- 20 visitor bicycle spaces provided at ground level.
- 102 residential bicycle spaces.

The TIA addresses the proposed car parking provision and arrangement. The TIA demonstrates the supply is sufficient for the proposed development.

Refer **Appendix 6** for a copy of the Transport Impact Assessment.

4.6 Noise

An Environmental Noise Assessment (**Acoustic Report**) was prepared in accordance with the *Environmental Protection (Noise) Regulations 1997* (**Noise Regulations**). The Acoustic Report confirms that the proposed development is only at the development application stage and much of the detailed design process is yet to occur. The Acoustic Report addresses acoustic considerations in relation to noise emissions, ingress and Building Code of Australia requirements.

The subject site is within the *State Planning Policy 5.4 – Road and Rail Noise* trigger area. The Acoustic Report addresses SPP5.4 and identifies the applicable noise level criteria. The development will be constructed to ensure the indoor and outdoor noise levels align with the SPP5.4 noise targets.

As detailed within the Acoustic Report, the proposed development will ensure compliance with the requirements of the Noise Regulations. Compliance may be resolved through the inclusion of mitigation measures, where applicable. During the design process and prior to occupation, a full assessment of noise ingress into the development will be undertaken to ensure compliance with the internal criteria and assist in glazing selections.

Refer **Appendix 7** for a copy of the Acoustic Report.

4.7 Waste

A Waste Management Plan (**WMP**) has been prepared by Talis Consultants in support of the proposed development. The WMP considers estimation of general waste volumes and recommendations for appropriate collection, storage, handling and management of waste and recycling for the development in accordance with the requirements of the City's *Local Planning Policy 1.3 – Waste, Recycling and Food Organics Garden Organics (FOGO) Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments*.

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The development proposes three dedicated bin stores within the ground floor level, two for residential waste and one for commercial waste. All stores provide sufficient general and recycling waste storage areas. Waste collected in the bin stores will be collected on site by the City (residential waste) or private contractor (commercial waste) from the internal loading dock.

The WMP concludes that proposed bin storage areas and bin collection arrangements are adequate to service the proposed development.

Refer **Appendix 8** for a copy of the Waste Management Plan.

4.8 Sustainability

Full Circle Design Services has been engaged as the project sustainability consultant, led by a Green Star Accredited Professional. The proposed development is targeting a 4-Star Green Star Buildings certification, with a pathway to achieve 25 points and stretch targets of up to 39 points, exceeding both 4-Star and 5-Star certification thresholds.

The project is designed to achieve an average 8-Star NatHERS rating and 5-Star NABERS rating. Sustainability initiatives include a 30kW solar PV system, future battery readiness, carbon-neutral concrete, an all-electric building approach, low-flow water fixtures, 75%+ operational recycling, and reduced carbon emissions through efficient building systems and material selection.

Refer **Appendix 9** for a copy of the Sustainability Report.

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5 STRATEGIC PLANNING FRAMEWORK

5.1 Perth and Peel @ 3.5 Million

Perth and Peel @ 3.5 Million is the overarching spatial planning framework applicable to the Perth and Peel metropolitan regions. The document provides guidance on where development should occur to ensure sustainable urban growth, protect the environment and heritage, and make the most effective use of existing infrastructure. The Perth and Peel @ 3.5 Million document sets the context for four sub-regional planning frameworks, including the Central Sub-Regional Planning Framework relevant to the subject site. The framework guides infill development, with the aim to deliver a compact and connected city.

The proposal seeks to provide much needed infill development within an established urban area, consistent with the objectives and intent of the Perth and Peel @ 3.5 Million document.

5.2 Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5 Million Central Sub-Regional Framework (**Framework**) is a critical instrument for achieving a more consolidated urban form to reduce reliance on greenfield developments. The Framework provides a spatial strategy to guide local governments in achieving optimal urban consolidation over the long term. It supports infill development in established urban areas, particularly near activity centres, station precincts, and urban corridors.

Whilst it is acknowledged that careful planning is required to preserve streetscapes and neighbourhood character, higher density housing typologies, including apartments, are required as part of a compact and sustainable urban form to promote housing choice and diversity in response to changing community needs.

It is essential to optimise the use of inner urban land to mitigate the impacts of ongoing residential sprawl. By providing higher density housing options, there is also less housing pressure on the existing, more traditional low-density housing supply that generally characterises the locality.

The proposed development is entirely consistent with the objectives of the Framework, as it delivers a high-quality infill project within an established urban area, leveraging existing infrastructure and services. The Framework identifies Melville as an example of areas which can accommodate medium-to-high densities of 30 dwellings per hectare or greater.

The City of Melville's target under Perth and Peel @ 3.5 Million is to provide 18,480 new dwellings by 2050, representing 46% increase on the 2011 baseline of 40,110 dwellings. The City of Melville's Local Planning Scheme Review in 2021 identified yearly breakdown of dwelling growth between 2011 and 2021 indicated the targeted dwelling growth is below that required to meet the 2031 target.

The proposed development contributes directly to the City's infill dwelling targets by providing additional multiple dwelling units within a highly desirable location. This target infill optimises the use of existing urban land and infrastructure, offering diverse and high-quality housing options that align with the Framework's principles while maintaining the character and amenity of the Bicton locality.

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5.3 City of Melville Local Planning Strategy

The City of Melville Local Planning Strategy (**Strategy**), endorsed by the WAPC on 18 April 2016, provides the long-term growth and development framework for the municipality, identifying key areas for urban growth. The subject site is identified as being located within the McKimmie Road North Neighbourhood Centre precinct. Through WA Tomorrow projections, an additional 1,550 dwellings (assuming average household of 2.3 persons) are required in the Bicton - Palmyra area to support the 3,565 additional expected population by 2036.

The strategic plan for residential areas includes considering Canning Highway as a major area for increased density, due to its vicinity to public transport. Where the Strategy considers its activity centres, it identifies there is a gap and opportunity to improve the performance of the activity centres by increasing density and diversity of housing. The Strategy states:

> *'A more rigorous pursuit of higher-density housing should be incorporated within and immediately adjacent to activity centres to establish a sense of community and increase activity outside normal business hours.'*

The development clearly aligns with the above vision as growth is proposed within the Canning Highway activity corridor between Stock Road and Point Walter Road and provides an exemplary built form outcome in an appropriately sized site, which is sympathetic the existing and future surrounding development and promotes activity and walkability to the surrounding locality.

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6 STATUTORY PLANNING FRAMEWORK

6.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (**MRS**) the subject site is zoned Urban. The purpose of the Urban zone is:

> *'to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities.'*

The proposed development proposes a mixed-use development delivering new dwellings and commercial spaces aligning with the objective of the zone.

The subject site is affected by a Primary Regional Road (**PRR**) reserve under the MRS. The purpose of the PRR is:

> *'to provide a regional road network to accommodate current and future transport needs on roads declared under the Main Roads Act 1930.'*

The proposal does not propose any permanent development in the PRR reserve. Landscaping is proposed to enhance the streetscape only. The development therefore aligns with the purpose of the reserve.

6.2 State Planning Policies

6.2.1 State Planning Policy 4.2 – Activity Centres

State Planning Policy 4.2 – Activity Centres (**SPP4.2**) outlines broad requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. SPP4.2 includes objectives for a range of activity centres, including Perth capital city, strategic metropolitan, secondary, specialised, district, and neighbourhood centres.

The subject site is located within the McKimmie North Neighbourhood Centre. According to Appendix 1 of SPP4.2, Neighbourhood Centres are focused on providing for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing.

Neighbourhood Centres have a preferred residential typology that features a mix of town houses and medium rise apartment dwellings. The proposed development is generally consistent with the intent for Neighbourhood Centres under SPP4.2, however, seeks to deliver greater housing density within a suitably large site.

The proposal aligns with the objectives of SPP4.2 in so far as:

- The development enables the neighbourhood centre to offer employment opportunities, goods and services which can be accessed efficiently and equitably.
- Offers integrated and well-designed residential development.
- The development is proportionate to the site area, ensuring the intensity of development is appropriate.
- The development is accessible and well-serviced by a range of transport options, including walking, cycling and public transport.
- The built form strongly emphasises its engagement with the various frontages with the public realm.

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In summary, the proposal is consistent with the objectives of SPP4.2. The development is consistent with the housing typology and streetscape activation outcomes sought by SPP4.2 and therefore warrants approval.

6.2.2 State Planning Policy 5.4 – Road and Rail Noise

The site is subject to assessment against *State Planning Policy 5.4 – Road and Rail Noise* (**SPP5.4**), due to the proposal for a noise-sensitive development within 300m of a 'Strategic freight and major traffic route', i.e. Canning Highway.

The policy allows for noise-sensitive land-uses subject to mitigation measures in accordance with an approved noise management plan. An acoustic report prepared by E-LAB Consulting has been provided within **Appendix 7**, which considers the proposal against SPP5.4 and other acoustic considerations.

The appropriate measures will be implemented during the detailed design stage and prior to occupation to ensure the indoor and outdoor noise targets are achieved.

6.2.3 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy No. 7 – Design of the Built Environment (**SPP7**) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of 10 'Design Principles', providing a consistent framework to guide the design, review, and sets out a framework for effective design review.

The proposal received design advice in April 2026, with the review being carried out in accordance with the framework set out in SPP7. An Architectural Design Report has been submitted addressing the 10 design principles of SPP7 – refer **Appendix 3**.

6.2.4 Development Control Policy 1.7 – General Road Planning

Development Control Policy 1.7 – General Road Planning (**DCP1.7**) is the lead policy which establishes the requirements for land contributions and the construction of various categories of roads and outlines principles that apply to aspects of the planning and provision of all types of roads.

The relevant policy measure relates to road widening of reserved roads. Clause 3.1.1 states the WAPC may require the reserved land to be ceded free of cost as a condition of approval where the development will result in additional traffic movements.

It is acknowledged the proposal will result in additional traffic movements; however, it is considered unreasonable to request that the land be ceded free of cost as there are no current planned upgrades for this section of Canning Highway. Instead, it would be appropriate for any approval to include relevant condition/s requiring the land be set aside as a separate lot for acquisition by the relevant authority at such time as the land is required for the widening of Canning Highway.

6.2.5 Development Control Policy 5.1 – Regional Roads (Vehicular Access)

Development Control Policy 5.1 – Regional Roads (Vehicular Access) (**DCP5.1**) is the lead policy which sets out the principles to be applied when considering proposal for vehicular access to or from developments abutting regional roads. Under this policy, Canning Highway is a regional road.

The development proposed to maintain the vehicle entry point from Canning Highway into the subject site. No egress is proposed from the existing access point. The access point has been maintained due to an existing vehicular access easement in this location, benefitting the McDonald's restaurant on the adjoining eastern lot.

A TIA has been prepared to support the retention of the existing vehicular access point (refer **Appendix 6**). The TIA demonstrates the existing access point, and surrounding road network, will be able to accommodate the proposed development and its associated traffic generation without resulting in a significant impact on the existing network. The existing access point warrants retention accordingly.

6.2.6 Draft Operational Policy 1.12 – Planning Proposals Adjoining Regional Roads in WA

Draft Operational Policy 1.12 – Planning Proposals Adjoining Regional Roads in WA (**draft OP1.12**) seeks to consolidate the matters and measures currently outlined in DCP1.7 and DCP5.1 into one policy. As outlined above, the ceding of land is not considered reasonable at this time and there is no new access proposed from Canning Highway. The proposal is therefore considered to meet the objectives of draft OP1.12.

6.3 Local Planning Scheme

The local planning scheme applicable to the subject site is the City of Melville *Local Planning Scheme No. 6* (**LPS6**). The provisions of LPS6 are supplemented by the **deemed provisions** at Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a deemed provision is inconsistent with a provision of LPS6, the deemed provision prevails.

6.3.1 LPS6 Report for Review

It is noted the City of Melville undertook a review of LPS6 in December 2021. The review identified the following:

- The City's Local Planning Strategy is satisfactory in its current form and does not require amendment or replacement.
- A formal review of LPS6 should be undertaken and amended accordingly. Relevant areas for review included 'zoning' and a review of the R-Code densities in close proximity to activity centres and transport corridors in accordance with the Local Planning Strategy.
- The current structure plans and local development plans operating within the local government area are satisfactory in their current form and do not require amendment or replacement.

In December 2025, the Council approved a LPS6 'Staging and Implementation Plan' to map out the review process. Initial community engagement was undertaken in 2024. The advertised map outlined proposed changes to the densities of multiple nodes along Canning Highway.

In June 2026, a report was presented to Council outlining the findings following preliminary engagement and technical reporting. The report recommends removing the areas along Canning Highway from the scope of review due to road capacity issues along Canning Highway. Accordingly, the ultimate intended future zoning of the subject site is not certain at this time.

6.3.2 Zoning

The subject site is zoned Centre R60 pursuant to the provisions of LPS6. The site is identified in sub-precinct C4 which relates to Neighbourhood and Local Centres.

The relevant objectives of the Centre zone under LPS6 are:

- *To designate land for future development as a city centre or activity centre.*
- *To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning policy.*

- *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, shops, amusement centres, and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*
- *C4 – All Neighbourhood and Local Centres: to provide for Neighbourhood and Local Centres to focus on the main daily to weekly household shopping and community needs and focus for medium density housing.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*
- *To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.*

The proposed mixed-use development is within an existing Neighbourhood Centre and provides a range of active uses at the street level and multiple dwellings on the upper levels. The subject site area is of substantial size meaning the bulk and scale can be appropriately managed through setbacks and landscaping, ensuring the amenity of the locality is not unduly affected.

The proposal is considered to represent high-quality design which contributes towards a sense of place, meeting the relevant objectives of the Centre zone.

Refer **Figure 8** below for a LPS6 zoning map.

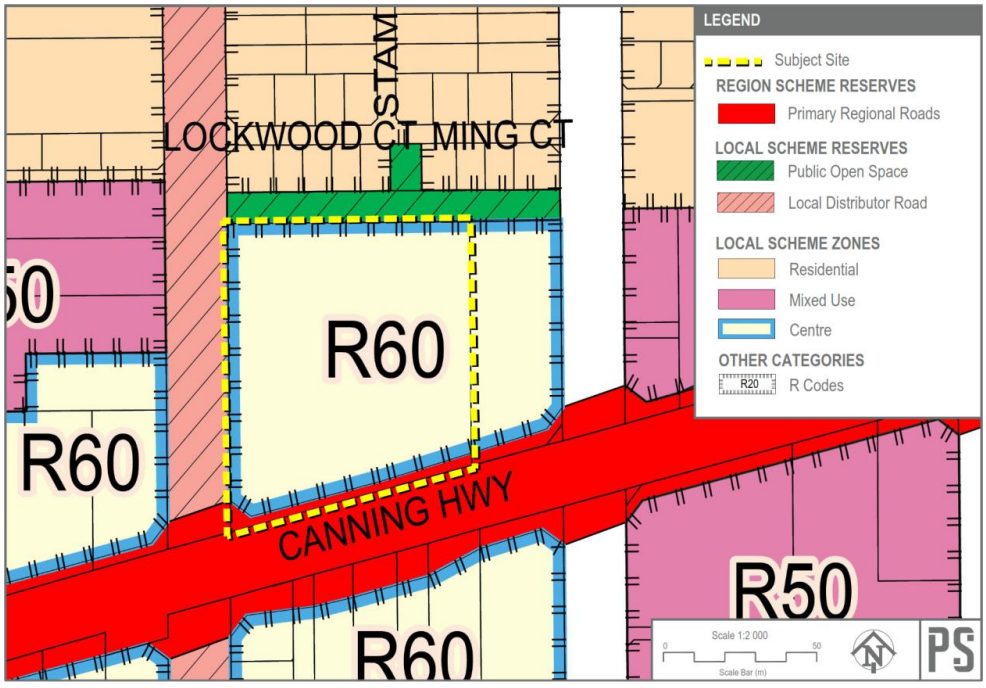

Figure 8 - LPS6 Map of the Subject Site

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6.3.3 Land use permissibility

Table 4 below outlines the proposed land uses (including definition and permissibility) for the mixed-use development under Centre zone.

Table 4: Land use classification and permissibility

Land Use	Definition	Permissibility
Shop	*means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.*	**P**
Liquor Store – Small	*means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300m^2.*	**D**
Brewery	*means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the Liquor Control Act 1988.*	**X**
Restaurant/Café	*means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.*	**P**
Multiple Dwellings	(As per the Residential Design Codes).	**Not Listed**

As outlined above, all proposed land uses are either permitted or capable of approval within the Centre zone, with the exception of the Brewery. The subject site has historically been used as a tavern (or similar use) and liquor store.

It is noted Multiple Dwellings are not listed as a use under LPS6. Notwithstanding, a use not listed is capable of approval in accordance with clause 18(4) of LPS6. Multiple dwellings are considered to be a suitable use in the Centre zone and are consistent with the zone objectives.

The proposed Brewery is intended to pay homage to the historic use of the site as a neighbourhood bar. Further discussion on the discretion sought from the SPC is provided in **Section 7** of this report.

6.3.4 Additional site and development requirements

Part 4, clause 32(1), Table 7 item 2 of LPS6 outlines additional site and development requirements for Neighbourhood Centres. Refer **Table 5** for the development standards of LPS6 relevant to the proposed development.

Table 5: Additional Site and Development Requirements

Clause		Comment
Setbacks		
a)	Where there is an approved Local Development Plan for the site, in accordance with that plan.	N/A – no applicable local development plan (**LDP**).
b)	In the absence of an approved Local Development Plan, front setbacks are to be as determined by local government, generally based on 'main-street' design principles where appropriate.	A nil setback is proposed along Canning Highway and Point Walter Road resulting in strong engagement with the street. Refer to **section 6.3.5** for an assessment of the proposed setbacks.

c)	Other boundary setbacks may be reduced to nil, subject to any requirements for access provided that where the boundary adjoins, land in a Residential or Mixed Use zone, the setback is to accord with the standards applicable to such adjacent land under the relevant R-Coding.	A nil setback is proposed to the northern site boundary, where two storey townhouse-style dwellings are proposed. The land to the north is reserved Public Open Space, meaning there are no specified setback requirements. Refer to **section 6.3.5** for an assessment of the proposed setbacks.
Building Height		
a)	Building height standards for the respective Neighbourhood and Local Centres are as follows: R60 and above • 15m to eaves • 16m external wall (concealed roof) • 17.5m maximum	A maximum building height of 11-storeys is proposed. Refer to **section 6.3.5** for an assessment of the proposed building height.
b)	Provided that, where the site adjoins or is immediately adjacent to land in the Residential zone, building height is to be limited as necessary so as to comply with overshadowing limits applicable to such adjacent land under the relevant R-Coding.	The proposed building height does not adversely overshadow any land zoned Residential. Refer **Appendix 3** for an overshadowing analysis.
Building Bulk		
a)	Total plot ratio standard of 1.0 (*i.e. 6,828m²*)	2.52 or 17,190m². Refer to **section 6.3.5** for an assessment of the proposed plot ratio.
Open Space		
a)	A minimum of 10% of the development site (*i.e. 682.8m²*)	The area of open space surrounding the development exceeds 10%.
Landscaping		
a)	Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the local government.	A Landscape Plan has been submitted (refer **Appendix 5**).

6.3.5 Variations to site and development requirements

Clause 34 of LPS6 allows the decision maker to approve a development which does not strictly comply with the additional site and development requirements set out in Clause 32. Therefore, the proposed setbacks, building height and plot ratio are capable of approval is accordance with this clause. These matters are addressed below.

Setbacks

Street Setbacks

In the absence of an approved LDP, the development controls for street setback are at the discretion of the decision maker, in accordance with LPS6. The subject site adjoins the following streets:

- Canning Highway (south)
- Point Walter Road (west)

Nil setbacks are proposed along western street boundary, and partially along the southern boundary, contributing to a 'main street' design outcome.

To the south, due to existing access easements, the street setback varies. The setback area allows opportunity for deep soil areas and landscaping, resulting in an attractive streetscape.

To the west, multiple commercial tenancies are proposed at ground level. The proposed nil setback contributes to the activation of the street, creating a vibrant streetscape.

The upper levels are sufficiently setback from the street to minimise bulk and scale whilst allowing opportunities for passive surveillance. The resultant overshadowing does not have an adverse impact on any sensitive land. The street setbacks warrant approval accordingly.

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Side and Rear Setbacks

In the absence of an approved LDP, the development controls for side and rear setbacks are at the discretion of the decision maker, in accordance with LPS6. The subject site adjoins the following:

- Rear – Foss Street Park (north)
- Side – McDonald's Melville (east)

The site has been developed in accordance with the evolving character of the area along Canning Highway which is becoming increasingly characterised by medium to high density development as intended by the planning framework.

The proposal achieves a high level of design whilst delivering a scale and yield that delivers a high-quality infill development with sufficient housing.

Existing trees are difficult to retain in their existing locations given permitted nil boundary setbacks and requirement for basement parking. In response, 27 new trees are proposed to be planted across the site, supported by deep soil and on structure planting.

To the north, two-storey townhouses are proposed to interface with Foss Street Park and the adjacent land zoned Residential. This is an appropriate setback allowing direct pedestrian access to dwellings and opportunities for passive surveillance. The upper levels are sufficiently setback to minimise bulk and scale, and there is no overshadowing to land north of the subject site.

To the east, due to existing access easements, the development is setback 6.95m from the eastern lot boundary. The setback area accommodates essential access arrangements, including customers and deliveries visiting the adjoining McDonald's development. The upper levels are significantly setback from the eastern boundary, resulting in negligible impact on the adjoining site. The side and rear setbacks warrant approval accordingly.

Building Height

Building height limits are set out in LPS6, permitting a 5-6 storey height limit (17.5m maximum). The 11-storey development exceeds the LSP6 provision, however, is appropriate within its setting for the following reasons:

- The site is located on a major transport route (Canning Highway) and within a Neighbourhood Centre, meaning it is a suitable site to accommodate higher density development.
- The development has been designed to minimise the bulk and scale onto the northern adjacent residential development, resulting in an appropriate height transition and 2 storey interface.
- The upper levels of the development have been designed to respond to the scale and character of development typical along Canning Highway. The façade is articulated to deliver a built form that is visually interesting.
- The building bulk is predominantly centralised within the site to minimise adverse building bulk and shadow impacts onto surrounding development.
- The shadow cast from the development is predominantly onto Canning Highway and adjacent commercial development. It does not impact any sensitive land uses.
- The development responds to the natural topography of the site, seeking to minimise significant level changes.
- Communal open spaces and landscaping have been appropriately incorporated into the design of the development.

The proposed building height is appropriate within its context and warrants approval accordingly.

Plot Ratio

The maximum plot ratio set out in LPS6 is 1.0 or 6,828m^2. The development proposes a plot ratio of 2.52 or 17,190m^2, which is appropriate in this context for the following reasons:

- The additional plot ratio allows a greater number of residential dwellings to be delivered within the locality, directly responding to housing shortage currently experienced in WA.
- The additional housing allows for residential density in an appropriate location – in an activity centre and on a major transport route – providing opportunities for new homebuyers to enter the marker in a desirable and established suburb, and for existing aging residents to downsize while remaining within the locality.
- The subject site is surrounded by medium density (R50/R60) land, predominantly zoned for commercial and mixed-use development. A larger development is therefore suitable within this site, as it will not have a significant adverse impact on adjoining land.
- The bulk and scale have been carefully designed to minimise adverse impacts onto nearby sensitive land uses. In particular, the interface with the northern residential land has been appropriately setback to minimise bulk and scale onto existing dwellings.

The proposed plot ratio is appropriate within its context and warrants approval accordingly.

6.3.6 Matters to be considered

Clause 67(2) of the Deemed Provisions sets out the matters for which due regard is to be given when considering a development application. Refer **Table 6** below for an assessment of the relevant matters.

Table 6: Matters to be considered

Matter to be considered	Provided
(a) the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;	The proposal is generally in accordance with the aims and objectives of the LPS6. Where discretion has been sought, this has been appropriately justified throughout this report.
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	The proposed development is consistent with the principles of orderly and proper planning as detailed within this report. The aspects of the proposal seeking extraordinary discretion are discussed in **Section 7** and warrant approval.
(c) any approved State planning policy	Refer to **Section 6.2** of this report for an assessment against the relevant state planning policies.
(fa) any local planning strategy for this Scheme endorsed by the Commission	Refer to **Section 5.3** of this report for an assessment against the City's Local Planning Strategy.
(g) any local planning policy for the Scheme area;	Refer to **Section 6.4** of this report for an assessment against the relevant local planning policies.
(h) any structure plan or local development plan that relates to the development	N/A – there is no applicable structure plan or local development plan relating to the site.
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	Refer to **Section 6.3.1** of this report for consideration against the LPS6 report for review.

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Matter to be considered	Provided
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	Refer to **Section 6.1** of this report for an assessment against the MRS reserve purpose.
(k) the built heritage conservation of any place that is of cultural significance	N/A – the subject site is not a heritage-protected place as defined by clause 1A of the Deemed Provisions.
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	N/A – the subject site is not within a heritage-protected area as defined by clause 1A of the Deemed Provisions.
(m) the compatibility of the development with its setting, including — *(i) the compatibility of the development with the desired future character of its setting; and* *(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*	Strong emphasis has been placed on the design of the development, ensuring the built form meets the expectations for the neighbourhood centre and is sympathetic to the nearby existing and future development in the area. Overall, the scale, height, orientation and appearance of the development is appropriate within this particular site and is consistent with the established and future character of the locality and, more specifically, development along Canning Highway. The proposed development is considered compatible with its setting as: • The bulk and scale of the development have been designed to minimise adverse impacts onto adjoining sensitive land. The site is predominantly surrounded by commercial development which will not be adversely impacted. • The development offers further housing opportunities within an established suburb and further food and beverage services and other retail/commercial offerings for the surrounding residents and visitors. • The development is of high-quality contemporary architectural design and is of a scale and design which will complement existing and future development.
(n) the amenity of the locality including the following — *(i) environmental impacts of the development;* *(ii) the character of the locality;* *(iii) social impacts of the development;*	The proposed development is considered to have a positive impact on the amenity of the locality as follows: • The application proposes sufficient landscaping, contributing to the amenity of the locality. Further the development integrates multiple sustainability measures, reducing its environmental impact more broadly. • The proposed development responds to the existing and emerging character of Canning Highway through the use of various façade treatments, materials and textures that complement the activity centre context of the site. • The proposed mixed-use development will offer further diverse housing opportunities and provide for the additional commercial offerings to existing and future residents in the established and evolving centre. • Additionally, the proposal will positively contribute to the locality through the creation of jobs to support the local community.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	A Landscape Plan has been prepared in support of the proposal demonstrating 396.1m^2 of deep soil areas will be provided and 611.8m^2 on structure planting delivered (refer **Appendix 5**).

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Matter to be considered	Provided
(s) the adequacy of — *(i) the proposed means of access to and egress from the site; and* *(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*	The access/egress arrangements and vehicle manoeuvrability are addressed in **Section 4.5** of this report and in further detail within the submitted TIA.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	A TIA has been prepared (refer **Appendix 6**), demonstrating the proposed development is appropriate from a traffic and access perspective.
(u) the availability and adequacy for the development of the following — *(i) public transport services;* *(ii) public utility services;* *(iii) storage, management and collection of waste;* *(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);* *(v) access by older people and people with disability;*	i. The subject site is serviced by high-frequency bus routes along Canning Highway connecting it to Fremantle Train Station and Canning Bridge Station. The site is considered to be highly accessibly. ii. Utility services will be adequately integrated throughout the development site. iii. A WMP has been prepared, demonstrating appropriate storage, management and collection of waste (refer **Appendix 8**). iv. Pedestrian access is available directly from the existing and proposed footpath network on Canning Highway and Point Walter Road. v. The proposed development is universally accessibly.
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The development provides a community benefit in respect of providing an attractive setting for social interactions, along with encouraging a high-quality housing options and food and beverage premises that will attract residents and visitors to the locality. It is also noted that the proposed development will provide additional employment opportunities for residents in the locality as well as provide for the entertainment needs of residents and visitors.
(w) the history of the site where the development is to be located;	It is acknowledged the Leopold Hotel has community value as a long-standing entertainment establishment since circa 1907. Whilst the building fabric does not have any heritage significance, the place was well known for hosting live music and a social gathering location. The proposed uses – mainly the Brewery – is intended to pay homage to the former use of the site and bring vibrancy to this corner of Canning Highway. The buildings within the site are currently vacant.
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	As noted above, the development provides a community benefit in respect of providing diverse housing options, an attractive setting for social interactions, along with delivering a high-quality design and food and beverage premises that will attract visitors to the locality. It is also noted that the proposed development will provide additional employment opportunities for residents in the locality as well as provide for the entertainment needs of residents and visitors.
(y) any submissions received on the application;	Submissions will be considered during the assessment of the application.
(za) the comments or submissions received from any authority consulted under clause 66;	Submissions from referral agencies will be considered during the assessment of the application.
(zb) any other planning consideration the local government considers appropriate.	There are no relevant supplemental provisions outlined in Schedule A of LPS6.

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6.4 Local Planning Policies

6.4.1 Local Planning Policy 1.3 – Waste, Recycling and Food Organics Garden Organics (FOGO) Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments

Local Planning Policy 1.3 – Waste, Recycling and Food Organics Garden Organics (FOGO) Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments (**LPP1.3**) applies to all mixed-use development proposals. A WMP has been prepared in accordance with LPP1.3. Matters relating to waste management have been addressed in **Section 4.7** of this report.

The proposal is considered to meet the intent and objections of LPP1.3.

Refer to **Appendix 8** for a copy of the Waste Management Plan.

6.4.2 Local Planning Policy 1.4 – Provision of Public Art in Development Proposals

Local Planning Policy 1.4 – Provision of Public Art in Development Proposals (**LPP1.4**) applies to all mixed-use development approvals where the estimated cost of exceeds $2 million. In accordance with Table 1 of LPP1.4, for development over $50 million the requirement is as follows:

> *$500,000, either provided as public art on the development site or paid into the public art fund to be expended within proximity of the development site; and*
>
> *An additional contribution of 0.5% for every construction cost dollar over $50 million paid into the public art fund to be expended within proximity of the development site.*

LPP1.4 does not outline a maximum cap on the public art contributions. The estimated cost of development is $93 million, meaning the monetary contribution per LPP1.4 would be **$715,000** ($500,000 + 215,000).

LPP1.4 does not contain any provisions that link the requirement to provide public art with how an individual development creates the need for public art. Instead, the policy is largely concerned with the process of procuring public art or funds, which is not a valid planning purpose. It is considered the proposed development will have a strongly positive effect on the visual amenity of the area, and there is therefore no need for public art (e.g. to mitigate the impacts on amenity).

In light of the above, it is considered the public art contribution is not warranted and, regardless, the quantum of contribution sought by LPP1.4 is excessive.

6.4.3 Local Planning Policy 1.5 – Energy Efficiency in Building Design

Local Planning Policy 1.5 – Energy Efficiency in Building Design (**LPP1.5**) applies to all development applications to ensure new development is sustainable. The design of the development incorporates multiple sustainable measures, as outlined in **Section 4.8** of this report.

The proposal is considered to meet the intent and objections of LPP1.5.

Refer to **Appendix 9** for a copy of the Sustainability Report.

6.4.4 Local Planning Policy 1.6 – Parking and Access

Local Planning Policy 1.6 – Parking and Access (**LPP1.6**) provides standards for parking, design and access for residential and non-residential development in all areas, in the absence of an approved Precinct Structure Plan, Structure Plan or LDP.

Part 1 of LPP1.6 sets out additional requirements for residential parking and access. The proposal ensures sufficient crossover widths, pedestrian and vehicle sight lines and a ramp gradient in accordance with the relevant Australian Standard. The proposal is supported by a comprehensive TIA.

Part 2 of LPP1.6 sets our requirements for non-residential parking and access. The proposal meets the provisions relating to access, parking design and sight lines. **Table 7** below provides an assessment of the commercial car parking requirements.

Table 7: Commercial car parking assessment

Land Use	Ratio	Assessment	Required
Shop (Retail & Liquor Store)	1 bay per 20m^2 NLA	565.51m^2 NLA / 20	28 bays
Brewery	1 bay per 10m^2 PFA, plus 0.5 bay per staff member	411m^2 PFA / 10m^2 10 staff assumed	46 bays (41 bays + 5 bays)
Restaurant/Café	1 bay per 10m^2 PFA, plus 0.5 bay per staff member	253m^2 PFA / 10m^2 6 staff assumed	28 bays (25 bays + 3 bays)
		Total Required	**96 car bays***
		Proposed	**76 bays****
		Shortfall	**20 bays**
***Note:** 12 motorcycle commercial bays are proposed therefore the total required car parking is reduced by 6 in accordance with cl. 7.2.			
****Note:** 49 bays allocated for commercial; 27 bays for reciprocal commercial and visitor parking on ground floor.			

The proposed shortfall of 20 commercial car bays is considered appropriate for the proposed development for the following reasons:

- The subject site is highly accessible being located on Canning Highway which offers high-frequency public transport bus routes.
- The various commercial tenancies are expected to have different operating and peak demand periods, reducing the likelihood of simultaneous parking demand.
- There is available on-street parking within proximity to the development.
- The brewery use commonly involves patrons consuming alcohol. Patrons will commonly use ride-shares or alternative modes of transport to visit these types of establishments.
- The development provides 21 bicycle parking spaces for use of staff and patrons of the commercial tenancies offering opportunities for an alternative mode of transport.

The proposed commercial car parking bay shortfall is minor and will not result in a significant adverse impact on the locality. The commercial car and bicycle parking provision warrants approval accordingly.

Commercial bicycle parking is located on the ground floor of the development. **Table 8** below provides an assessment of the commercial bicycle parking requirements.

Table 8: Commercial bicycle parking assessment

Land Use	Ratio	Assessment	Required
Shop (Retail & Liquor Store)	2 per 10 parking bays	28 / 10 x 2	6 spaces
Brewery	2 per 10 parking bays	46 / 10 x 2	9 spaces
Restaurant/Café	2 per 10 parking bays	28 / 10 x 2	6 spaces
		Total Required	**21 spaces**
		Proposed	**21 spaces**

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6.4.5 Local Planning Policy 1.8 – Crime Prevention Through Environmental Design of Buildings

Local Planning Policy 1.8 – Crime Prevention Through Environmental Design of Buildings (**LPP1.8**) applies to all development applications to ensure new development does not encourage crime and anti-social behaviour. The design of the development has been informed by Crime Prevention through Environmental Design (**CPTED**) principles.

Refer to **Appendix 3** for a copy of the Architectural Design Report.

6.4.6 Local Planning Policy 1.10 – Amenity

Local Planning Policy 1.10 – Amenity (**LPP1.10**) applies to all development applications to consider any potential amenity impacts. The amenity of future occupants and users of the site, as well as the amenity of adjoining properties, has been considered within the design process and integrated into the development plans.

Refer to **Appendix 3** for a copy of the Architectural Design Report.

6.4.7 Local Planning Policy 1.22 – Construction Management Plans

It is noted a condition of approval will be imposed requiring the submission of a Construction Management Plan to the City prior to the commencement of development, in accordance with *Local Planning Policy 1.22 – Construction Management Plans* (**LPP1.22**).

6.4.8 Local Planning Policy 2.1 – Non-Residential Development

Local Planning Policy 2.1 – Non-Residential Development (**LPP2.1**) applies to any non-residential component of mixed-use developments. The relevant provisions of LPP2.1 have been considered within the detailed design of the development and are summarised below:

- The building design has been oriented toward the street and appropriately addresses the Point Walter Road and Canning Highway street corner. The design is articulated to distinguish between active ground floor uses and residential dwellings on the upper floors.
- The commercial tenancies are active land uses. The facades address the streetscapes incorporating varying materials and treatments providing visual interest and weather protection.
- Landscaping has been integrated into the overall design softening the appearance of the building. The Canning Highway frontage includes deep soil areas providing opportunities for social interaction.
- The subject site is not directly adjoining any existing residential development meaning there is no loss of privacy.
- Vehicle access is predominantly via the secondary street (Point Walter Road) with the existing access only point from the primary street (Canning Highway) being maintained to ensure the existing easement is unaffected. All car parking is sleeved and not visible from the public realm.
- All essential services and utilities will be integrated into the design and not visible from the public realm.
- The storage and collection of waste will occur within the development in accordance with the City's requirements.
- The site works proposed are responsive to the natural topography of the site.

The proposed mixed-use development meets the intent and objectives of LPP2.1 and warrants approval accordingly.

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6.4.9 Local Planning Policy 2.2 – Outdoor Advertising and Signage

Local Planning Policy 2.2 – Outdoor Advertising and Signage (**LPP2.2**) applies to all signs in the local government area. Indicative signage has been included on the plans; however specific details will not be known until tenants are secured. A signage strategy can be included as a condition of approval.

6.5 Residential Design Codes

6.5.1 Residential Design Codes Volume 1 – Part C

The subject site is zoned Residential R60 under the City's LPS6 and is therefore subject to the deemed-to-comply (**DTC**) provisions of the Residential Design Codes Volume 1 – Part C (**R-Codes**).

The proposed seeks approval for 10 design elements via design principle pathway. The key design elements seeking approval are discussed in **Table 9** below.

Table 9: R-Codes Design Principle Assessment

Design Element	Element Seeking Approval	Design Principle Assessment
1.1 Private Open Space	Four, two-bed dwellings are between 9m^2 and 10m^2 (where 10m^2 is DTC)	Of the 74 two-bedroom dwellings, 4 propose a technical variation to the DTC area. Notwithstanding, the balconies are usable and functional being of sufficient dimension. The balconies have external outlooks and optimise solar access and natural ventilation. The balconies warrant approval accordingly.
	24 of the three-bed dwellings are 12m^2 where 15m^2 is DTC.	Of the 24 three-bedroom dwellings, 15 propose technical variations to the DTC area. Notwithstanding, the balconies are usable and functional being of sufficient dimension. The balconies have external outlooks and optimise solar access and natural ventilation. The balconies warrant approval accordingly.
	The ground floor northern studio dwellings propose a courtyard of 8m^2 where 15m^2 is DTC.	The studios on the ground floor along the northern site boundary have direct access and connection to Foss Street Park. The private open spaces are sufficiently sized for the dwelling typology. Future residents can utilise the directly adjoining Foss Street Park and have access to the buildings communal open space on Level 1. The proposal warrants approval accordingly.
1.2 Trees and Landscaping	5.8% or 396.1m^2 of soft landscaping proposed where 15% is DTC.	The proposed soft landscaping at ground level creates an attractive setting for the proposed mixed-use development whilst balancing an active and engaging streetscape. The interface with Canning Highway integrates soft and hardscapes creating spaces which facilitate opportunities for social interaction. Additional landscaping is proposed within the adjoining road reserves and within Foss Street Park to enhance the setting of the development. Sufficient soft landscaping is proposed throughout the development, including DSA and on-structure planting. The proposed soft landscaping warrants approval accordingly.
2.1 Size and Layout of Dwellings	Six, two-bed dwellings have an area of 70m^2 in lieu of 72m^2	The proposed dwelling sizes are functional with the ability to flexibly accommodate furniture; appropriate for the intended number of occupants; and allow functional, high amenity spaces. The proposed dwelling areas warrant approval accordingly.
	Five, three-bed dwellings have an area of 91-94m^2 in lieu of 95m^2	

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Design Element	Element Seeking Approval	Design Principle Assessment
2.2 Solar Access and Natural Ventilation	36 (17.7%) are south facing in lieu of 15% max DTC.	Of the 203 dwellings, 36 are south facing. Notwithstanding, the dwellings are of an appropriate depth to ensure sufficient access to daylight and natural ventilation. Every habitable room has an external window to optimise day light, ventilation and outlook. The proposal warrants approval accordingly.
2.3 Parking	27 reciprocal commercial and visitor car bays proposed where 54 visitor is DTC.	The DTC provisions from resident car parking are only 24 car bays for 203 dwellings, however the DTC provision for visitor car parking is 54 car bays. The provision of more visitor car parking than occupant car parking does not reflect the context of the site or its anticipated demand. The proposed visitor car parking (27 reciprocal bays) is appropriate due to the site being within neighbourhood centre and on a high-frequency bus route. Alternative modes of transport are available, including bicycle parking and motorcycle parking. In addition, there are some street parking bays available within the Point Walter Road reserve. The proposed parking for visitors is appropriate for the development and warrants approval accordingly.
3.1 Site Cover	72.5% or 4,953.61m^2 site cover where 70% is DTC.	A greater density is proposed which is considered to be appropriate within a large lot within a neighbourhood centre located on a high-frequency transport route. The additional building height and plot ratio does not have a significant adverse impact on nearby sensitive land uses with regard to bulk and scale, and overshadowing. No views of significance are impacted. The proposal ensures sufficient outdoor space for landscaping including trees and deep soil areas. The development ensures adequate solar access and natural ventilation into the dwellings. There are ample opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site. The development integrates utilities and essential facilities. The proposed mixed-use development is compatible with the desired streetscape and local character. The proposed site cover and building height warrant approval accordingly.
3.2 Building Height	11 storeys where 5-6 storeys allowed as amended by LPS6.	
3.3 Street Setbacks	Nil setback to secondary street (Point Walter Road) where 1m is DTC.	The proposed street setbacks are appropriate for a mixed-use development within a neighbourhood centre. The nil setback allows the proposal to appropriately engage with the street. Further justification for the street setbacks is outlined in **Section 6.3.5**.
3.4 Lot Boundary Setbacks	Upper storey walls with a continuous length >14m.	The proposed lot boundary setbacks are appropriate for a mixed-use development within a neighbourhood centre. The upper storeys are significantly setback from any existing sensitive development, meaning there is no adverse building bulk, overshadowing or loss of privacy. Further justification for the street setbacks is outlined in **Section 6.3.5**.
3.7 Access	Vehicle access maintained from Canning Highway; and two access points servicing the site.	The proposal consolidates the existing access points along Point Walter Road but maintains the existing entry only point from Canning Highway. The access points are safe, legible and supported by a comprehensive TIA. The proposed access arrangements warrant approval accordingly.

Refer **Appendix 10** for an assessment against the R-Codes Volume 1 – Part C.

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6.5.2 Residential Design Codes Volume 1 – Part D

The subject site is zoned Residential R60 under the City's LPS6 which allows a yield of 80 dwellings for the site. Through the Part 11B significant development pathway, the application is seeking approval for a residential density greater than R60, proposing 203 dwellings, which is more consistent with a R80+ density code.

The additional density is a good outcome for the following reasons:

- The proposal aligns with the objectives of Perth and Peel @ 3.5 million which strongly promotes urban infill in established suburbs rather than sprawl. Bicton is an inner-middle suburb (~10–12 km from Perth CBD), making it ideal for increased density and efficient use of a large, under-utilised land holding serviced by infrastructure. Delivering more dwellings in this location contributes directly to the City of Melville meeting its housing targets.
- Bicton is already well-serviced by roads and public transport links (Canning Highway, proximity to rail via Fremantle/Perth), schools, parks, health services, and retail. Increasing density here maximises prior infrastructure investment which is generally cheaper and more sustainable than building new suburbs.
- WA (including the Perth metropolitan area) is experiencing critical housing shortages, rising rents and limited ownership options. Increasing dwellings in Bicton increases supply in a high-demand, high-amenity area. The development provides alternatives to large single houses (e.g. townhouses, apartments) and supports downsizers, young families and lone person or couple households.
- Bicton is traditionally dominated by detached housing on larger lots. This limits entry-level buyers, smaller households and ageing residents wanting to downsize locally. More dwellings in this location offers housing diversity for a broader demographic of people.

For the reasons outlined above, the proposed density is considered to be appropriate for this site in its context. Refer **Appendix 10** for an assessment against the R-Codes Volume 1 – Part D.

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7 SIGNIFICANT DEVELOPMENT CONSIDERATIONS

The Part 11B pathway provides the capacity for the WAPC to approve proposals in a manner that conflicts with the provisions of an applicable planning instrument, subject to Section 171R of the P&D Act. The proposed development has an estimated construction value of $93 million. Therefore, it meets the definition of a 'significant development'.

Section 171R(1) of the P&D Act allows the WAPC to determine a significant development application in a manner that conflicts with the provisions of an applicable planning instrument, where at least one of four circumstances applies. Noting the proposed Brewery land use permissibility and dwelling yield, Section 171R(1) discretion must be exercised.

Table 10 below provides an overview of the applicable circumstances in which a proposal may be considered against Section 171R(1) of the PD Act.

Table 10: Section 171R(1) Considerations

Subsection	Consideration
(a) if the Commission is of the opinion that — (i) the application raises issues of State or regional importance; and (ii) the determination is in the public interest;	Whilst the proposed development seeks to provide critically needed dwelling options within the locality, the proposal is unlikely to raise matters of 'state or regional significance'. Subsection Section 171R(1)(A) is therefore **not applicable.**
(b) if — (i) the applicable planning instrument is a local planning scheme; and (ii) the local planning scheme was not first published, or a consolidation of the local planning scheme has not been published, in the preceding 5 years; and (iii) the determination complies with any requirements prescribed by Part 11B regulations for the purposes of this subparagraph;	The City of Melville LPS6 was gazetted in May 2016 meaning the Scheme is greater than 5 years old. Subsection Section 171R(1)(B) is therefore **applicable.**
(c) if — (i) the applicable planning instrument is a local planning scheme; and (ii) in the opinion of the Commission, the conflict is of a minor nature; and (iii) in the opinion of the Commission, the determination is consistent with the general intent of each State planning policy, planning code, region planning scheme and local planning strategy that is relevant to the development;	The applicant does not assert that the proposed variation to the planning scheme is of a minor nature. Subsection Section 171R(1)(C) is therefore **not applicable.**
(d) in circumstances prescribed by Part 11B regulations for the purposes of this paragraph.	Subsection Section 171R(1)(D) is **not applicable.**

This proposal satisfies Section 171R(1) subsection (b). In relation to the proposed development, and the applicability of 171R(1) subsection (b), the following should be noted:

- Subsection (b) –
  - Criterion (i): The City of Melville LPS6 applies to the site.
  - Criterion (ii): LPS6 is greater than 5 years old.
  - Criterion (iii): As demonstrated throughout this report, the proposed development is contextually appropriate and any departures from the existing planning framework are adequately justified.

In summary, the proposed development meets the provisions of Section 171R(1)(b) of the PD Act.

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8 CONCLUSION

As detailed within this report, the development proposes the development of a 11-storey mixed use development in the established suburb or Bicton. The proposed development includes 203 apartments and appropriately responds to all relevant aspects of the planning framework.

The proposed development warrants approval for the following reasons:

- The development will provide crucial housing in the midst of a housing crisis. The private sector is finding it challenging to deliver housing in areas where there is a demonstrated need, but where the economic circumstances do not favour residential development.
- The proposed land uses are entirely suitable in the Centre zone and is consistent with the zone objectives. Despite a Brewery's technical prohibition in the Centre zone, it represents a continuation and evolution of the site's long-standing hospitality function, rather than an entirely new or incompatible land use.
- The proposed development has been accompanied by comprehensive technical reporting demonstrating acoustic, landscaping, traffic, waste, and sustainability considerations have been addressed, and will not create a nuisance in the locality.
- The development is consistent with the strategic intent for the wider State and local planning framework. The large and underutilised landholding located within an existing neighbourhood centre on a major transport route makes it an ideal location for high density development.
- The proposed development is generally consistent with the relevant development standards and provisions of LPS6, the R-Codes and relevant state and local planning policies.

Having regard to the above, the proposal has been assessed to meet the requirements of the applicable planning framework and the application warrants approval accordingly.

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 24-Jul-2026
FILE SD-053-25
LOT 14533
RES. 47416
LOT 103
6829m²
LOT 102
2145m²
CONCRETE & IRON COMMERCIAL BUILDING # 336 (UNDER RENOVATIONS)
MULTI STOREY CONCRETE & IRON COMMERCIAL BUILDING # 326
POINT WALTER ROAD
FOSS STREET
CANNING HIGHWAY
SERVICE LEGEND
DRAINAGE
ELECTRICITY
GAS
SEWERAGE
TELECOMMUNICATION
WATER
SURVEY
OTHER
SERVICE RECORD
CLIENT : RISING MINING PTY LTD
LOT : 102 (#336) & 103 (#326) CANNING HIGHWAY
SUBURB: BICTON
AUTHORITY: CITY OF MELVILLE
PLAN: D98272 & D98273
C/T: 2185/102 & 2183/994
SURVEYED BY:PB
ON:11/07/25 & 14/07/25
DRAWN BY: MR
ON: 23/07/2025
HOR DATUM: LOCAL
VERT DATUM: AHD
SCALE: 1: 250 AT A1 LANDSCAPE
simple LAND SOLUTIONS
LICENSED SURVEYORS
103 ERINDALE ROAD, BALCATTA
(08) 6327 9636
hello@simplelandsolutions.com.au
PO BOX 610 BALCATTA WA 6914
JOB NUMBER: SLS-25156
DRAWING NUMBER: 001
REV: A
NOTE: REFER TO DP 73217 FOR ACCESS EASEMENT DETAILS.
NOTE: APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE W3273
NOTE: DUE TO PARKED VEHICLES IN CARBAYS, SOME DRAINAGE INFRASTRUCTURE MAY BE MISSING.
WARNING! BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

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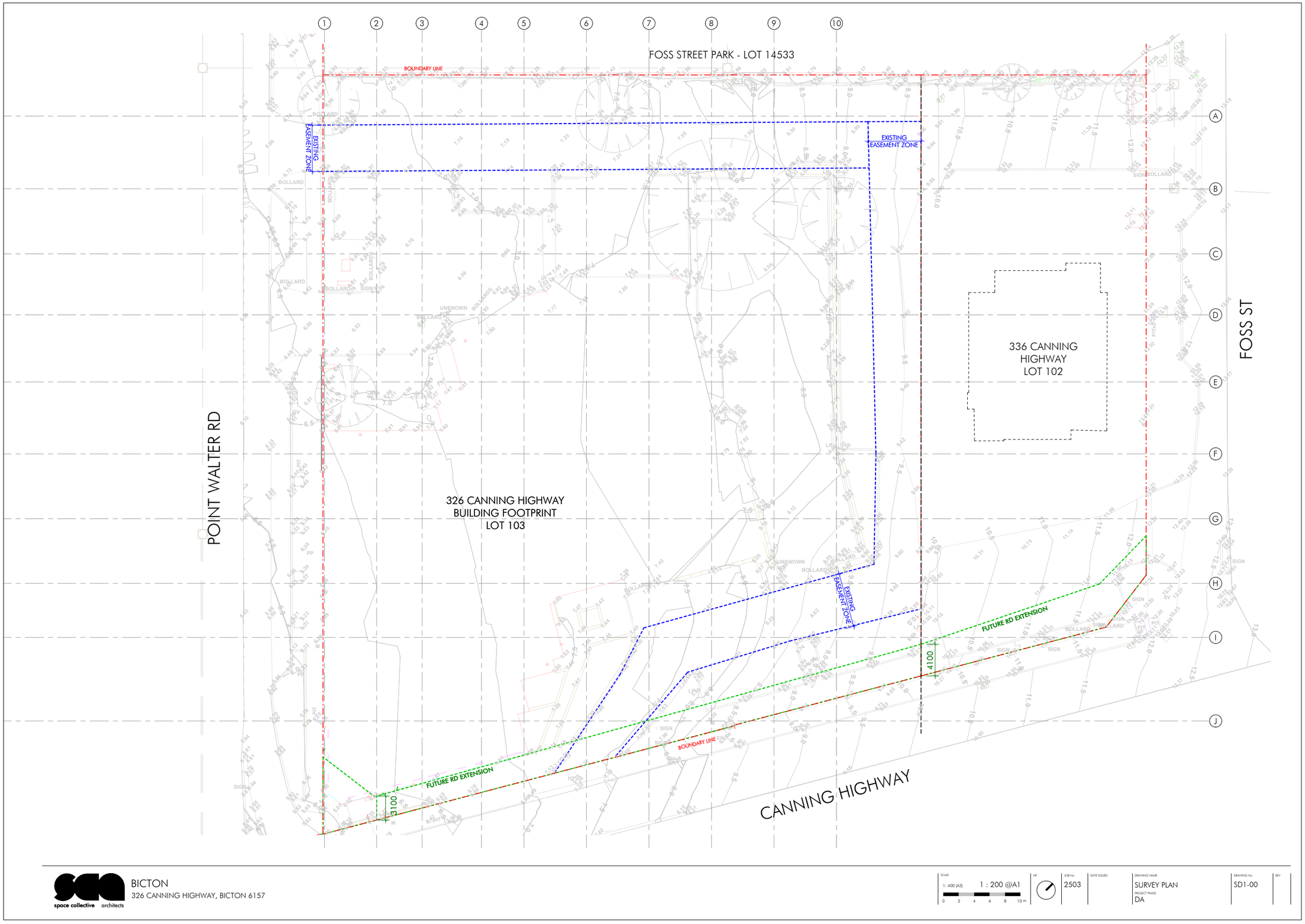

space collective architects

BICTON
326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 200 @A1
0 2 4 6 8 10 m
NP
JOB No. 2503
DATE ISSUED
DRAWING NAME SURVEY PLAN
PROJECT PHASE DA
DRAWING No. SD1-00
REV

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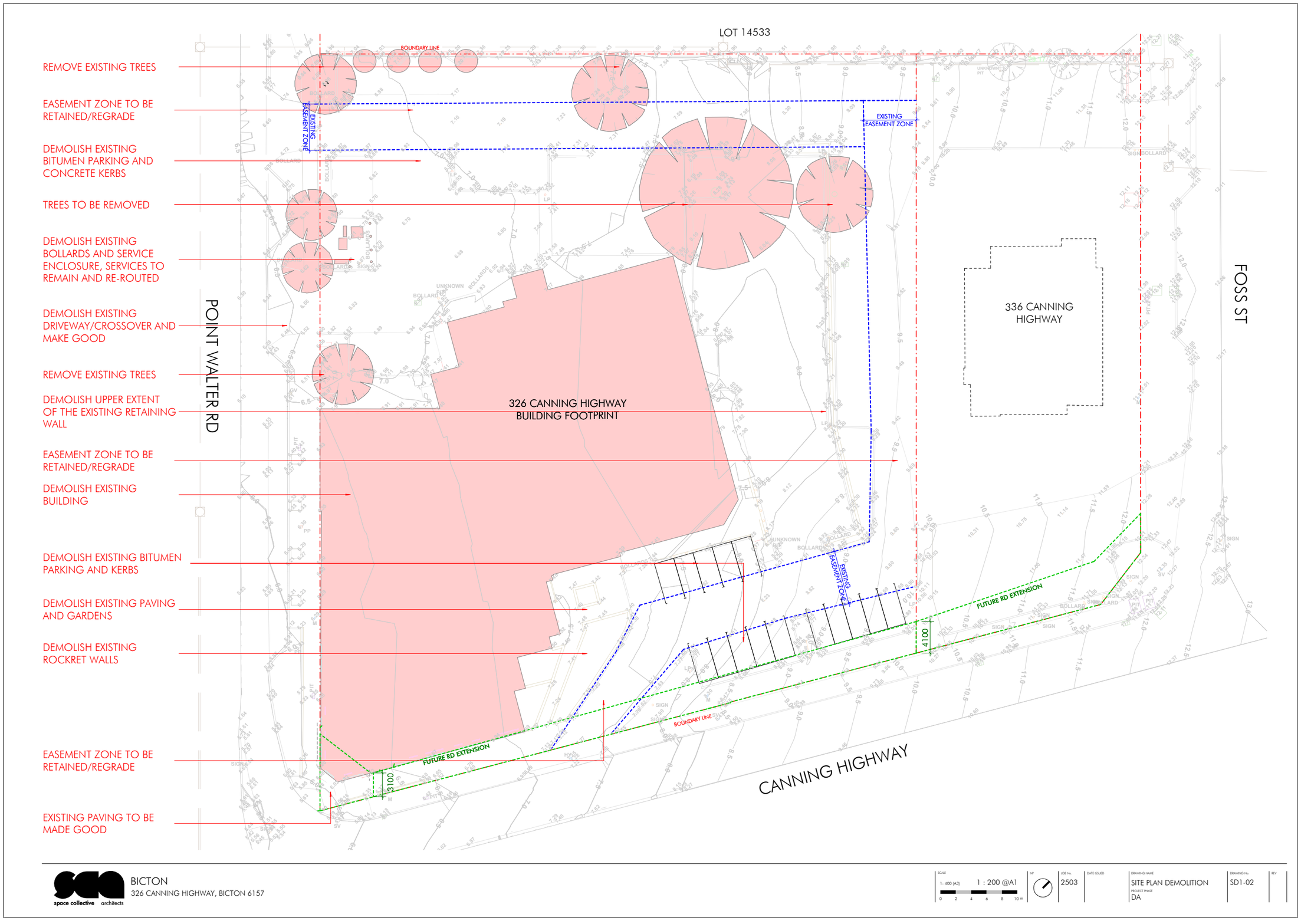

space collective architects

BICTON
326 CANNING HIGHWAY, BICTON 6157

SCALE	NP	JOB No.	DATE ISSUED	DRAWING NAME	DRAWING No.	REV
1: 400 (A3) 1 : 200 @A1		2503		SITE PLAN DEMOLITION	SD1-02	
0 2 4 6 8 10 m				PROJECT PHASE DA		

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DWELLING SCHEDULE BY LEVEL

LEVEL	APT NUMBER	APT TYPE	APT AREA	OCCUPANCY
00 UPPER GF				
00 UPPER GF	G01	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G02	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G03	TYPE A1	43.00 m²	STUDIO
00 UPPER GF	G04	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G05	TYPE A1	43.37 m²	STUDIO
00 UPPER GF	G06	TYPE A1	43.08 m²	STUDIO
00 UPPER GF: 6			258.43 m²	
MEZZ LEVEL				
MEZZ LEVEL	M01	TYPE C1	83.05 m²	2x2
MEZZ LEVEL	M02	TYPE A2	40.95 m²	STUDIO
MEZZ LEVEL	M03	TYPE A2	43.02 m²	STUDIO
MEZZ LEVEL	M04	TYPE A2	43.10 m²	STUDIO
MEZZ LEVEL	M05	TYPE A2	42.99 m²	STUDIO
MEZZ LEVEL	M6	TYPE B5	54.80 m²	1x1
MEZZ LEVEL	M06	TYPE A2	42.99 m²	STUDIO
MEZZ LEVEL	M07	TYPE B1	66.43 m²	1x1
MEZZ LEVEL	M08	TYPE B2	52.26 m²	1x1
MEZZ LEVEL	M09	TYPE B3	51.77 m²	1x1
MEZZ LEVEL	M10	TYPE B4	55.07 m²	1x1
MEZZ LEVEL	M11	TYPE B2	55.55 m²	1x1
MEZZ LEVEL	M12	TYPE B2	55.55 m²	1x1
MEZZ LEVEL	M14	TYPE A5	46.81 m²	STUDIO
MEZZ LEVEL	M15	TYPE A3	44.29 m²	STUDIO
MEZZ LEVEL	M16	TYPE A4	44.15 m²	STUDIO
MEZZ LEVEL	M16	TYPE B3	55.21 m²	1x1
MEZZ LEVEL	M17	TYPE B5	54.82 m²	1x1
MEZZ LEVEL	M19	TYPE B6	61.97 m²	1x1
MEZZ LEVEL: 19			994.78 m²	
01 LEVEL				
01 LEVEL	101	TYPE C3 - SILVER	82.15 m²	2x2
01 LEVEL	102	TYPE C4 - SILVER	75.98 m²	2x2
01 LEVEL	103	TYPE C4 - SILVER	76.03 m²	2x2
01 LEVEL	104	TYPE D1	91.03 m²	3x2
01 LEVEL	105	TYPE C5 - SILVER	92.59 m²	2x2
01 LEVEL	106	TYPE B9	50.56 m²	1x1
01 LEVEL	107	TYPE B8	50.54 m²	1x1
01 LEVEL	108	TYPE B8	50.82 m²	1x1
01 LEVEL	109	TYPE C6	78.37 m²	2x2
01 LEVEL	110	TYPE C7 - SILVER	77.46 m²	2x2
01 LEVEL	111	TYPE D9	106.00 m²	3x2
01 LEVEL	112	TYPE C2	89.24 m²	2x2
01 LEVEL	113	TYPE B2	57.61 m²	1x1
01 LEVEL	114	TYPE B2	52.50 m²	1x1
01 LEVEL	115	TYPE B3	51.77 m²	1x1
01 LEVEL	116	TYPE B4	55.07 m²	1x1
01 LEVEL	117	TYPE B2	55.73 m²	1x1
01 LEVEL	118	TYPE B2	55.73 m²	1x1
01 LEVEL	119	TYPE B3	55.65 m²	1x1
01 LEVEL	120	TYPE A5	46.12 m²	STUDIO
01 LEVEL	121	TYPE A3	43.95 m²	STUDIO
01 LEVEL	122	TYPE A4	43.78 m²	STUDIO
01 LEVEL	123	TYPE B5	54.80 m²	1x1
01 LEVEL	124	TYPE B5	54.79 m²	1x1
01 LEVEL	125	TYPE D9	100.42 m²	3x2
01 LEVEL	126	TYPE B7	56.39 m²	1x1
01 LEVEL	127	TYPE B7	56.38 m²	1x1
01 LEVEL: 27			1761.46 m²	
02 LEVEL				
02 LEVEL	201	TYPE C3 - SILVER	82.49 m²	2x2
02 LEVEL	202	TYPE C4 - SILVER	76.32 m²	2x2
02 LEVEL	203	TYPE C4 - SILVER	76.32 m²	2x2
02 LEVEL	204	TYPE D1	97.31 m²	3x2
02 LEVEL	205	TYPE C5 - SILVER	97.47 m²	2x2
02 LEVEL	206	TYPE B9	50.70 m²	1x1
02 LEVEL	207	TYPE B8	50.89 m²	1x1
02 LEVEL	208	TYPE B8	51.09 m²	1x1
02 LEVEL	209	TYPE C6	78.55 m²	2x2
02 LEVEL	210	TYPE C7 - SILVER	78.32 m²	2x2
02 LEVEL	211	TYPE C10	71.85 m²	2x2
02 LEVEL	212	TYPE C9	98.46 m²	2x2
02 LEVEL	213	TYPE B10	54.93 m²	1x1
02 LEVEL	214	TYPE B10	50.12 m²	1x1
02 LEVEL	215	TYPE B10	49.79 m²	1x1
02 LEVEL	216	TYPE B10	52.88 m²	1x1
02 LEVEL	217	TYPE B10	53.22 m²	1x1
02 LEVEL	218	TYPE B10	53.13 m²	1x1
02 LEVEL	219	TYPE C8	87.86 m²	2x2
02 LEVEL	220	TYPE D2	105.63 m²	3x2
02 LEVEL: 20			1417.34 m²	
03 LEVEL				
03 LEVEL	301	TYPE C3 - SILVER	82.49 m²	2x2
03 LEVEL	302	TYPE C4 - SILVER	76.32 m²	2x2
03 LEVEL	303	TYPE C4 - SILVER	76.32 m²	2x2
03 LEVEL	304	TYPE D1	97.31 m²	3x2
03 LEVEL	305	TYPE C5 - SILVER	97.47 m²	2x2
03 LEVEL	306	TYPE B9	50.70 m²	1x1
03 LEVEL	307	TYPE B8	50.89 m²	1x1
03 LEVEL	308	TYPE B8	51.09 m²	1x1
03 LEVEL	309	TYPE C6	78.55 m²	2x2
03 LEVEL	310	TYPE C7 - SILVER	78.18 m²	2x2
03 LEVEL	311	TYPE C10	71.85 m²	2x2
03 LEVEL	312	TYPE C9	99.14 m²	2x2
03 LEVEL	313	TYPE B10	55.27 m²	1x1
03 LEVEL	314	TYPE B10	50.46 m²	1x1
03 LEVEL	315	TYPE B10	50.14 m²	1x1
03 LEVEL	316	TYPE B10	53.22 m²	1x1
03 LEVEL	317	TYPE B10	53.55 m²	1x1
03 LEVEL	318	TYPE B10	53.55 m²	1x1
03 LEVEL	319	TYPE C8	90.83 m²	2x2
03 LEVEL	320	TYPE D2	106.68 m²	3x2
03 LEVEL: 20			1424.03 m²	
04 LEVEL				
04 LEVEL	401	TYPE C3 - SILVER	82.49 m²	2x2
04 LEVEL	402	TYPE C4 - SILVER	76.31 m²	2x2
04 LEVEL	403	TYPE C4 - SILVER	76.32 m²	2x2
04 LEVEL	404	TYPE D1	97.31 m²	3x2
04 LEVEL	405	TYPE C5 - SILVER	97.47 m²	2x2
04 LEVEL	406	TYPE B9	50.70 m²	1x1
04 LEVEL	407	TYPE B8	50.89 m²	1x1
04 LEVEL	408	TYPE B8	51.09 m²	1x1
04 LEVEL	409	TYPE C6	78.55 m²	2x2
04 LEVEL	410	TYPE C7 - SILVER	78.18 m²	2x2
04 LEVEL	411	TYPE C10	71.85 m²	2x2
04 LEVEL	412	TYPE C9	99.14 m²	2x2
04 LEVEL	413	TYPE B10	55.27 m²	1x1
04 LEVEL	414	TYPE B10	50.46 m²	1x1
04 LEVEL	415	TYPE B10	50.14 m²	1x1
04 LEVEL	416	TYPE B10	53.22 m²	1x1
04 LEVEL	417	TYPE B10	53.55 m²	1x1
04 LEVEL	418	TYPE B10	53.55 m²	1x1
04 LEVEL	419	TYPE C8	90.83 m²	2x2
04 LEVEL	420	TYPE D2	106.68 m²	3x2
04 LEVEL: 20			1424.02 m²	

BALC SCHEDULE BY LEVEL

LEVEL	APT NUMBER	NAME	BALC AREA
00 UPPER GF			
00 UPPER GF	G01	BALC	9.14 m²
00 UPPER GF	G02	BALC	8.63 m²
00 UPPER GF	G03	BALC	8.62 m²
00 UPPER GF	G04	BALC	8.65 m²
00 UPPER GF	G05	BALC	8.98 m²
00 UPPER GF	G06	BALC	9.13 m²
00 UPPER GF: 6			53.16 m²
MEZZ LEVEL			
MEZZ LEVEL	M01	BALC	15.52 m²
MEZZ LEVEL	M02	BALC	8.15 m²
MEZZ LEVEL	M03	BALC	8.69 m²
MEZZ LEVEL	M04	BALC	8.08 m²
MEZZ LEVEL	M05	BALC	8.15 m²
MEZZ LEVEL	M06	BALC	8.65 m²
MEZZ LEVEL	M07	BALC	12.01 m²
MEZZ LEVEL	M08	BALC	9.38 m²
MEZZ LEVEL	M9	BALC	9.64 m²
MEZZ LEVEL	M10	BALC	10.82 m²
MEZZ LEVEL	M11	BALC	10.86 m²
MEZZ LEVEL	M12	BALC	10.85 m²
MEZZ LEVEL	M14	BALC	9.37 m²
MEZZ LEVEL	M15	BALC	9.41 m²
MEZZ LEVEL	M16	BALC	8.83 m²
MEZZ LEVEL	M16	BALC	10.85 m²
MEZZ LEVEL	M17	BALC	8.94 m²
MEZZ LEVEL	M18	BALC	8.94 m²
MEZZ LEVEL	M19	BALC	8.83 m²
MEZZ LEVEL: 19			185.98 m²
01 LEVEL			
01 LEVEL	101	BALC	10.12 m²
01 LEVEL	102	BALC	16.51 m²
01 LEVEL	103	BALC	16.45 m²
01 LEVEL	104	BALC	11.17 m²
01 LEVEL	105	BALC	12.02 m²
01 LEVEL	106	BALC	8.62 m²
01 LEVEL	107	BALC	8.58 m²
01 LEVEL	108	BALC	8.62 m²
01 LEVEL	109	BALC	10.84 m²
01 LEVEL	110	BALC	9.61 m²
01 LEVEL	111	BALC	1026.25 m²
01 LEVEL	112	BALC	32.00 m²
01 LEVEL	113	BALC	11.68 m²
01 LEVEL	114	BALC	9.38 m²
01 LEVEL	115	BALC	9.49 m²
01 LEVEL	116	BALC	10.01 m²
01 LEVEL	117	BALC	10.86 m²
01 LEVEL	118	BALC	10.85 m²
01 LEVEL	119	BALC	11.02 m²
01 LEVEL	120	BALC	9.52 m²
01 LEVEL	121	BALC	9.53 m²
01 LEVEL	122	BALC	8.94 m²
01 LEVEL	123	BALC	8.95 m²
01 LEVEL	124	BALC	8.95 m²
01 LEVEL	125	BALC	12.06 m²
01 LEVEL	126	BALC	8.99 m²
01 LEVEL	127	BALC	9.08 m²
01 LEVEL: 27			1320.11 m²
02 LEVEL			
02 LEVEL	201	BALC	10.09 m²
02 LEVEL	202	BALC	16.51 m²
02 LEVEL	203	BALC	16.51 m²
02 LEVEL	204	BALC	12.29 m²
02 LEVEL	205	BALC	12.69 m²
02 LEVEL	206	BALC	8.19 m²
02 LEVEL	207	BALC	8.19 m²
02 LEVEL	208	BALC	8.20 m²
02 LEVEL	209	BALC	10.57 m²
02 LEVEL	210	BALC	10.12 m²
02 LEVEL	211	BALC	10.55 m²
02 LEVEL	212	BALC	46.92 m²
02 LEVEL	213	BALC	19.50 m²
02 LEVEL	214	BALC	16.45 m²
02 LEVEL	215	BALC	17.11 m²
02 LEVEL	216	BALC	18.42 m²
02 LEVEL	217	BALC	18.32 m²
02 LEVEL	218	BALC	18.40 m²
02 LEVEL	219	BALC	29.75 m²
02 LEVEL	220	BALC	27.46 m²
02 LEVEL: 20			336.22 m²
03 LEVEL			
03 LEVEL	301	BALC	10.09 m²
03 LEVEL	302	BALC	16.50 m²
03 LEVEL	303	BALC	16.51 m²
03 LEVEL	304	BALC	12.29 m²
03 LEVEL	305	BALC	12.83 m²
03 LEVEL	306	BALC	8.19 m²
03 LEVEL	307	BALC	8.19 m²
03 LEVEL	308	BALC	8.20 m²
03 LEVEL	309	BALC	10.57 m²
03 LEVEL	310	BALC	10.12 m²
03 LEVEL	311	BALC	10.54 m²
03 LEVEL	312	BALC	16.75 m²
03 LEVEL	313	BALC	10.12 m²
03 LEVEL	314	BALC	8.12 m²
03 LEVEL	315	BALC	8.55 m²
03 LEVEL	316	BALC	9.41 m²
03 LEVEL	317	BALC	9.41 m²
03 LEVEL	318	BALC	9.41 m²
03 LEVEL	319	BALC	12.47 m²
03 LEVEL	320	BALC	12.67 m²
03 LEVEL: 20			220.93 m²
04 LEVEL			
04 LEVEL	401	BALC	10.09 m²
04 LEVEL	402	BALC	16.51 m²
04 LEVEL	403	BALC	16.51 m²
04 LEVEL	404	BALC	12.29 m²
04 LEVEL	405	BALC	12.83 m²
04 LEVEL	406	BALC	8.19 m²
04 LEVEL	407	BALC	8.19 m²
04 LEVEL	408	BALC	8.20 m²
04 LEVEL	409	BALC	10.57 m²
04 LEVEL	410	BALC	10.12 m²
04 LEVEL	411	BALC	10.54 m²
04 LEVEL	412	BALC	16.75 m²
04 LEVEL	413	BALC	10.12 m²
04 LEVEL	414	BALC	8.12 m²
04 LEVEL	415	BALC	8.55 m²
04 LEVEL	416	BALC	9.41 m²
04 LEVEL	417	BALC	9.41 m²
04 LEVEL	418	BALC	9.41 m²
04 LEVEL	419	BALC	12.47 m²
04 LEVEL	420	BALC	12.67 m²
04 LEVEL: 20			220.94 m²

DWELLING SCHEDULE BY LEVEL

LEVEL	APT NUMBER	APT TYPE	APT AREA	OCCUPANCY
05 LEVEL				
05 LEVEL	501	TYPE C3 - SILVER	82.49 m²	2x2
05 LEVEL	502	TYPE C4 - SILVER	76.32 m²	2x2
05 LEVEL	503	TYPE C4 - SILVER	76.32 m²	2x2
05 LEVEL	504	TYPE D1	97.31 m²	3x2
05 LEVEL	505	TYPE C5 - SILVER	97.47 m²	2x2
05 LEVEL	506	TYPE B9	50.70 m²	1x1
05 LEVEL	507	TYPE B8	50.89 m²	1x1
05 LEVEL	508	TYPE B8	51.09 m²	1x1
05 LEVEL	509	TYPE C6	78.55 m²	2x2
05 LEVEL	510	TYPE C7 - SILVER	78.18 m²	2x2
05 LEVEL	511	TYPE C10	71.85 m²	2x2
05 LEVEL	512	TYPE C9	99.14 m²	2x2
05 LEVEL	513	TYPE B10	55.27 m²	1x1
05 LEVEL	514	TYPE B10	50.46 m²	1x1
05 LEVEL	515	TYPE B10	50.14 m²	1x1
05 LEVEL	516	TYPE B10	53.22 m²	1x1
05 LEVEL	517	TYPE B10	53.55 m²	1x1
05 LEVEL	518	TYPE B10	53.55 m²	1x1
05 LEVEL	519	TYPE C8	90.83 m²	2x2
05 LEVEL	520	TYPE D2	106.68 m²	3x2
05 LEVEL: 20			1424.03 m²	
06 LEVEL				
06 LEVEL	601	TYPE C3 - SILVER	82.49 m²	2x2
06 LEVEL	602	TYPE C4 - SILVER	76.32 m²	2x2
06 LEVEL	603	TYPE C4 - SILVER	76.32 m²	2x2
06 LEVEL	604	TYPE D1	97.31 m²	3x2
06 LEVEL	605	TYPE C5 - SILVER	97.47 m²	2x2
06 LEVEL	606	TYPE B9	50.70 m²	1x1
06 LEVEL	607	TYPE B8	50.89 m²	1x1
06 LEVEL	608	TYPE B8	51.09 m²	1x1
06 LEVEL	609	TYPE C6	78.55 m²	2x2
06 LEVEL	610	TYPE C7 - SILVER	78.18 m²	2x2
06 LEVEL	611	TYPE C10	71.85 m²	2x2
06 LEVEL	612	TYPE C9	99.14 m²	2x2
06 LEVEL	613	TYPE B10	55.27 m²	1x1
06 LEVEL	614	TYPE B10	50.46 m²	1x1
06 LEVEL	615	TYPE B10	50.14 m²	1x1
06 LEVEL	616	TYPE B10	53.22 m²	1x1
06 LEVEL	617	TYPE B10	53.55 m²	1x1
06 LEVEL	618	TYPE B10	53.55 m²	1x1
06 LEVEL	619	TYPE C8	90.83 m²	2x2
06 LEVEL	620	TYPE D2	106.68 m²	3x2
06 LEVEL: 20			1424.03 m²	
07 LEVEL				
07 LEVEL	701	TYPE C3 - SILVER	82.49 m²	2x2
07 LEVEL	702	TYPE C4 - SILVER	76.32 m²	2x2
07 LEVEL	703	TYPE C4 - SILVER	76.32 m²	2x2
07 LEVEL	704	TYPE D1	97.31 m²	3x2
07 LEVEL	705	TYPE C5 - SILVER	97.47 m²	2x2
07 LEVEL	706	TYPE B9	50.70 m²	1x1
07 LEVEL	707	TYPE B8	50.89 m²	1x1
07 LEVEL	708	TYPE B8	51.09 m²	1x1
07 LEVEL	709	TYPE C6	78.55 m²	2x2
07 LEVEL	710	TYPE C7 - SILVER	78.18 m²	2x2
07 LEVEL	711	TYPE C10	71.85 m²	2x2
07 LEVEL	712	TYPE C9	99.14 m²	2x2
07 LEVEL	713	TYPE B10	55.27 m²	1x1
07 LEVEL	714	TYPE B10	50.46 m²	1x1
07 LEVEL	715	TYPE B10	50.14 m²	1x1
07 LEVEL	716	TYPE B10	53.22 m²	1x1
07 LEVEL	717	TYPE B10	53.55 m²	1x1
07 LEVEL	718	TYPE B10	53.55 m²	1x1
07 LEVEL	719	TYPE C8	90.83 m²	2x2
07 LEVEL	720	TYPE D2	106.68 m²	3x2
07 LEVEL: 20			1424.03 m²	
08 LEVEL				
08 LEVEL	801	TYPE C3 - SILVER	82.49 m²	2x2
08 LEVEL	802	TYPE C4 - SILVER	76.32 m²	2x2
08 LEVEL	803	TYPE C4 - SILVER	76.32 m²	2x2
08 LEVEL	804	TYPE D1	97.31 m²	3x2
08 LEVEL	805	TYPE C5 - SILVER	97.47 m²	2x2
08 LEVEL	806	TYPE B9	50.70 m²	1x1
08 LEVEL	807	TYPE B8	50.89 m²	1x1
08 LEVEL	808	TYPE B8	51.09 m²	1x1
08 LEVEL	809	TYPE C6	78.55 m²	2x2
08 LEVEL	810	TYPE C7 - SILVER	78.18 m²	2x2
08 LEVEL	811	TYPE C10	71.85 m²	2x2
08 LEVEL	812	TYPE C9	99.14 m²	2x2
08 LEVEL	813	TYPE B10	55.27 m²	1x1
08 LEVEL	814	TYPE B10	50.46 m²	1x1
08 LEVEL	815	TYPE B10	50.14 m²	1x1
08 LEVEL	816	TYPE B10	53.22 m²	1x1
08 LEVEL	817	TYPE B10	53.55 m²	1x1
08 LEVEL	818	TYPE B10	53.55 m²	1x1
08 LEVEL	819	TYPE C8	90.83 m²	2x2
08 LEVEL	820	TYPE D2	106.68 m²	3x2
08 LEVEL: 20			1424.03 m²	
09 LEVEL				
09 LEVEL	901	TYPE D3	118.62 m²	3x2
09 LEVEL	902	TYPE D4	96.15 m²	3x2
09 LEVEL	903	TYPE D5	122.69 m²	3x2
09 LEVEL	904	TYPE C13	83.63 m²	2x2
09 LEVEL	905	TYPE C14	90.94 m²	2x2
09 LEVEL	906	TYPE D6	121.30 m²	3x2
09 LEVEL	907	TYPE D7	128.46 m²	3x2
09 LEVEL	908	TYPE D7	118.78 m²	3x2
09 LEVEL	909	TYPE C11	80.42 m²	2x2
09 LEVEL	910	TYPE C12	76.36 m²	2x2
09 LEVEL	911	TYPE D8	122.84 m²	3x2
09 LEVEL: 11			1160.19 m²	
Grand total: 203			14136.37 m²	

BALC SCHEDULE BY LEVEL

LEVEL	APT NUMBER	NAME	BALC AREA
05 LEVEL			
05 LEVEL	501	BALC	10.09 m²
05 LEVEL	502	BALC	16.51 m²
05 LEVEL	503	BALC	16.51 m²
05 LEVEL	504	BALC	12.29 m²
05 LEVEL	505	BALC	12.83 m²
05 LEVEL	506	BALC	8.19 m²
05 LEVEL	507	BALC	8.19 m²
05 LEVEL	508	BALC	8.20 m²
05 LEVEL	509	BALC	10.57 m²
05 LEVEL	510	BALC	10.12 m²
05 LEVEL	511	BALC	10.54 m²
05 LEVEL	512	BALC	16.75 m²
05 LEVEL	513	BALC	10.12 m²
05 LEVEL	514	BALC	8.12 m²
05 LEVEL	515	BALC	8.55 m²
05 LEVEL	516	BALC	9.41 m²
05 LEVEL	517	BALC	9.41 m²
05 LEVEL	518	BALC	9.41 m²
05 LEVEL	519	BALC	12.47 m²
05 LEVEL	520	BALC	12.67 m²
05 LEVEL: 20			220.93 m²
06 LEVEL			
06 LEVEL	601	BALC	10.09 m²
06 LEVEL	602	BALC	16.51 m²
06 LEVEL	603	BALC	16.51 m²
06 LEVEL	604	BALC	12.29 m²
06 LEVEL	605	BALC	12.83 m²
06 LEVEL	606	BALC	8.19 m²
06 LEVEL	607	BALC	8.19 m²
06 LEVEL	608	BALC	8.20 m²
06 LEVEL	609	BALC	10.57 m²
06 LEVEL	610	BALC	10.54 m²
06 LEVEL	611	BALC	10.54 m²
06 LEVEL	612	BALC	16.75 m²
06 LEVEL	613	BALC	10.12 m²
06 LEVEL	614	BALC	8.12 m²
06 LEVEL	615	BALC	8.55 m²
06 LEVEL	616	BALC	9.41 m²
06 LEVEL	617	BALC	9.41 m²
06 LEVEL	618	BALC	9.41 m²
06 LEVEL	619	BALC	12.47 m²
06 LEVEL	620	BALC	12.67 m²
06 LEVEL: 20			220.93 m²
07 LEVEL			
07 LEVEL	701	BALC	10.09 m²
07 LEVEL	702	BALC	16.51 m²
07 LEVEL	703	BALC	16.51 m²
07 LEVEL	704	BALC	12.29 m²
07 LEVEL	705	BALC	12.83 m²
07 LEVEL	706	BALC	8.19 m²
07 LEVEL	707	BALC	8.19 m²
07 LEVEL	708	BALC	8.20 m²
07 LEVEL	709	BALC	10.57 m²
07 LEVEL	710	BALC	10.12 m²
07 LEVEL	711	BALC	10.54 m²
07 LEVEL	712	BALC	16.75 m²
07 LEVEL	713	BALC	10.12 m²
07 LEVEL	714	BALC	8.12 m²
07 LEVEL	715	BALC	8.55 m²
07 LEVEL	716	BALC	9.41 m²
07 LEVEL	717	BALC	9.41 m²
07 LEVEL	718	BALC	9.41 m²
07 LEVEL	719	BALC	12.47 m²
07 LEVEL	720	BALC	12.67 m²
07 LEVEL: 20			220.93 m²
08 LEVEL			
08 LEVEL	801	BALC	10.09 m²
08 LEVEL	802	BALC	16.51 m²
08 LEVEL	803	BALC	16.51 m²
08 LEVEL	804	BALC	12.29 m²
08 LEVEL	805	BALC	12.83 m²
08 LEVEL	806	BALC	8.19 m²
08 LEVEL	807	BALC	8.19 m²
08 LEVEL	808	BALC	8.20 m²
08 LEVEL	809	BALC	10.57 m²
08 LEVEL	810	BALC	10.12 m²
08 LEVEL	811	BALC	10.54 m²
08 LEVEL	812	BALC	16.75 m²
08 LEVEL	813	BALC	10.12 m²
08 LEVEL	814	BALC	8.12 m²
08 LEVEL	815	BALC	8.55 m²
08 LEVEL	816	BALC	9.41 m²
08 LEVEL	817	BALC	9.41 m²
08 LEVEL	818	BALC	9.41 m²
08 LEVEL	819	BALC	12.47 m²
08 LEVEL	820	BALC	12.67 m²
08 LEVEL: 20			220.93 m²
09 LEVEL			
09 LEVEL	901	BALC	17.76 m²
09 LEVEL	902	BALC	17.32 m²
09 LEVEL	903	BALC	25.27 m²
09 LEVEL	904	BALC	19.26 m²
09 LEVEL	905	BALC	15.74 m²
09 LEVEL	906	BALC	19.96 m²
09 LEVEL	907	BALC	24.83 m²
09 LEVEL	908	BALC	31.16 m²
09 LEVEL	909	BALC	16.30 m²
09 LEVEL	910	BALC	16.98 m²
09 LEVEL	911	BALC	20.50 m²
09 LEVEL: 11			225.08 m²
Grand total: 203			3446.15 m²

PLOT RATIO

UNIT No.	CURRENT AREA
GROUND	1755m2
MEZZ	1455m2
LEVEL 1	1954m2
LEVEL 2-8	1538m2 X 7 =10,766m2
LEVEL 9	1260m2
PLOT RATIO AREA	17,190m2
PLOT AREA/SITE AREA	6830m2
PLOT RATIO	2.52

OCCUPANCY SCHEDULE

OCCUPANCY	APT TYPE
1x1	<varies>
1x1: 87	
2x2	<varies>
2x2: 75	
3x2	<varies>
3x2: 24	
STUDIO	<varies>
STUDIO: 17	
Grand total: 203	

STORE ROOMS (BY TYPE A, B, C, D)

STORE RM TYPE	Occupancy
STORE D	STORE - 5m2
STORE D: 24	
STORE A/B	STORE - 3m2
STORE A/B: 105	
STORE C	STORE - 4m2
STORE C: 75	
Grand total: 204	

SILVER LIVING (L1-L8)

APT TYPE	OCCUPANCY
TYPE C3 - SILVER	2x2
TYPE C3 - SILVER: 8	
TYPE C4 - SILVER	2x2
TYPE C4 - SILVER: 16	
TYPE C5 - SILVER	2x2
TYPE C5 - SILVER: 7	
TYPE C5 - SILVER	2x2
TYPE C5 - SILVER: 1	
TYPE C7 - SILVER	2x2
TYPE C7 - SILVER: 8	
Grand total: 40	

CAR-PARKING SCHEDULE

PARKING TYPE	DESCRIPTION	LEVEL	COUNT
BASEMENT LEVEL			
RES PARK - 2300w	SMALL CAR BAY	BASEMENT LEVEL	5
RES PARK - 2400w	STANDARD CAR BAY	BASEMENT LEVEL	23
RES PARK - 2600w	STANDARD CAR BAY	BASEMENT LEVEL	62
RES T-PARK - 2400w	STANDARD CAR BAY	BASEMENT LEVEL	6
RES T-PARK - 2600w	STANDARD CAR BAY	BASEMENT LEVEL	44
BASEMENT LEVEL: 140			
00 GF			
COM PARK W WHEEL STOP - 2600w	STANDARD CAR BAY	00 GF	22
00 GF: 22			
00 UPPER GF			
AC PARK - 2600w	STANDARD CAR BAY	00 UPPER GF	2
COM PARK - 2400w	STANDARD CAR BAY	00 UPPER GF	3
COM PARK - 2600w	STANDARD CAR BAY	00 UPPER GF	11
COM PARK W WHEEL STOP - 2600w	STANDARD CAR BAY	00 UPPER GF	38
00 UPPER GF: 54			
MEZZ LEVEL			
RES PARK - 2300w	SMALL CAR BAY	MEZZ LEVEL	2
RES PARK - 2400w	STANDARD CAR BAY	MEZZ LEVEL	9
RES PARK - 2600w	STANDARD CAR BAY	MEZZ LEVEL

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SCALE	JOB No.	DRAWING NAME	DRAWING No.	REV
1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)	2503	SITE PLAN PROPOSED	SD1-02	
NP	DATE ISSUED	PROJECT PHASE DA		

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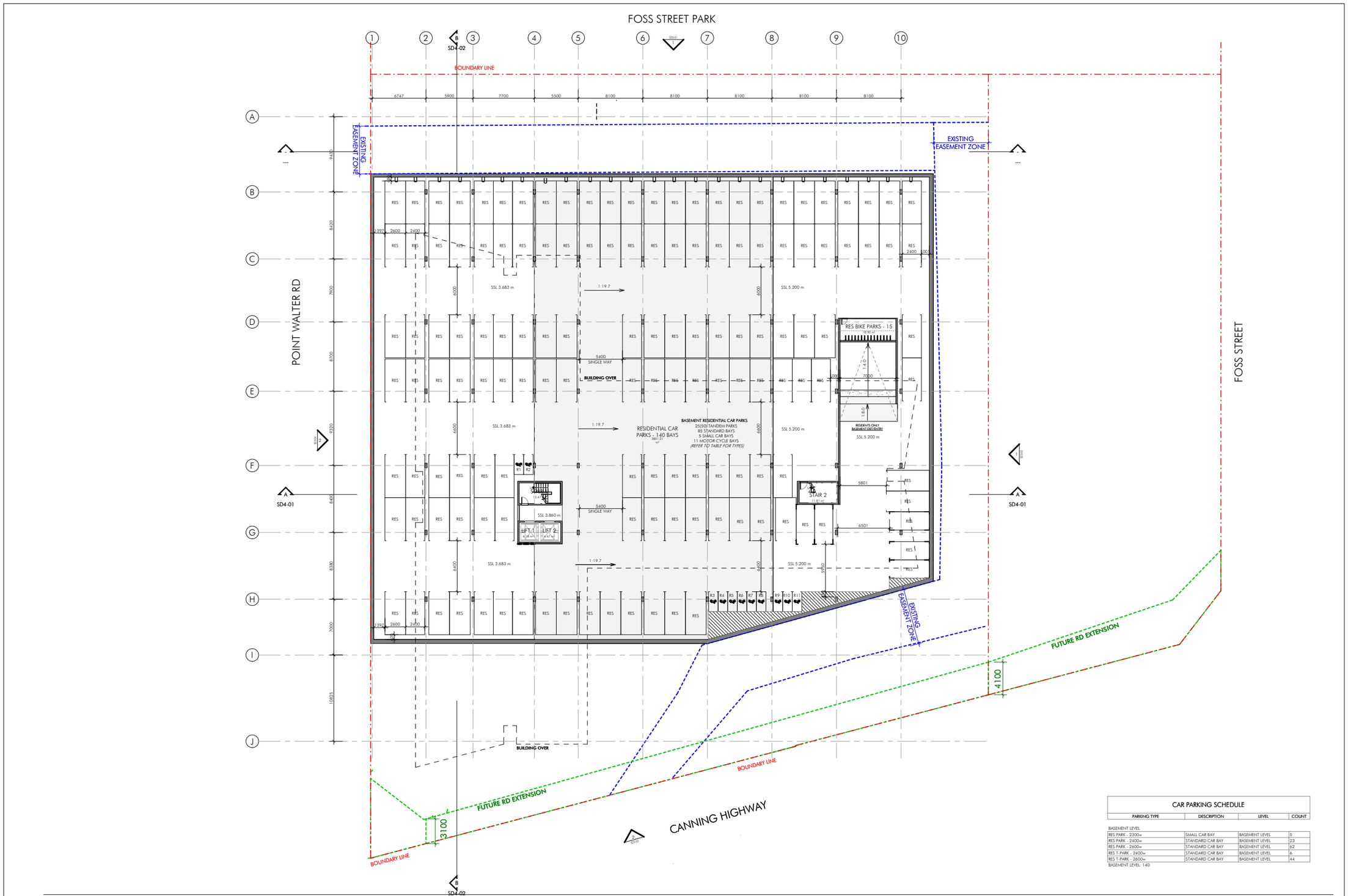

CAR PARKING SCHEDULE

PARKING TYPE	DESCRIPTION	LEVEL	COUNT
BASEMENT LEVEL			
RES PARK - 2300w	SMALL CAR BAY	BASEMENT LEVEL	5
RES PARK - 2400w	STANDARD CAR BAY	BASEMENT LEVEL	23
RES PARK - 2600w	STANDARD CAR BAY	BASEMENT LEVEL	62
RES T-PARK - 2400w	STANDARD CAR BAY	BASEMENT LEVEL	6
RES T-PARK - 2600w	STANDARD CAR BAY	BASEMENT LEVEL	44
BASEMENT LEVEL: 140			

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SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
NP
JOB No. 2503
DATE ISSUED
DRAWING NAME BASEMENT PLAN
PROJECT PHASE DA
DRAWING No. SD2-01
REV

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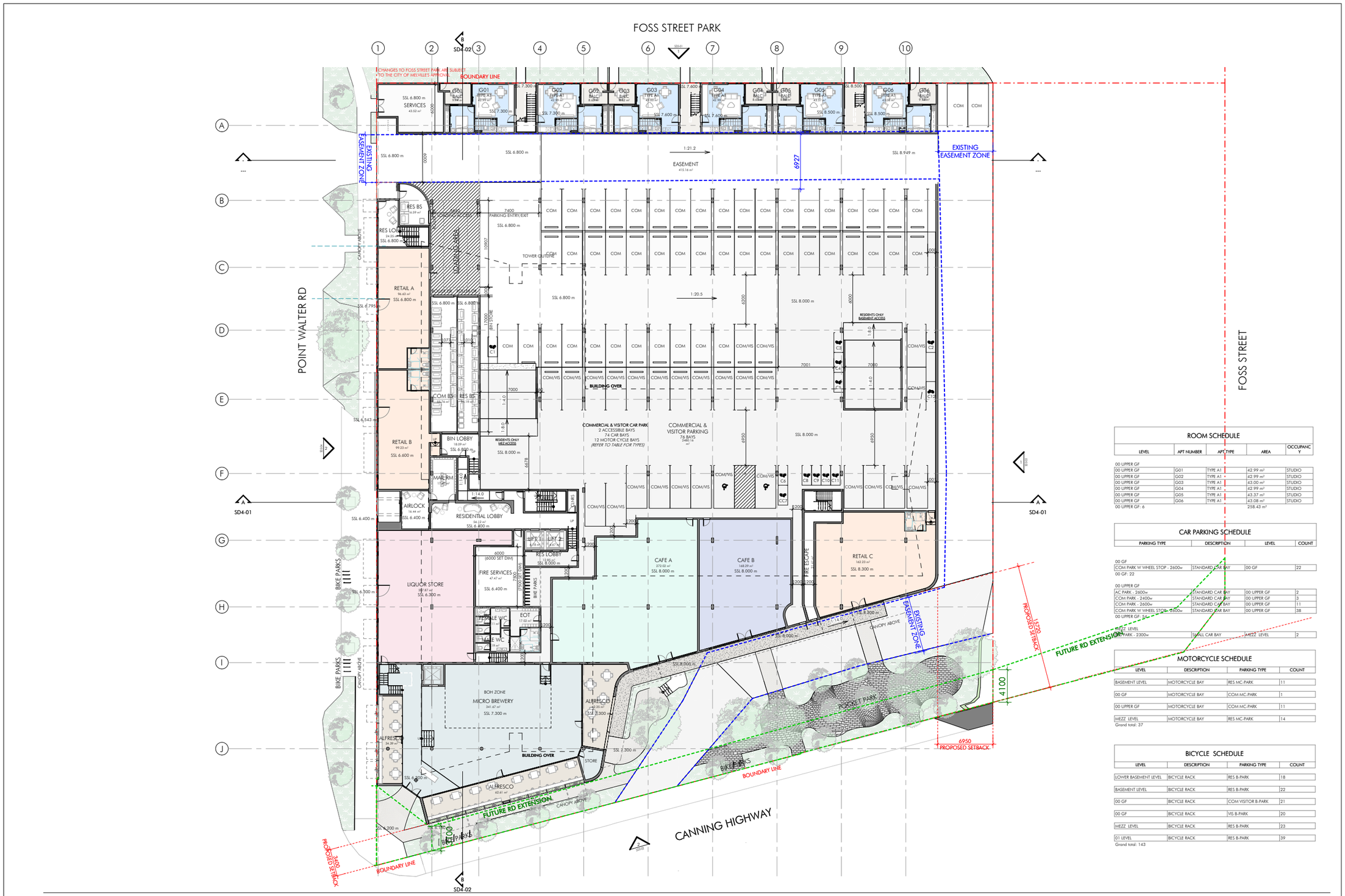

ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
00 UPPER GF				
00 UPPER GF	G01	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G02	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G03	TYPE A1	43.00 m²	STUDIO
00 UPPER GF	G04	TYPE A1	42.99 m²	STUDIO
00 UPPER GF	G05	TYPE A1	43.37 m²	STUDIO
00 UPPER GF	G06	TYPE A1	43.08 m²	STUDIO
00 UPPER GF: 6			258.43 m²	

CAR PARKING SCHEDULE

PARKING TYPE	DESCRIPTION	LEVEL	COUNT
00 GF			
COM PARK W WHEEL STOP - 2600w	STANDARD CAR BAY	00 GF	22
00 GF: 22			
00 UPPER GF			
AC PARK - 2600w	STANDARD CAR BAY	00 UPPER GF	2
COM PARK - 2400w	STANDARD CAR BAY	00 UPPER GF	3
COM PARK - 2600w	STANDARD CAR BAY	00 UPPER GF	11
COM PARK W WHEEL STOP - 2600w	STANDARD CAR BAY	00 UPPER GF	38
00 UPPER GF: 54			
MEZZ LEVEL			
RES PARK - 2300w	SMALL CAR BAY	MEZZ LEVEL	2

MOTORCYCLE SCHEDULE

LEVEL	DESCRIPTION	PARKING TYPE	COUNT
BASEMENT LEVEL	MOTORCYCLE BAY	RES MC-PARK	11
00 GF	MOTORCYCLE BAY	COM MC-PARK	1
00 UPPER GF	MOTORCYCLE BAY	COM MC-PARK	11
MEZZ LEVEL	MOTORCYCLE BAY	RES MC-PARK	14
Grand total: 37			

BICYCLE SCHEDULE

LEVEL	DESCRIPTION	PARKING TYPE	COUNT
LOWER BASEMENT LEVEL	BICYCLE RACK	RES B-PARK	18
BASEMENT LEVEL	BICYCLE RACK	RES B-PARK	22
00 GF	BICYCLE RACK	COM VISITOR B-PARK	21
00 GF	BICYCLE RACK	VIS B-PARK	20
MEZZ LEVEL	BICYCLE RACK	RES B-PARK	23
01 LEVEL	BICYCLE RACK	RES B-PARK	39
Grand total: 143			

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SCALE 1: 400 (A3) 1 : 200 @A1 0 2 4 6 8 10 m | NP | JOB No. 2503 | DATE ISSUED | DRAWING NAME GROUND FLOOR PLAN | PROJECT PHASE DA | DRAWING No. SD2-02 | REV

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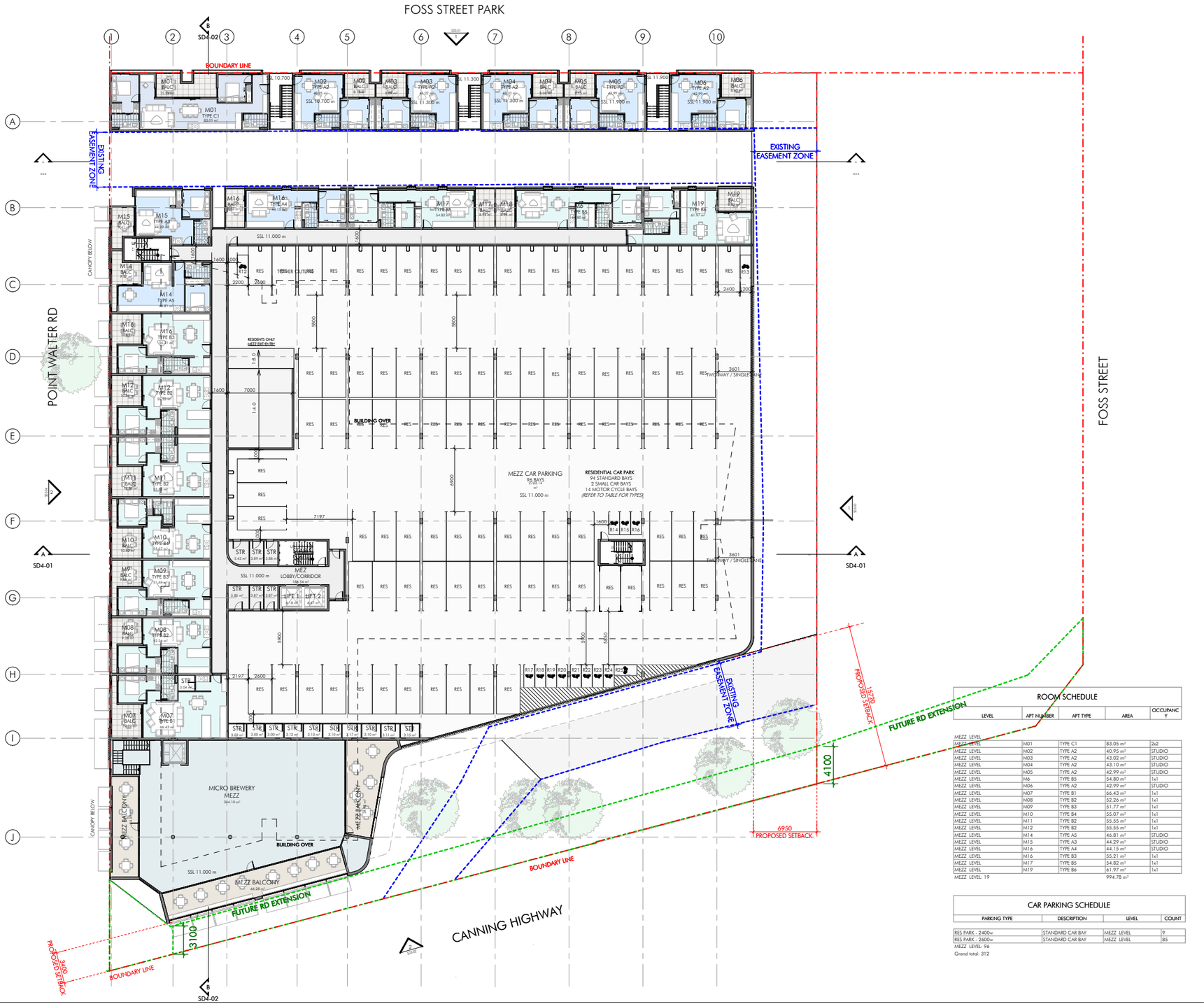

ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
MEZZ LEVEL				
MEZZ LEVEL	M01	TYPE C1	83.05 m²	2x2
MEZZ LEVEL	M02	TYPE A2	40.95 m²	STUDIO
MEZZ LEVEL	M03	TYPE A2	43.02 m²	STUDIO
MEZZ LEVEL	M04	TYPE A2	43.10 m²	STUDIO
MEZZ LEVEL	M05	TYPE A2	42.99 m²	STUDIO
MEZZ LEVEL	M6	TYPE B5	54.80 m²	1x1
MEZZ LEVEL	M06	TYPE A2	42.99 m²	STUDIO
MEZZ LEVEL	M07	TYPE B1	66.43 m²	1x1
MEZZ LEVEL	M08	TYPE B2	52.26 m²	1x1
MEZZ LEVEL	M09	TYPE B3	51.77 m²	1x1
MEZZ LEVEL	M10	TYPE B4	55.07 m²	1x1
MEZZ LEVEL	M11	TYPE B2	55.55 m²	1x1
MEZZ LEVEL	M12	TYPE B2	55.55 m²	1x1
MEZZ LEVEL	M14	TYPE A5	46.81 m²	STUDIO
MEZZ LEVEL	M15	TYPE A3	44.29 m²	STUDIO
MEZZ LEVEL	M16	TYPE A4	44.15 m²	STUDIO
MEZZ LEVEL	M16	TYPE B3	55.21 m²	1x1
MEZZ LEVEL	M17	TYPE B5	54.82 m²	1x1
MEZZ LEVEL	M19	TYPE B6	61.97 m²	1x1
MEZZ LEVEL: 19			994.78 m²	

CAR PARKING SCHEDULE

PARKING TYPE	DESCRIPTION	LEVEL	COUNT
RES PARK - 2400w	STANDARD CAR BAY	MEZZ LEVEL	9
RES PARK - 2600w	STANDARD CAR BAY	MEZZ LEVEL	85
MEZZ LEVEL: 96			
Grand total: 312			

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PRELIMINARY | SCALE 1: 400 (A3) 1 : 200 @A1 | 0 2 4 6 8 10 m | JOB No. 2503 | DATE ISSUED | DRAWING NAME MEZZANINE FLOOR | PROJECT PHASE DA | DRAWING No. SD2-04 | REV

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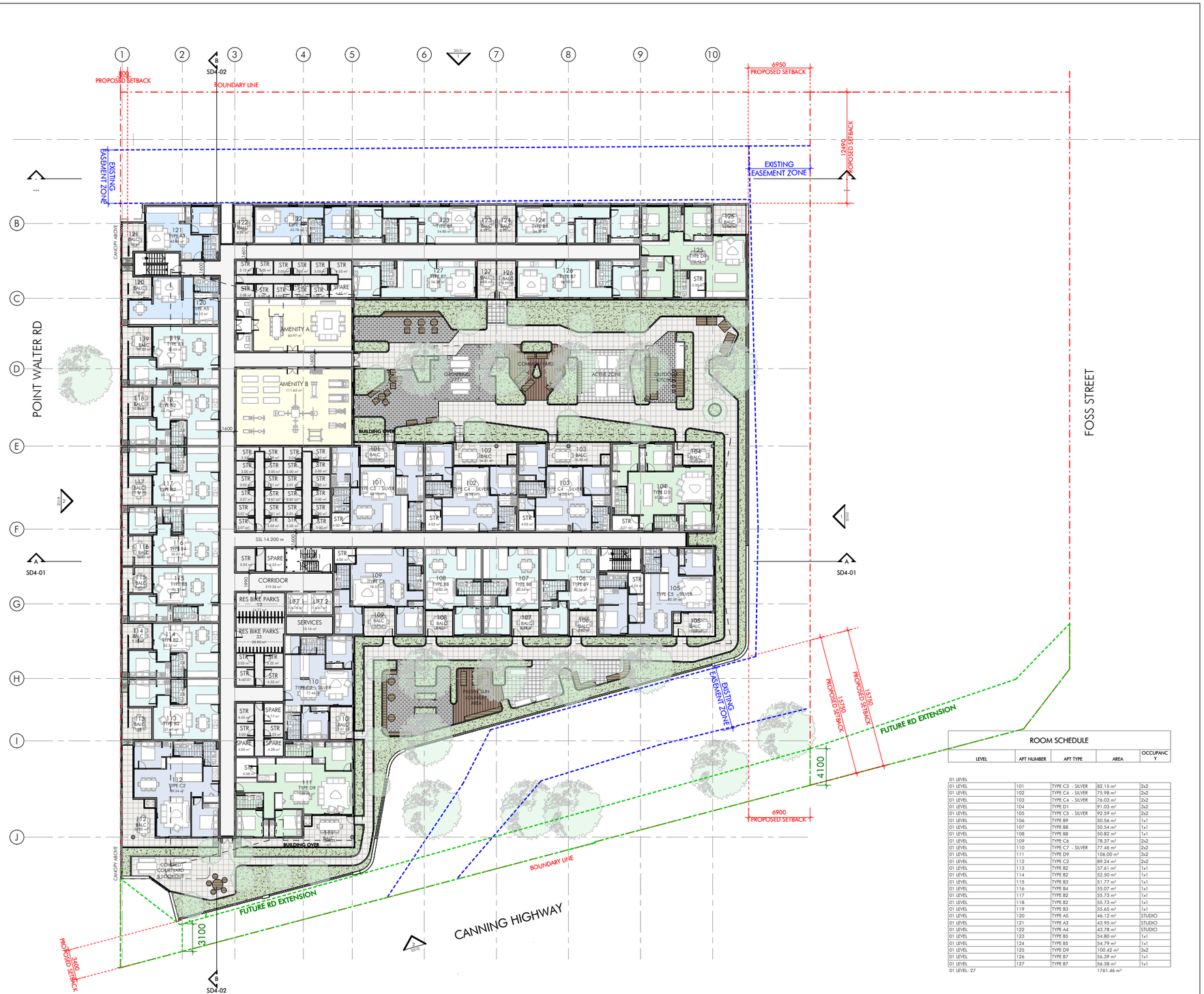

ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
01 LEVEL				
01 LEVEL	101	TYPE C3 - SILVER	82.15 m²	2x2
01 LEVEL	102	TYPE C4 - SILVER	75.98 m²	2x2
01 LEVEL	103	TYPE C4 - SILVER	76.03 m²	2x2
01 LEVEL	104	TYPE D1	91.03 m²	3x2
01 LEVEL	105	TYPE C5 - SILVER	92.59 m²	2x2
01 LEVEL	106	TYPE B9	50.56 m²	1x1
01 LEVEL	107	TYPE B8	50.54 m²	1x1
01 LEVEL	108	TYPE B8	50.82 m²	1x1
01 LEVEL	109	TYPE C6	78.37 m²	2x2
01 LEVEL	110	TYPE C7 - SILVER	77.46 m²	2x2
01 LEVEL	111	TYPE D9	106.00 m²	3x2
01 LEVEL	112	TYPE C2	89.24 m²	2x2
01 LEVEL	113	TYPE B2	57.61 m²	1x1
01 LEVEL	114	TYPE B2	52.50 m²	1x1
01 LEVEL	115	TYPE B3	51.77 m²	1x1
01 LEVEL	116	TYPE B4	55.07 m²	1x1
01 LEVEL	117	TYPE B2	55.73 m²	1x1
01 LEVEL	118	TYPE B2	55.73 m²	1x1
01 LEVEL	119	TYPE B3	55.65 m²	1x1
01 LEVEL	120	TYPE A5	46.12 m²	STUDIO
01 LEVEL	121	TYPE A3	43.95 m²	STUDIO
01 LEVEL	122	TYPE A4	43.78 m²	STUDIO
01 LEVEL	123	TYPE B5	54.80 m²	1x1
01 LEVEL	124	TYPE B5	54.79 m²	1x1
01 LEVEL	125	TYPE D9	100.42 m²	3x2
01 LEVEL	126	TYPE B7	56.39 m²	1x1
01 LEVEL	127	TYPE B7	56.38 m²	1x1
01 LEVEL: 27			1761.46 m²	

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BICTON
326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
NP
JOB No. 2503
DATE ISSUED
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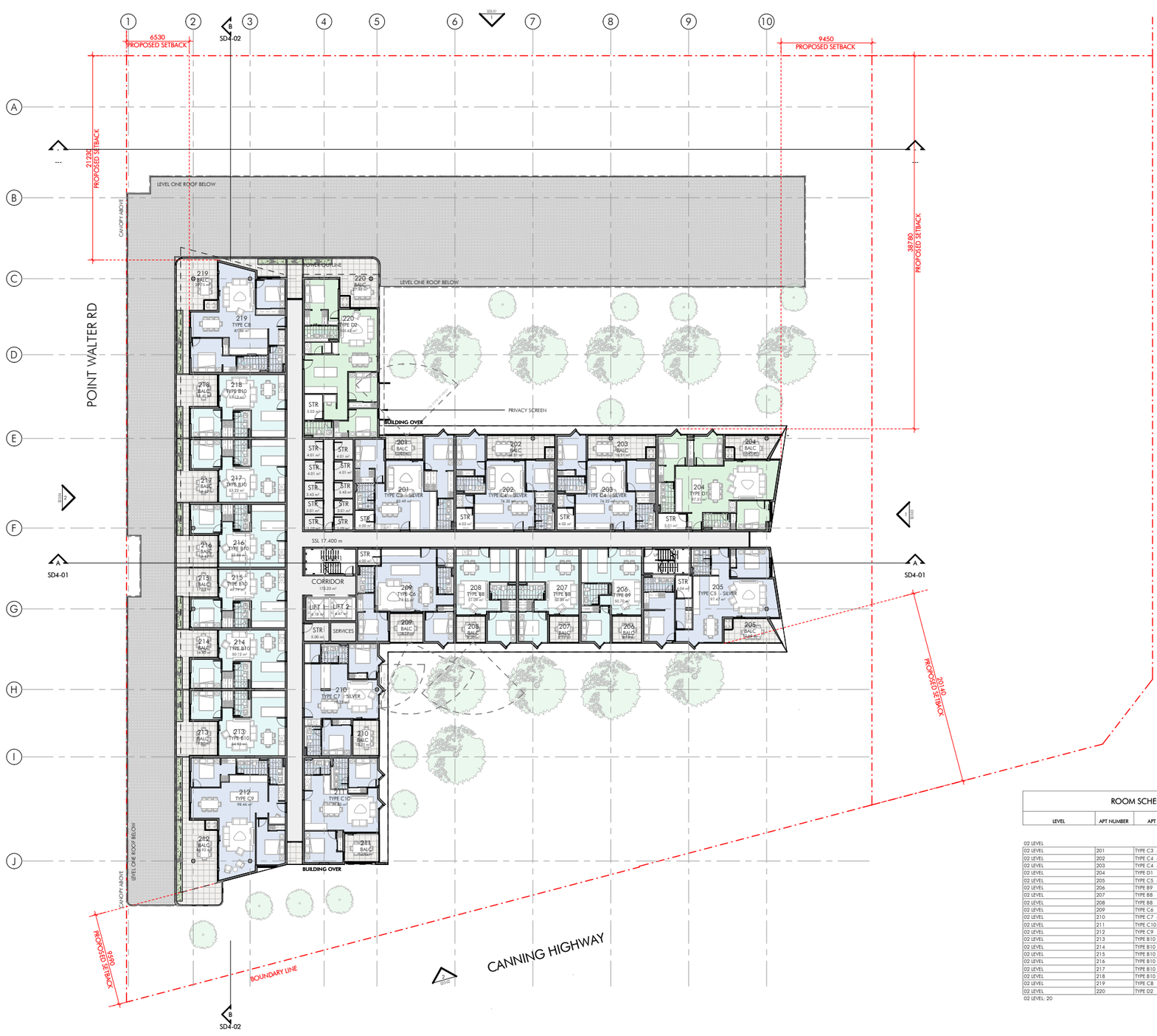
PROJECT PHASE DA
DRAWING No. SD2-05
REV

OFFICIAL



ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
02 LEVEL				
02 LEVEL	201	TYPE C3 - SILVER	82.49 m²	2x2
02 LEVEL	202	TYPE C4 - SILVER	76.32 m²	2x2
02 LEVEL	203	TYPE C4 - SILVER	76.32 m²	2x2
02 LEVEL	204	TYPE D1	97.31 m²	3x2
02 LEVEL	205	TYPE C5 - SILVER	97.47 m²	2x2
02 LEVEL	206	TYPE B9	50.70 m²	1x1
02 LEVEL	207	TYPE B8	50.89 m²	1x1
02 LEVEL	208	TYPE B8	51.09 m²	1x1
02 LEVEL	209	TYPE C6	78.55 m²	2x2
02 LEVEL	210	TYPE C7 - SILVER	78.32 m²	2x2
02 LEVEL	211	TYPE C10	71.85 m²	2x2
02 LEVEL	212	TYPE C9	98.46 m²	2x2
02 LEVEL	213	TYPE B10	54.93 m²	1x1
02 LEVEL	214	TYPE B10	50.12 m²	1x1
02 LEVEL	215	TYPE B10	49.79 m²	1x1
02 LEVEL	216	TYPE B10	52.88 m²	1x1
02 LEVEL	217	TYPE B10	53.22 m²	1x1
02 LEVEL	218	TYPE B10	53.13 m²	1x1
02 LEVEL	219	TYPE C8	87.86 m²	2x2
02 LEVEL	220	TYPE D2	105.63 m²	3x2
02 LEVEL: 20			1417.34 m²	

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326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
NP
JOB No. 2503
DATE ISSUED
DRAWING NAME LEVEL 2 PLAN
PROJECT PHASE DA
DRAWING No. SD2-06
REV

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ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
03 LEVEL				
03 LEVEL	301	TYPE C3 - SILVER	82.49 m²	2x2
03 LEVEL	302	TYPE C4 - SILVER	76.32 m²	2x2
03 LEVEL	303	TYPE C4 - SILVER	76.32 m²	2x2
03 LEVEL	304	TYPE D1	97.31 m²	3x2
03 LEVEL	305	TYPE C5 - SILVER	97.47 m²	2x2
03 LEVEL	306	TYPE B9	50.70 m²	1x1
03 LEVEL	307	TYPE B8	50.89 m²	1x1
03 LEVEL	308	TYPE B8	51.09 m²	1x1
03 LEVEL	309	TYPE C6	78.55 m²	2x2
03 LEVEL	310	TYPE C7 - SILVER	78.18 m²	2x2
03 LEVEL	311	TYPE C10	71.85 m²	2x2
03 LEVEL	312	TYPE C9	99.14 m²	2x2
03 LEVEL	313	TYPE B10	55.27 m²	1x1
03 LEVEL	314	TYPE B10	50.46 m²	1x1
03 LEVEL	315	TYPE B10	50.14 m²	1x1
03 LEVEL	316	TYPE B10	53.22 m²	1x1
03 LEVEL	317	TYPE B10	53.55 m²	1x1
03 LEVEL	318	TYPE B10	53.55 m²	1x1
03 LEVEL	319	TYPE C8	90.83 m²	2x2
03 LEVEL	320	TYPE D2	106.68 m²	3x2
03 LEVEL: 20			1424.03 m²	

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326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
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PROJECT PHASE DA
DRAWING No. SD2-07
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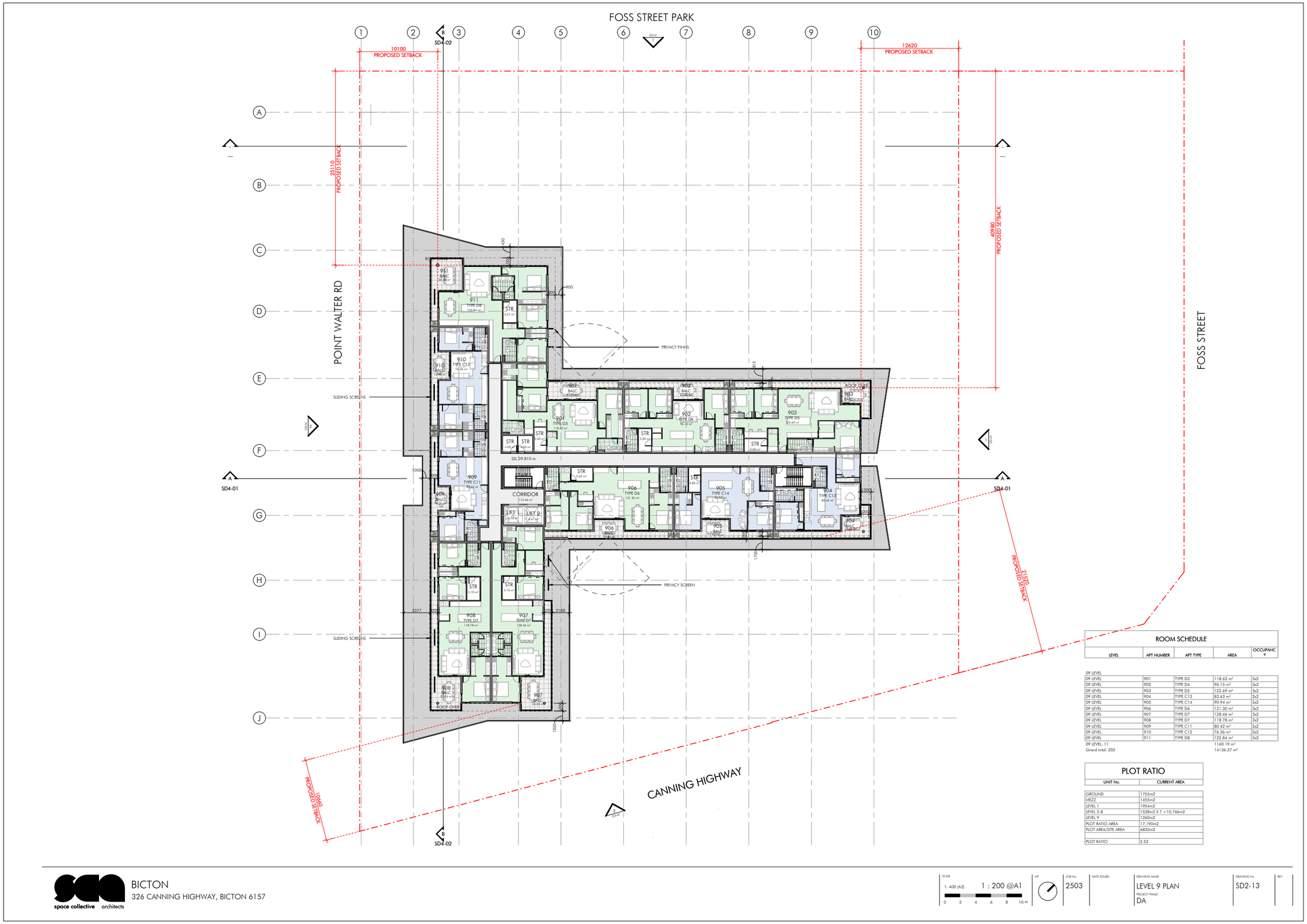

ROOM SCHEDULE

LEVEL	APT NUMBER	APT TYPE	AREA	OCCUPANCY
09 LEVEL				
09 LEVEL	901	TYPE D3	118.62 m²	3x2
09 LEVEL	902	TYPE D4	96.15 m²	3x2
09 LEVEL	903	TYPE D5	122.69 m²	3x2
09 LEVEL	904	TYPE C13	83.63 m²	2x2
09 LEVEL	905	TYPE C14	90.94 m²	2x2
09 LEVEL	906	TYPE D6	121.30 m²	3x2
09 LEVEL	907	TYPE D7	128.46 m²	3x2
09 LEVEL	908	TYPE D7	118.78 m²	3x2
09 LEVEL	909	TYPE C11	80.42 m²	2x2
09 LEVEL	910	TYPE C12	76.36 m²	2x2
09 LEVEL	911	TYPE D8	122.84 m²	3x2
09 LEVEL: 11			1160.19 m²	
Grand total: 203			14136.37 m²	

PLOT RATIO

UNIT No.	CURRENT AREA
GROUND	1755m2
MEZZ	1455m2
LEVEL 1	1954m2
LEVEL 2-8	1538m2 X 7 =10,766m2
LEVEL 9	1260m2
PLOT RATIO AREA	17,190m2
PLOT AREA/SITE AREA	6830m2
PLOT RATIO	2.52

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SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
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DATE ISSUED
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PROJECT PHASE DA
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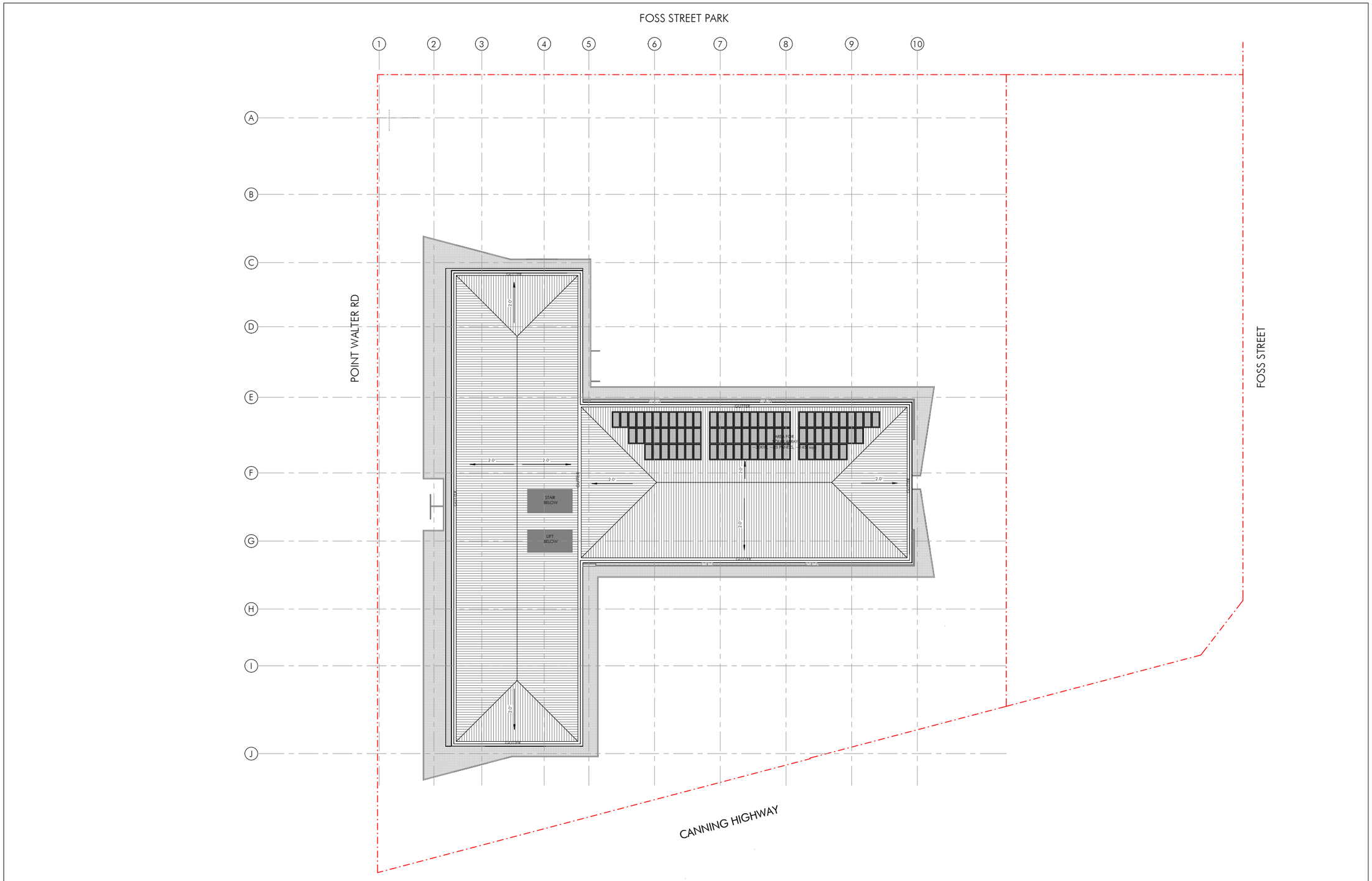

BICTON
326 CANNING HIGHWAY, BICTON 6157

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SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
NP
JOB No. 2503
DATE ISSUED
DRAWING NAME ROOF PLAN
PROJECT PHASE DA
DRAWING No. SD2-14
REV

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10
9
8
7
6
5
4
3
2
1
12620
8840
6910
9100
5640
METAL BALUSTRADE
PAINTED PLANTER WALL
ALUMINIUM SCREENS
FEATURE ALUMINIUM CLADDING PANELS
CONCRETE LOOK WALLS
METAL BALUSTRADE
BLACK PAINTED PLANTER WALL
FEATURE ALUMINIUM CLADDING PANELS
METAL BALUSTRADE
CONCRETE LOOK WALLS
PROPOSED FLOOR LINE
EXISTING EASEMENT - FOSS STREET
EXISTING EASEMENT
POINT WALTER RD
N.GL
BASEMENT LINE
ROOF LEVEL 43.000 m
09 LEVEL 39.800 m
08 LEVEL 36.600 m
07 LEVEL 33.400 m
06 LEVEL 30.200 m
05 LEVEL 27.000 m
04 LEVEL 23.800 m
03 LEVEL 20.600 m
02 LEVEL 17.400 m
01 LEVEL 14.200 m
MEZZ LEVEL 11.000 m
00 UPPER GF 8.000 m 7.000 m
BASEMENT LEVEL 5.200 m
LOWER BASEMENT LEVEL 3.683 m
3200
3200
3200

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326 CANNING HIGHWAY, BICTON 6157

SCALE	NP	JOB No.	DATE ISSUED	DRAWING NAME	DRAWING No.	REV
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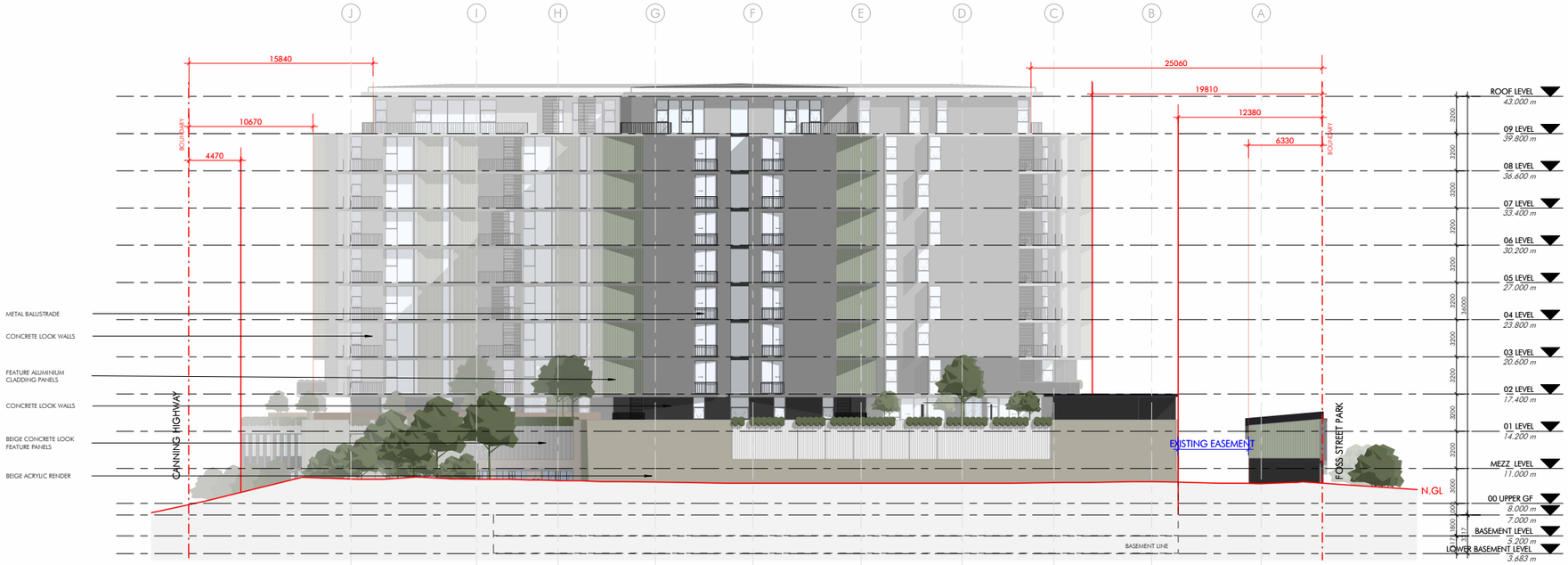

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BICTON
326 CANNING HIGHWAY, BICTON 6157

SCALE	NP	JOB No.	DATE ISSUED	DRAWING NAME	DRAWING No.	REV
1: 400 (A3) Not to Scale @A1		2503		ELEVATION - EAST	SD3-03	
0 2 4 6 8 10 m				PROJECT PHASE DA		

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326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 200 @A1 (0 2 4 6 8 10 m)
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DATE ISSUED
DRAWING NAME ELEVATION - WEST
PROJECT PHASE DA
DRAWING No. SD3-04
REV

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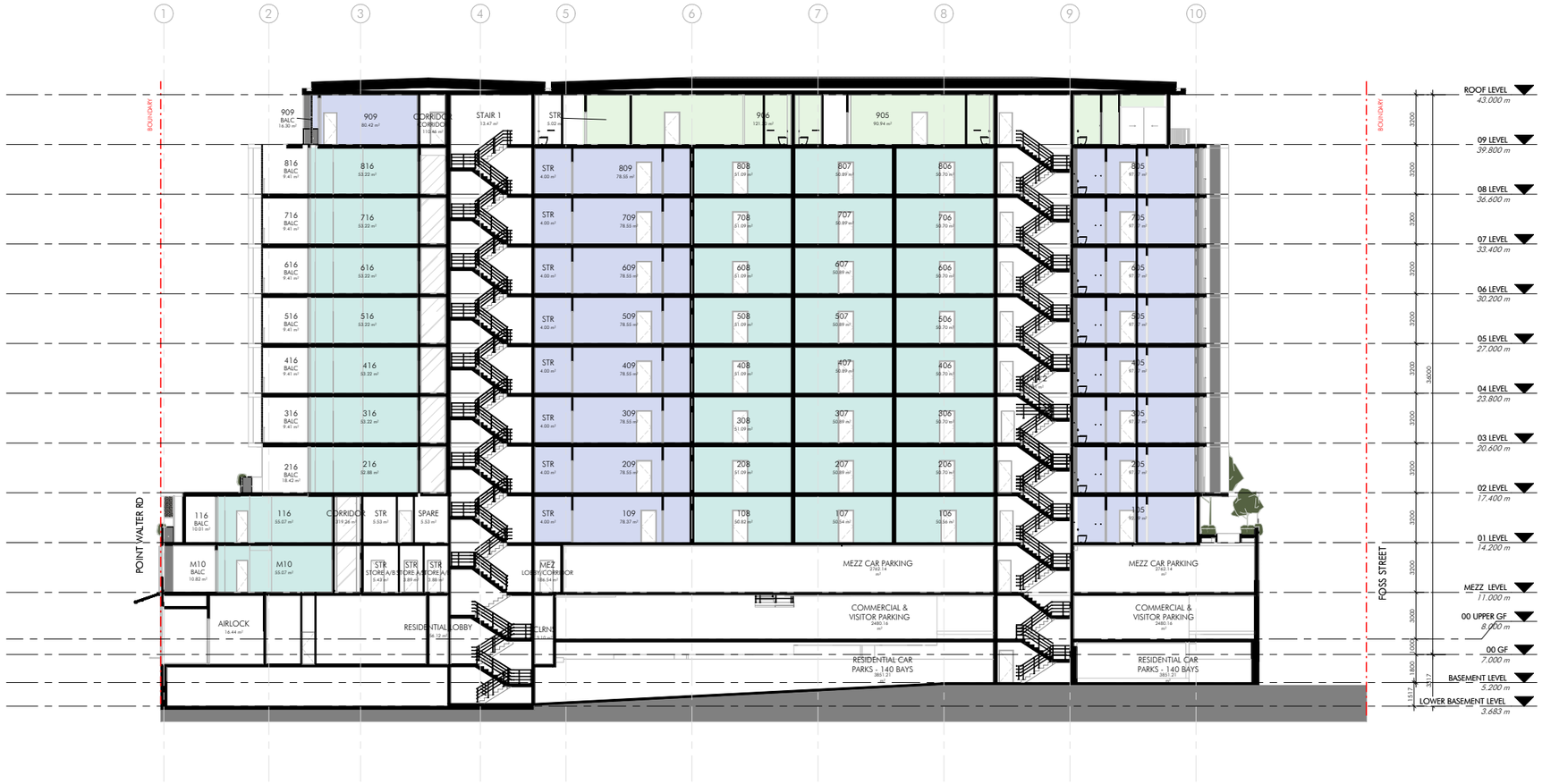

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BICTON
326 CANNING HIGHWAY, BICTON 6157

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JOB No. 2503
DATE ISSUED
DRAWING NAME SECTION AA
PROJECT PHASE DA
DRAWING No. SD4-01
REV

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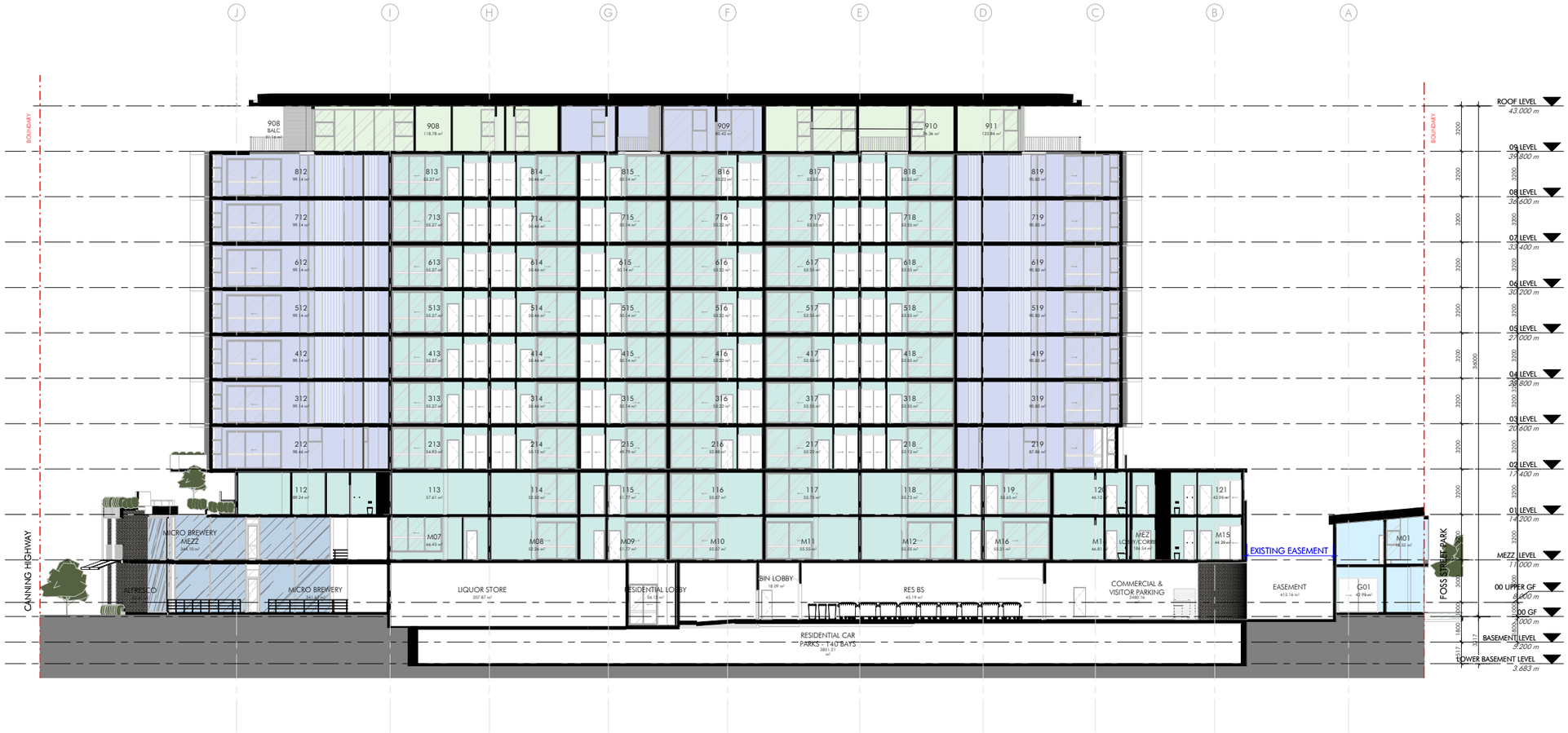

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BICTON
326 CANNING HIGHWAY, BICTON 6157

SCALE 1: 400 (A3) 1 : 150 @A1
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NP
JOB No. 2503
DATE ISSUED
DRAWING NAME SECTION BB
PROJECT PHASE DA
DRAWING No. SD4-02
REV

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026
FILE SD-053-25

DESIGN REPORT
326 CANNING HIGHWAY BICTON
MIXED-USE DEVELOPMENT

PLAN E + space collective architects + PS PLANNING SOLUTIONS

JULY 2026

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CONTENTS

DESIGN PRINCIPALS

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DESIGN STATEMENT

326 Canning Highway is a **mixed-use development** at the edge of Bicton, **addressing the transition** between the **Canning Highway primary corridor** and surrounding residential areas. The proposal **reimagines the former Hotel Leopold site**, transforming a car-dominated property into an **active hub of retail, hospitality and residential uses** while creating a **vibrant destination** for the local community. Further refinements have been carefully considered in response to feedback from the State Design Review Panel.

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Let’s discuss our **context...**

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CONTEXT & CHARACTER

Our Site

A well **connected location** with easy access to parks, schools, shopping, dining and public transport.

N

5

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CONTEXT & CHARACTER

A rich surrounding community...

An **ideal location,** close to parks, schools, shopping, dinners and drinks.

DIRECT VEHICLE ACCESS

SECONDARY STREETS

13. John Dickinson Reserve

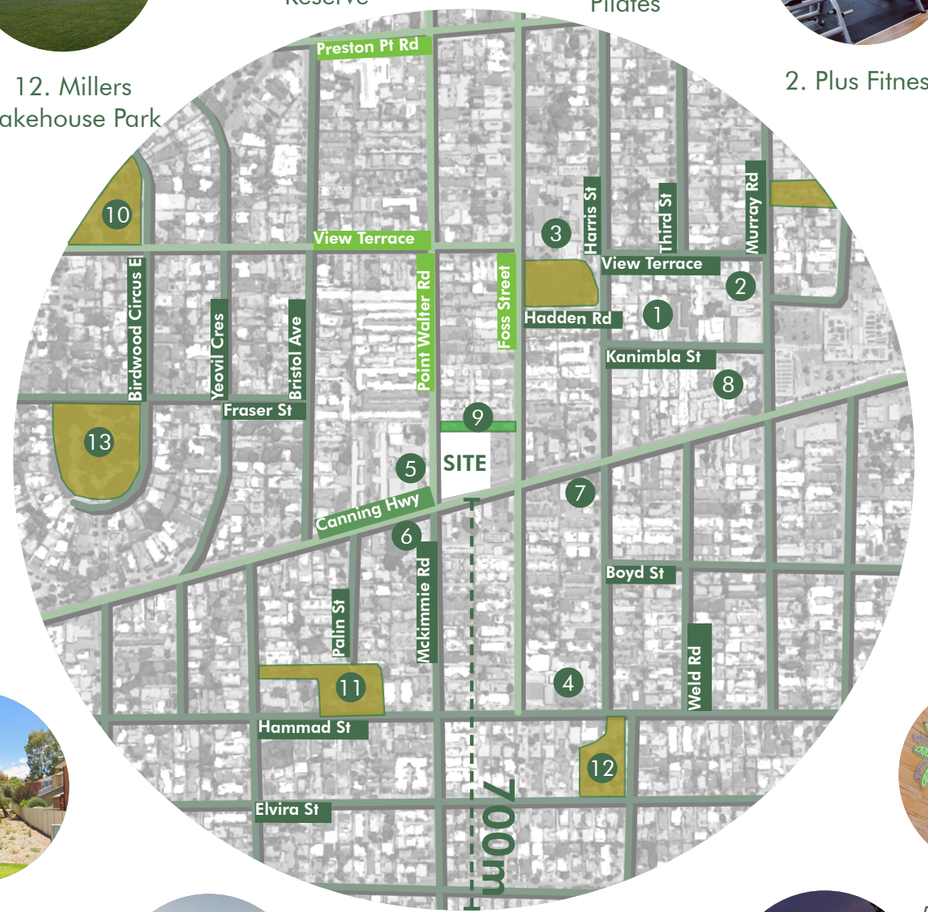
1. Reflexions Pilates

2. Plus Fitness

12. Millers Bakehouse Park

3. Bicton Primary School

11. Emily Main Park



10. Harry Grose Reserve

4. Our Lady of Fatima school

9. Foss Street Park

5. Bicton Tavern

8. Coles + Food Precinct

7. Al Dente Pasta

6. Sorriso Cafe plus Restaurant

6

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CONTEXT & CHARACTER

A well connected hub...

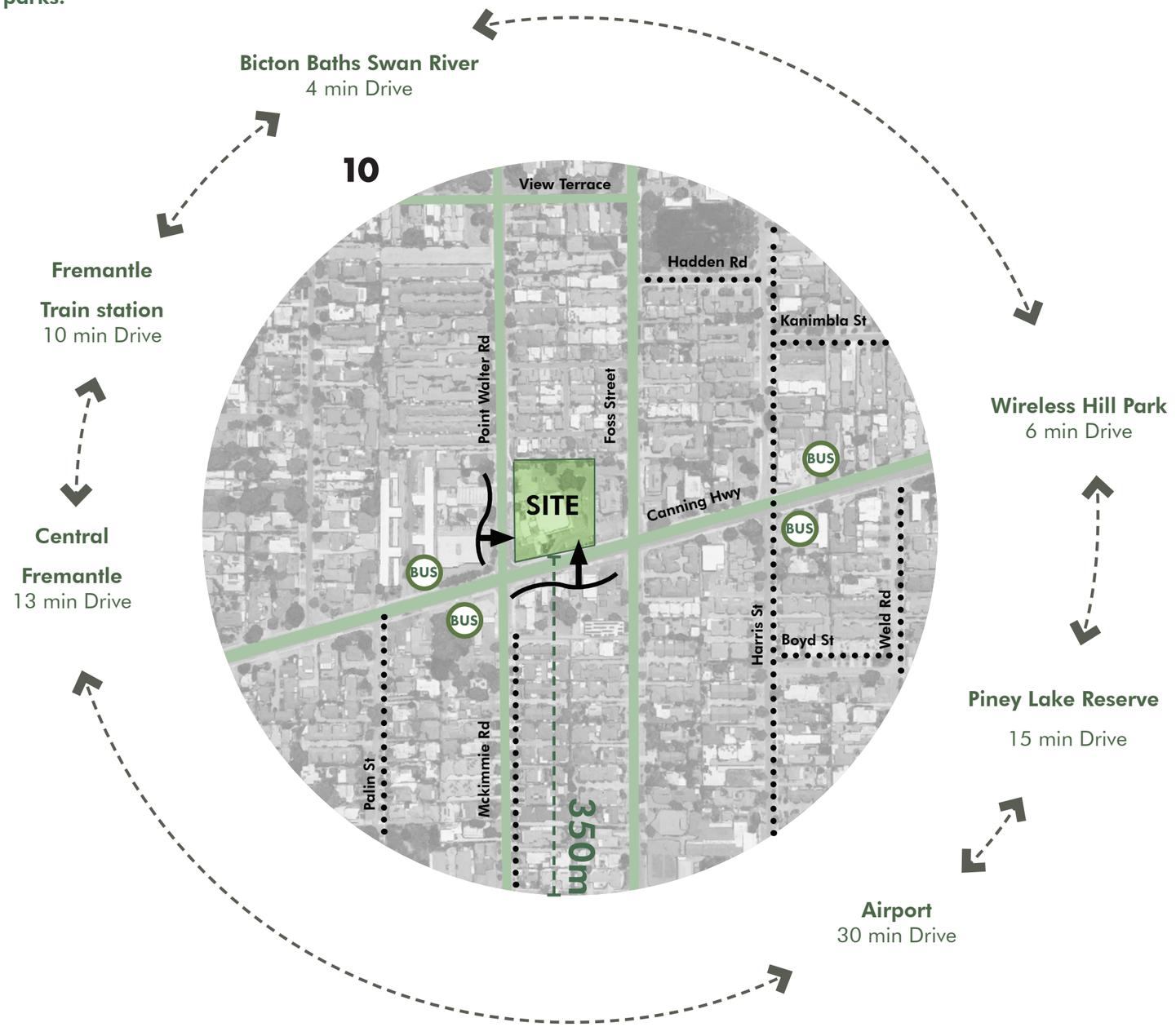
Close to central **Fremantle,** the **Swan River,** and **local parks.**

BUS BUSES

TRAIN STATION 15 MIN DRIVE/
BUS TO FREMANTLE!

FREE PARKING (CHECK SIGNAGE FIRST)

PEDESTRIAN ACCESS



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CONTEXT & CHARACTER

Looking at the current planning...

The site occupies a **transitional position** between **commercial and residential uses**, with frontage to the **Canning Highway primary corridor.**

Commercial Zone

Mixed Used Zone

Residential Zone

N

8

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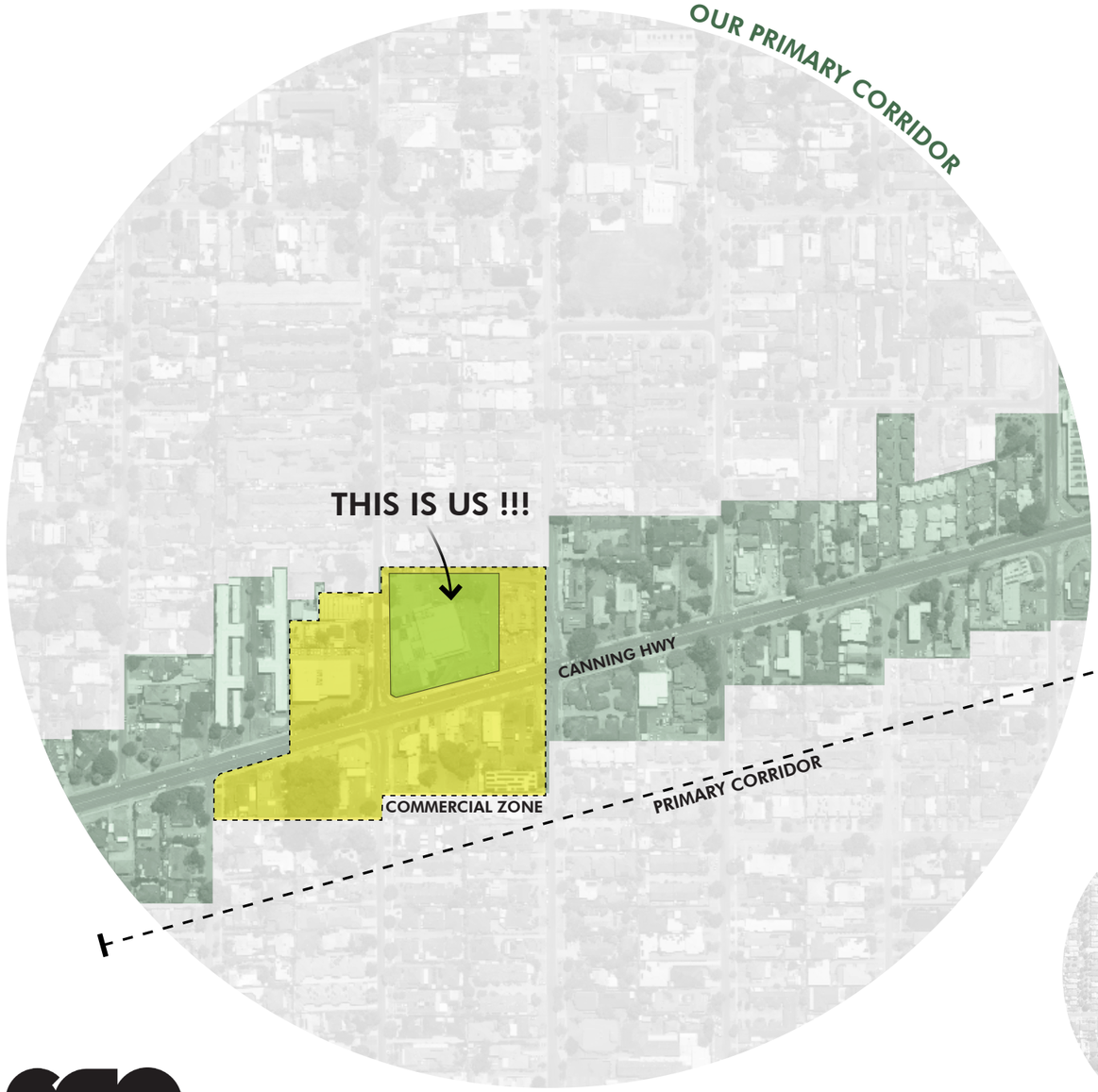
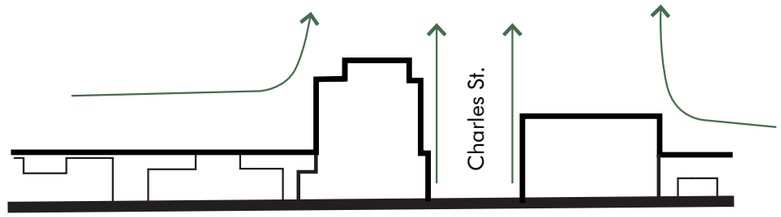
CONTEXT & CHARACTER

Looking at height along primary corridors ...

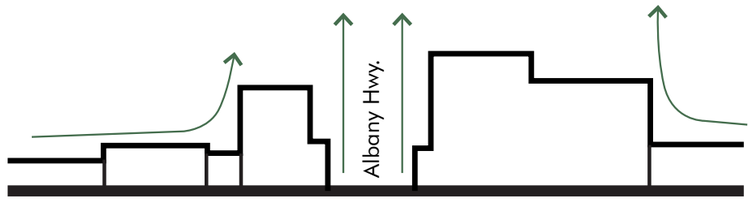
The **height** along Canning Highway **supports a Eleven-storey building,** positioned to **avoid overshadowing** nearby homes.



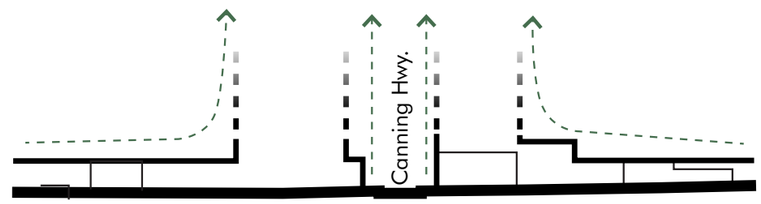
The pursuit of additional height is **consistent with other areas** along the primary corridor.



Charles St. corridor's height



Albany Hwy. corridor's height



The Canning Highway corridor **supports taller built form,** reflecting the **scale of similar primary corridor.**

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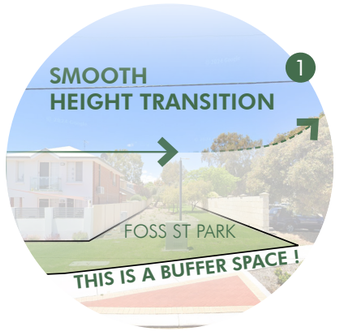
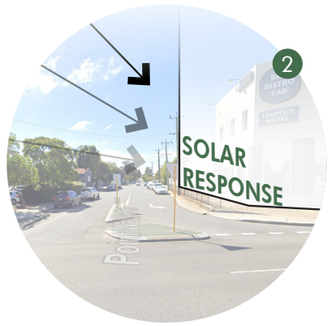
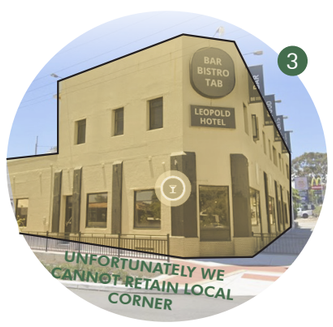
CONTEXT & CHARACTER

What we are responding to...

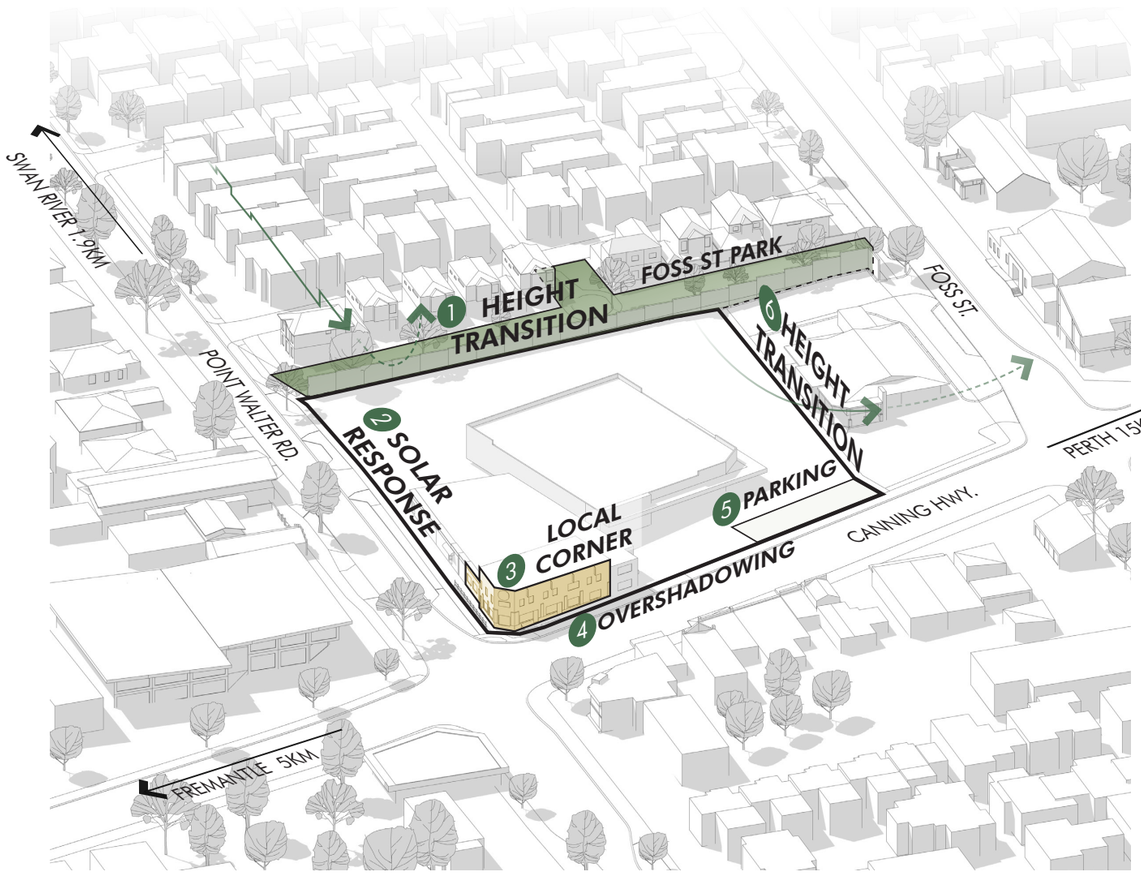
The proposal **responds to the site's characteristics,** working with its **context and location** to achieve a **sympathetic design outcome.**







Solar access → Height transitions → Overshadowing → Green spaces



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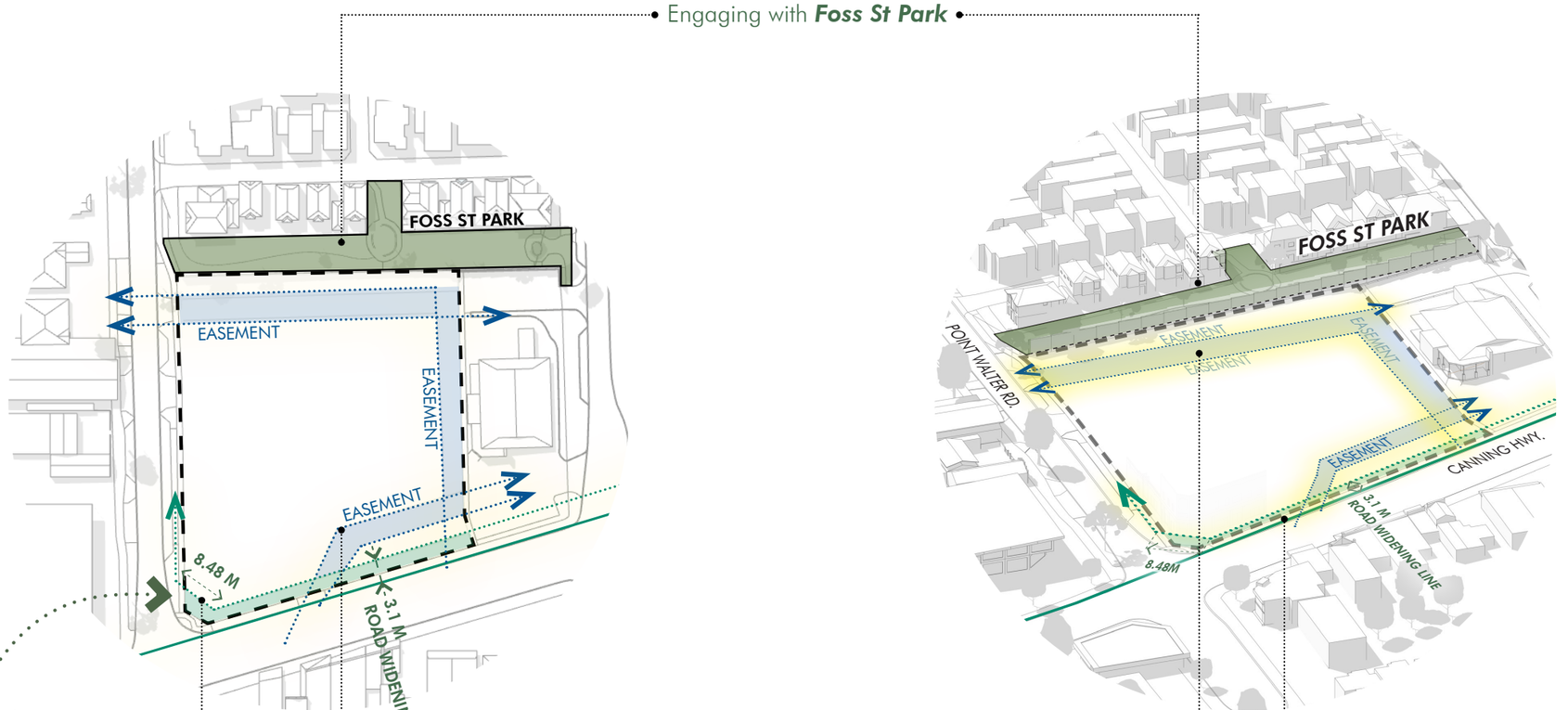
CONTEXT & CHARACTER

What we are responding to...

The proposal **responds to key site constrains,** including the **central easement**, future **Canning Highway road widening** and the existing **connection to Foss Street Park**, which presents an **opportunity to improve** the public amenity for the local community.

Easement zones → Foss Street Park → Road Widening



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11

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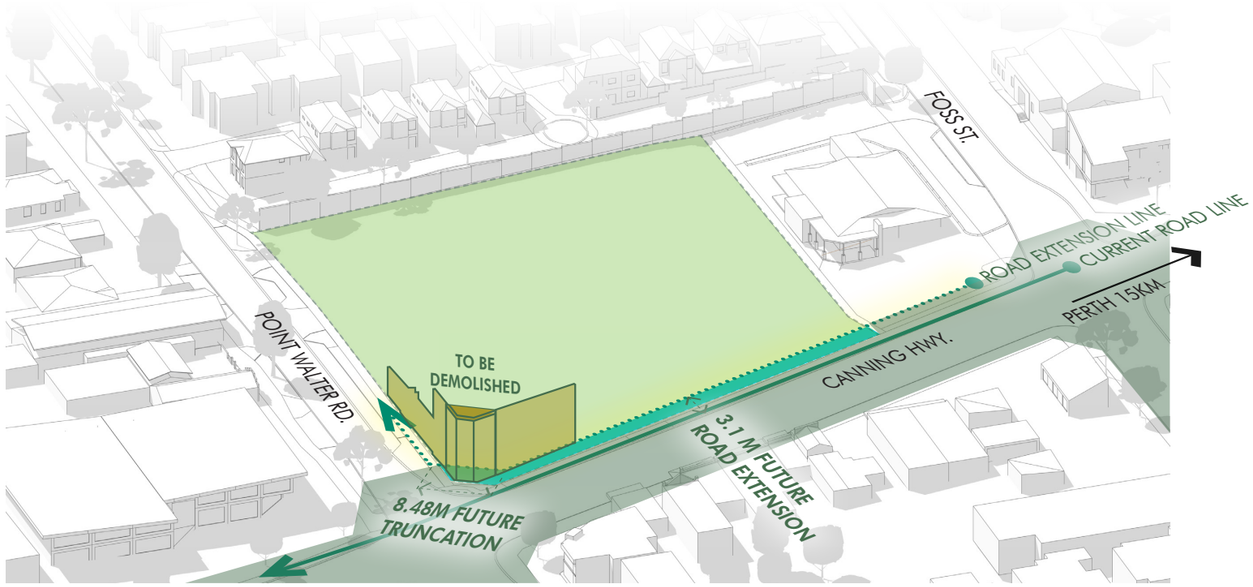
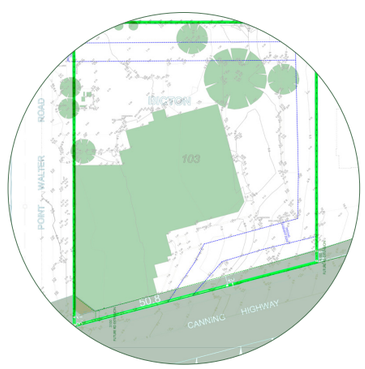
CONTEXT & CHARACTER

Future Canning Highway Rd Widening Scheme

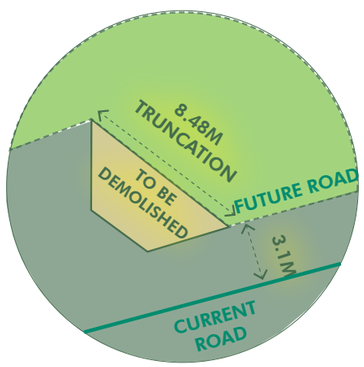
The design responds to the future Canning Highway road widening by accommodating the **required truncation** while **reinforcing the site's landmark corner** through a **contemporary interpretation of the original verandahs.**



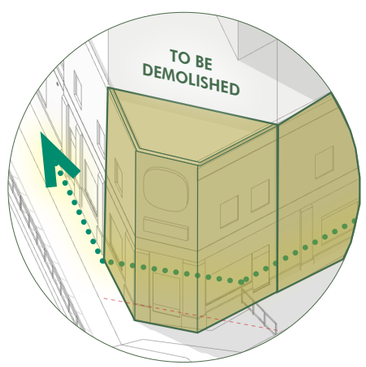
Information from Department of Planning, Lands and Heritage:
MRS Certificate appendix 2, Truncation Measurement



TRUNCATED MEASUREMENT



OUR PLAN



3D VISUAL

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CONTEXT & CHARACTER

Reimagining the Historic Corner...

The proposal **interprets the history** of the local corner by **reimagining the original verandahs** through a contemporary architectural language.

These verandahs are a **key design driver**

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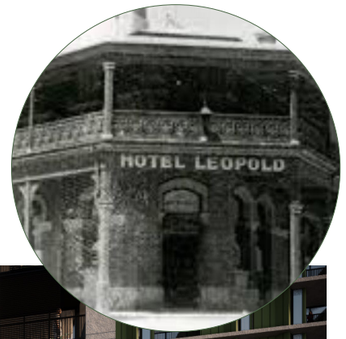
CONTEXT & CHARACTER

Reimagining the original verandahs...

The proposal celebrates the site's character by **reimagining the historic verandahs** through contemporary design.



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CONTEXT & CHARACTER

The local textures & tones

Bicton's established suburban character is shaped by post-war homes, renovated contemporary infill and a **strong local identity.** The proposal **draws on this context to create a connected, contemporary built form.**

COASTAL RIVER PALETTE

OLD AND NEW ARCHITECTURE

LEAFY RESIDENTIAL STREETSCAPES

WARM STONE AND BRICK FACADES

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View from Canning Highway & Point Walter Road corner

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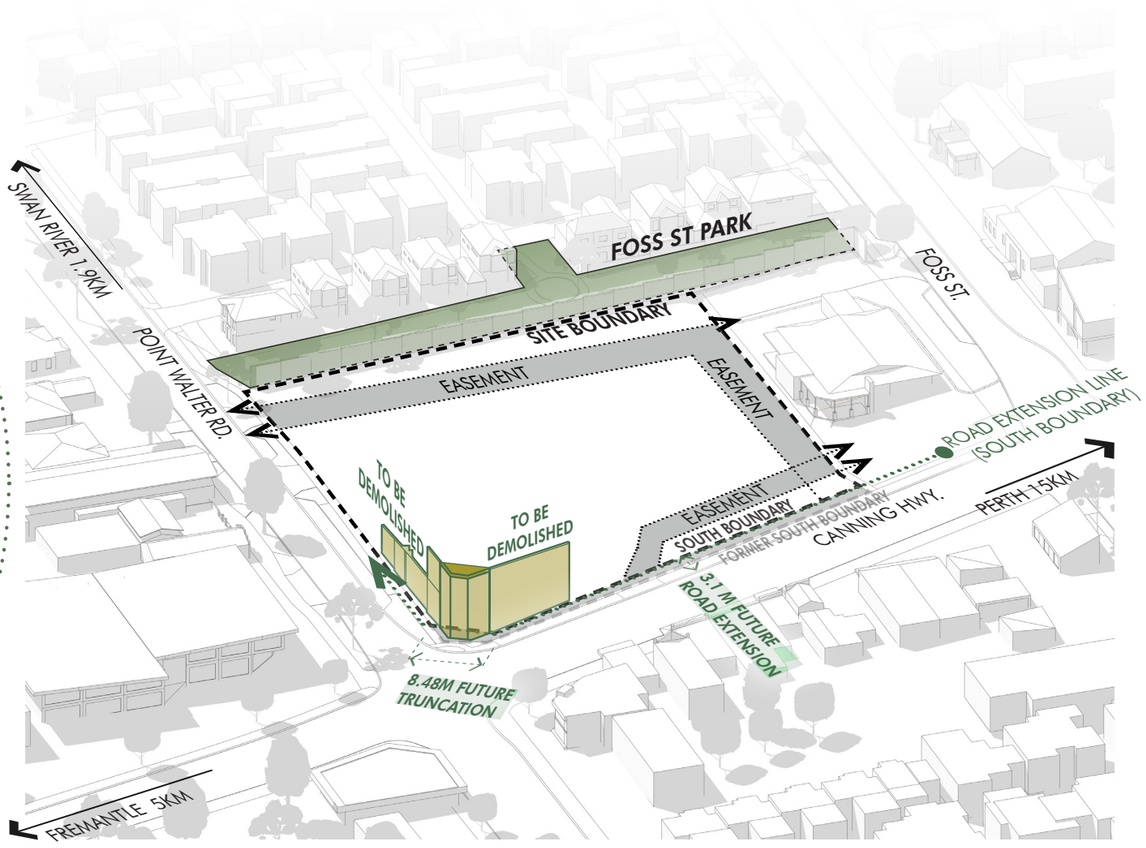
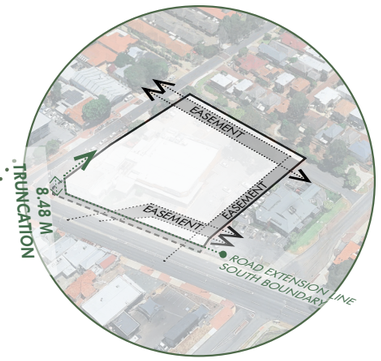
BUILT FORM & SCALE

This is the starting point!

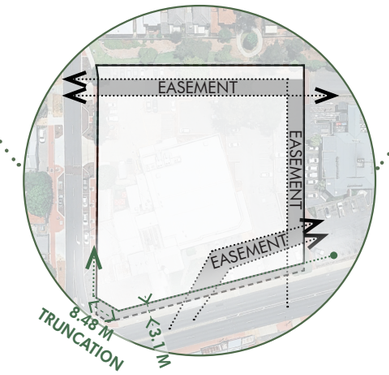
The proposal r**esponds to the site's key constraints**, including the future widening of Canning Highway Primary Corridor and existing easements, while **interpreting the site's long-standing community role** and accommodating **future transport infrastructure**.

RD WIDENING CONSTRAINT





EASEMENT LIMITATIONS



We are **responding to the site's constraints** while retaining the **cultural and community value** of the current uses.

N

17

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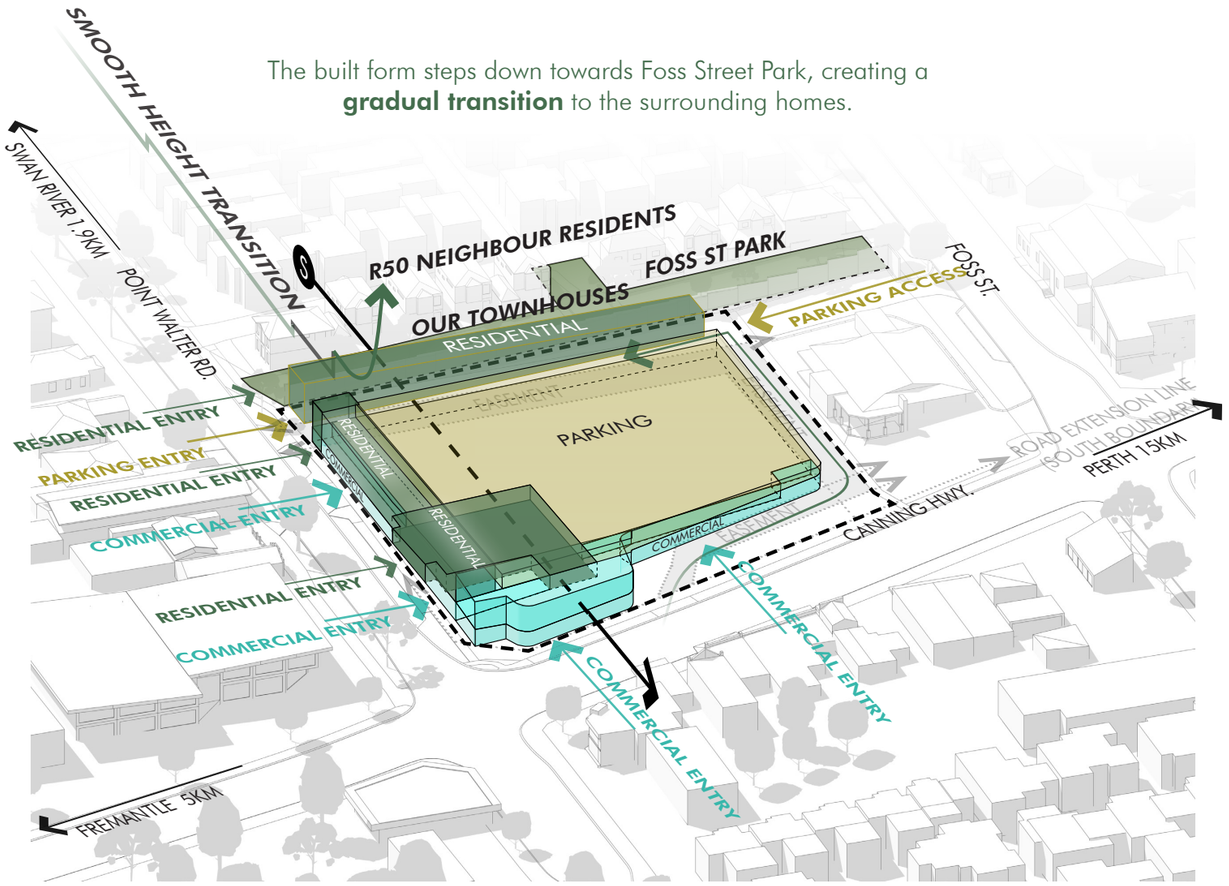
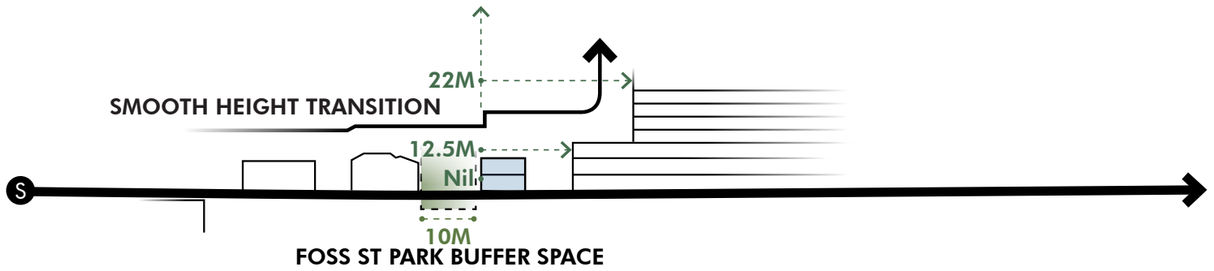
BUILT FORM & SCALE

Walk-Up Homes...

Foss Street Park creates a **landscaped transition** between surrounding homes and the **two-storey** 'townhouses' along the R50 edge, **reinforcing the neighbourhood's low-scale character.**

The built form steps down towards Foss Street Park, creating a **gradual transition** to the surrounding homes.





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18

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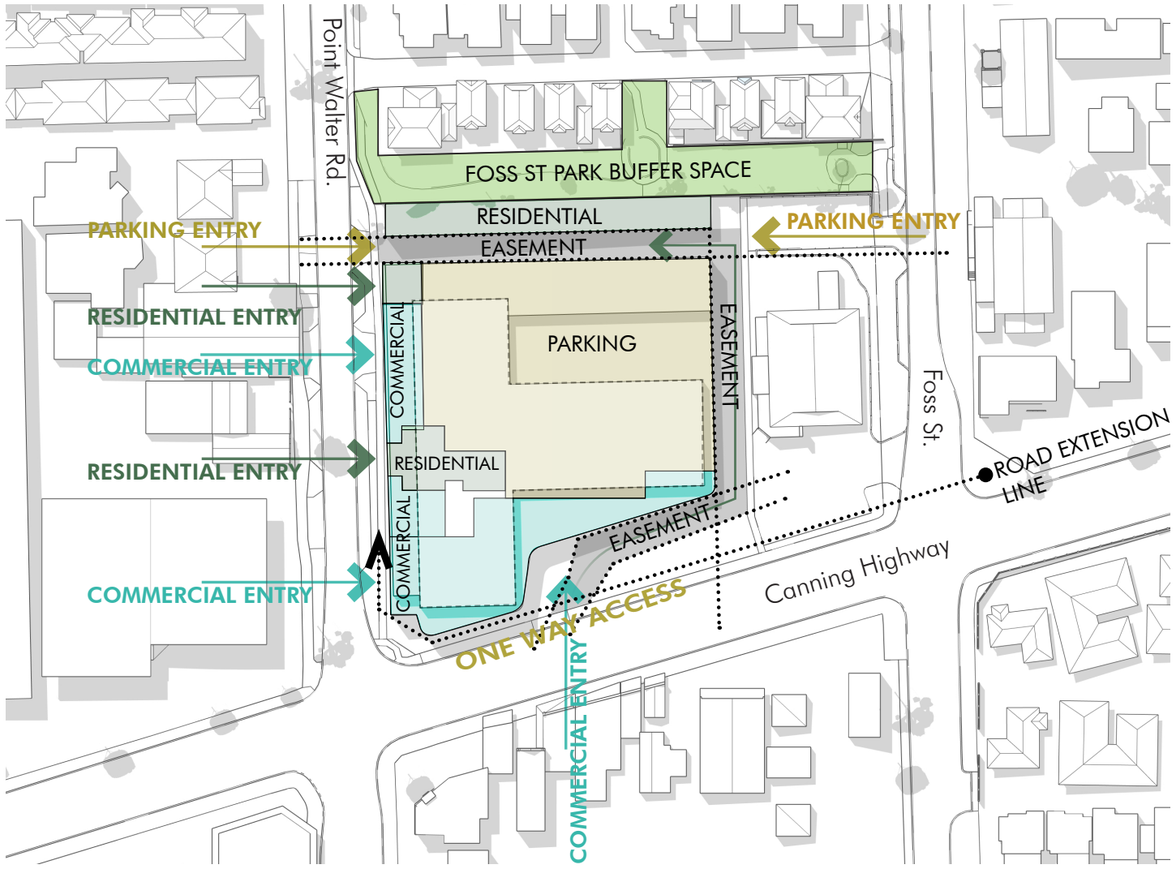
BUILD FORM & SCALE

Function & Access...

A residential address is created along Point Walter Road, **connecting the future community** with the larger neighbourhood

Clear access to each use within the building



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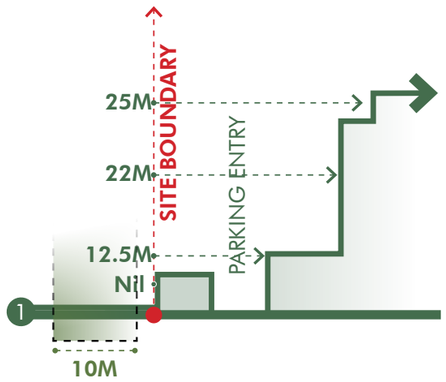
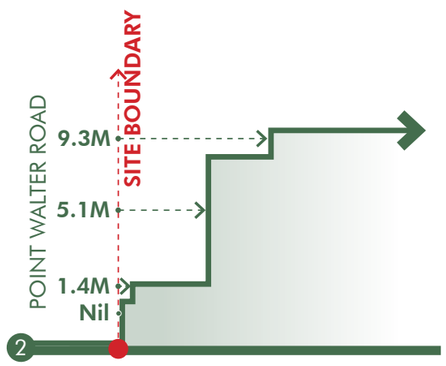
BUILD FORM & SCALE

Setbacks

The proposal is **stepped at different moments** to create a **smooth height transition,** ensuring the lower levels align with the **surrounding residential scale.**

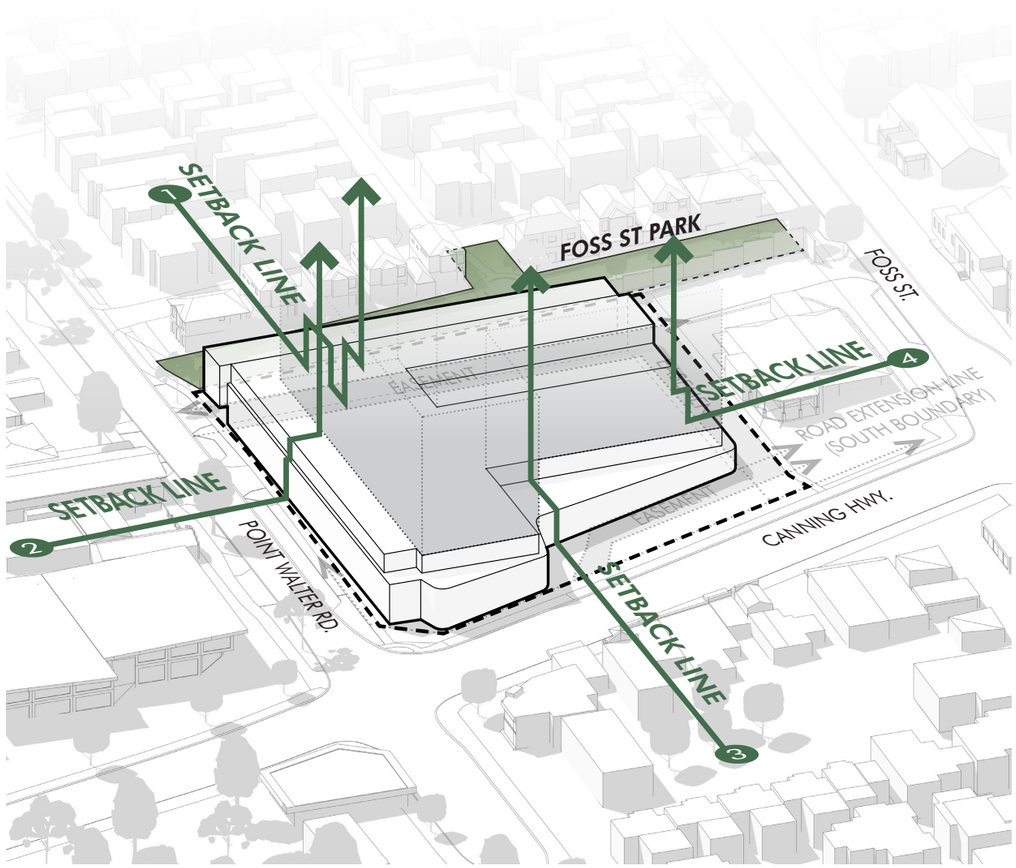


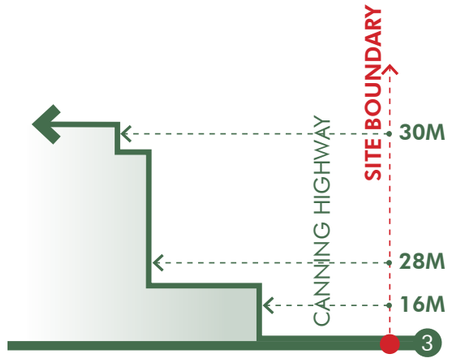
WEST ELEVATION:
FOSS ST PARK BUFFER SPACE



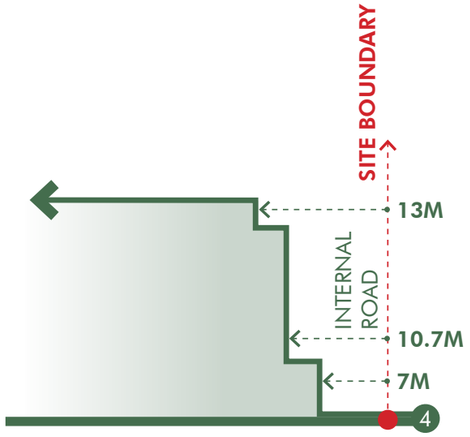
SOUTH ELEVATION:

The top floor is further recessed to r**educe the perception** of bulk and scale





NORTH ELEVATION:



EAST ELEVATION:

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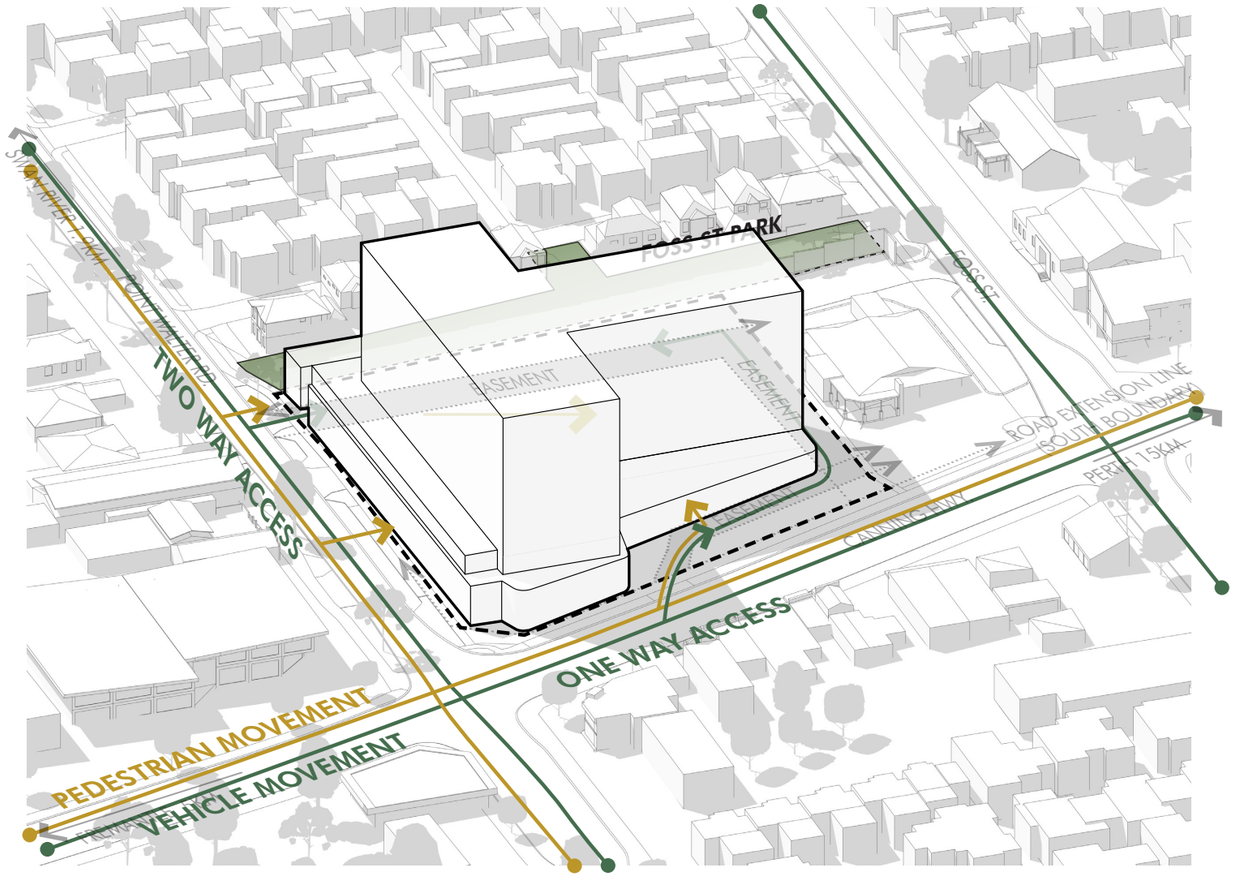
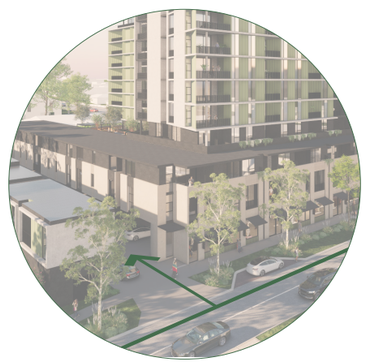
BUILD FORM & SCALE

Entries...

Vehicle access is located **next to the existing street parking,** while **pedestrian access** is provided from **Point Walter Road and Canning Highway**

A legible access strategy **prioritises pedestrians** while maintaining **efficient vehicle circulation.**





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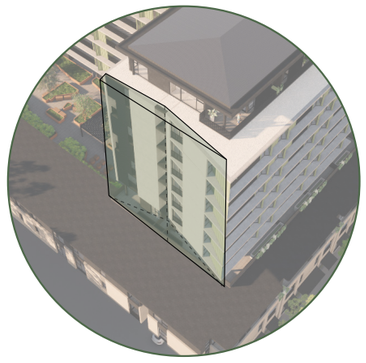
BUILD FORM & SCALE

Massing refinement...

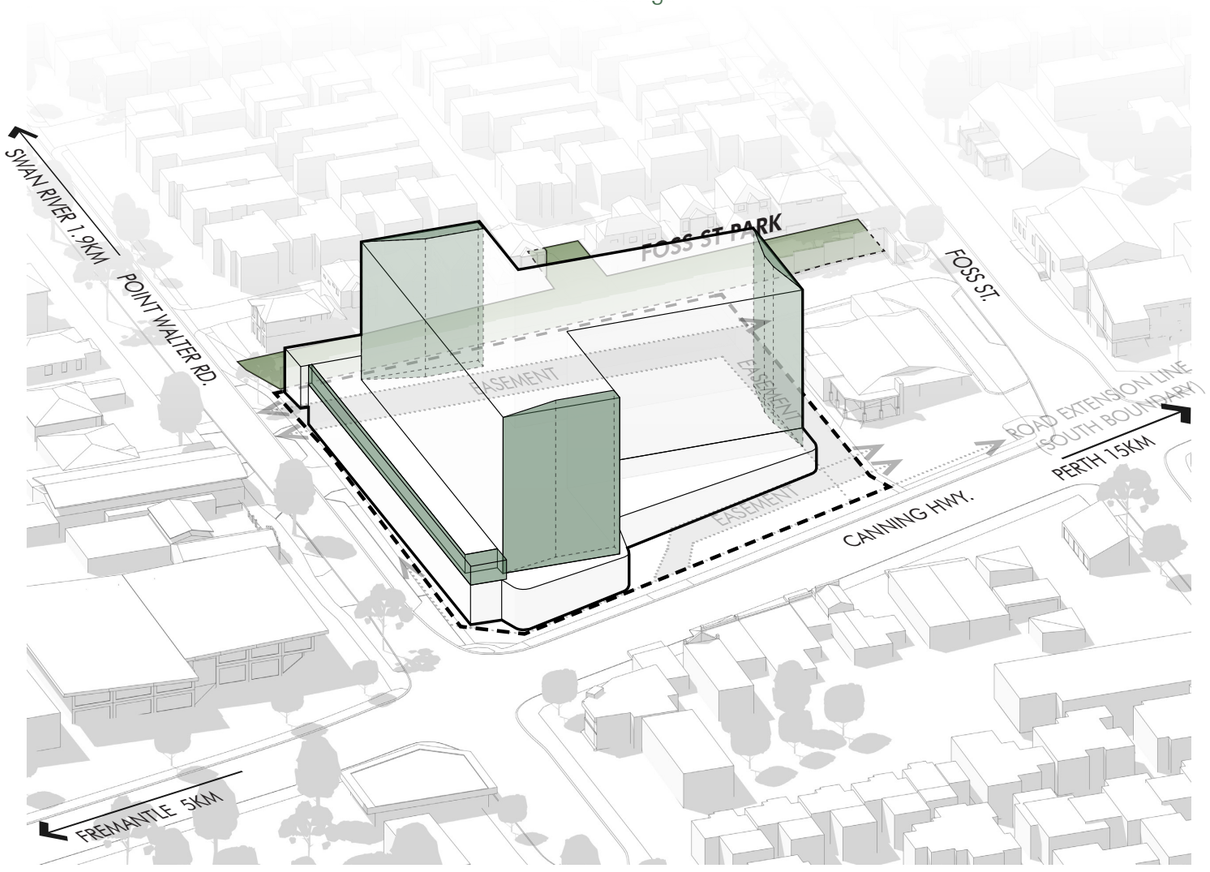
A central T-shaped tower provides a **sensible response** to the busy nature of Canning Highway, creating a buffer while delivering **minimal overshadowing impacts.**

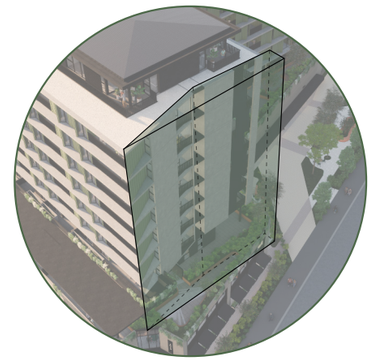
A massing refinements **minimise the perceived bulk** while **improving the building's relationship** with its surroundings.

LEVEL 1 RECESS

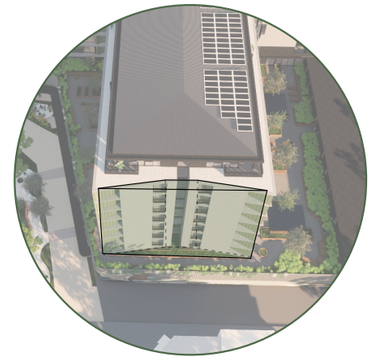


CORNER CHAMFER





CORNER CHAMFER



CORNER CHAMFER

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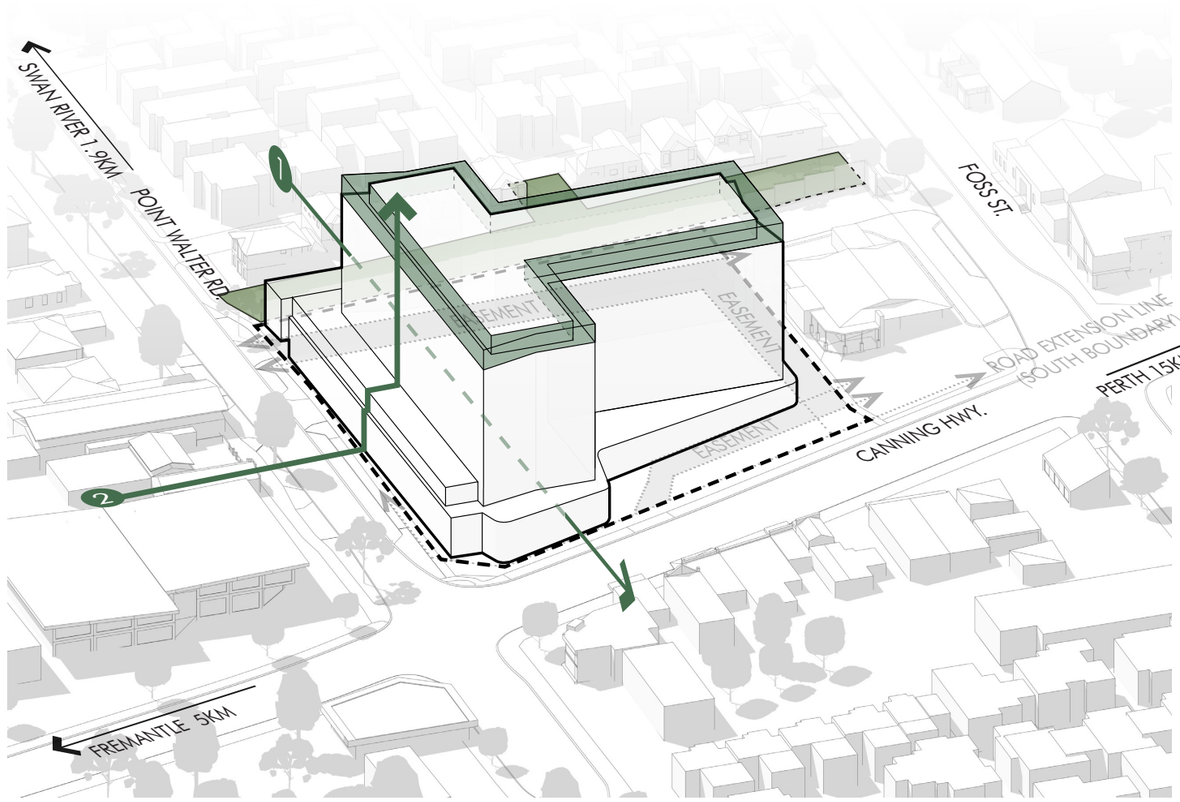
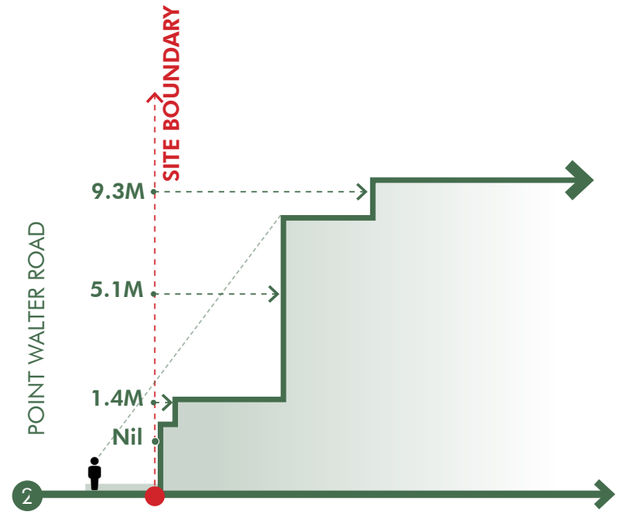
BUILD FORM & SCALE

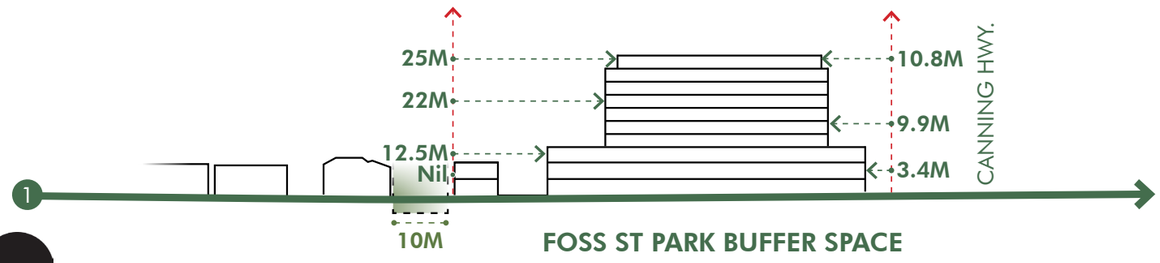
Massing refinement...

The penthouse level is **recessed to reduce its visibility** from street level, enhance privacy and support a **softer transition** from ground level to Level 9.





SOUTH ELEVATION:



FOSS ST PARK BUFFER SPACE

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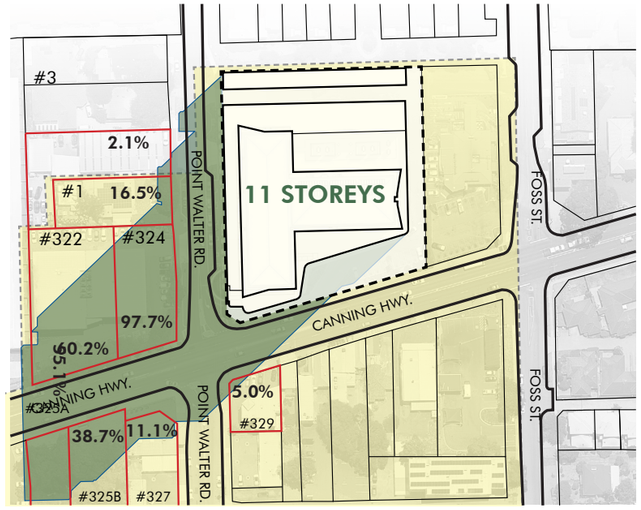
BUILD FORM & SCALE

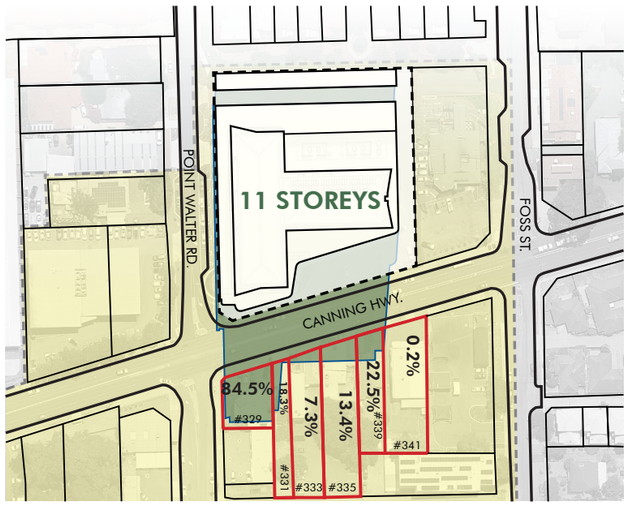
Overshadowing study

The built form is oriented to **minimise overshadowing** of surrounding residential properties, with shadows falling mainly over the **commercial tenancies** to the south.

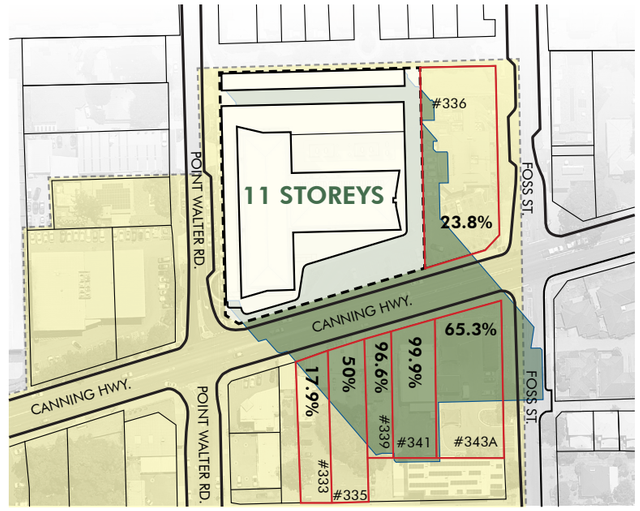
Winter Solstice
21st June



9am



12pm



3pm

Commercial Zone

Our residential neighbours **are not affected** by overshadowing ✓

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BUILD FORM & SCALE

What we are proposing

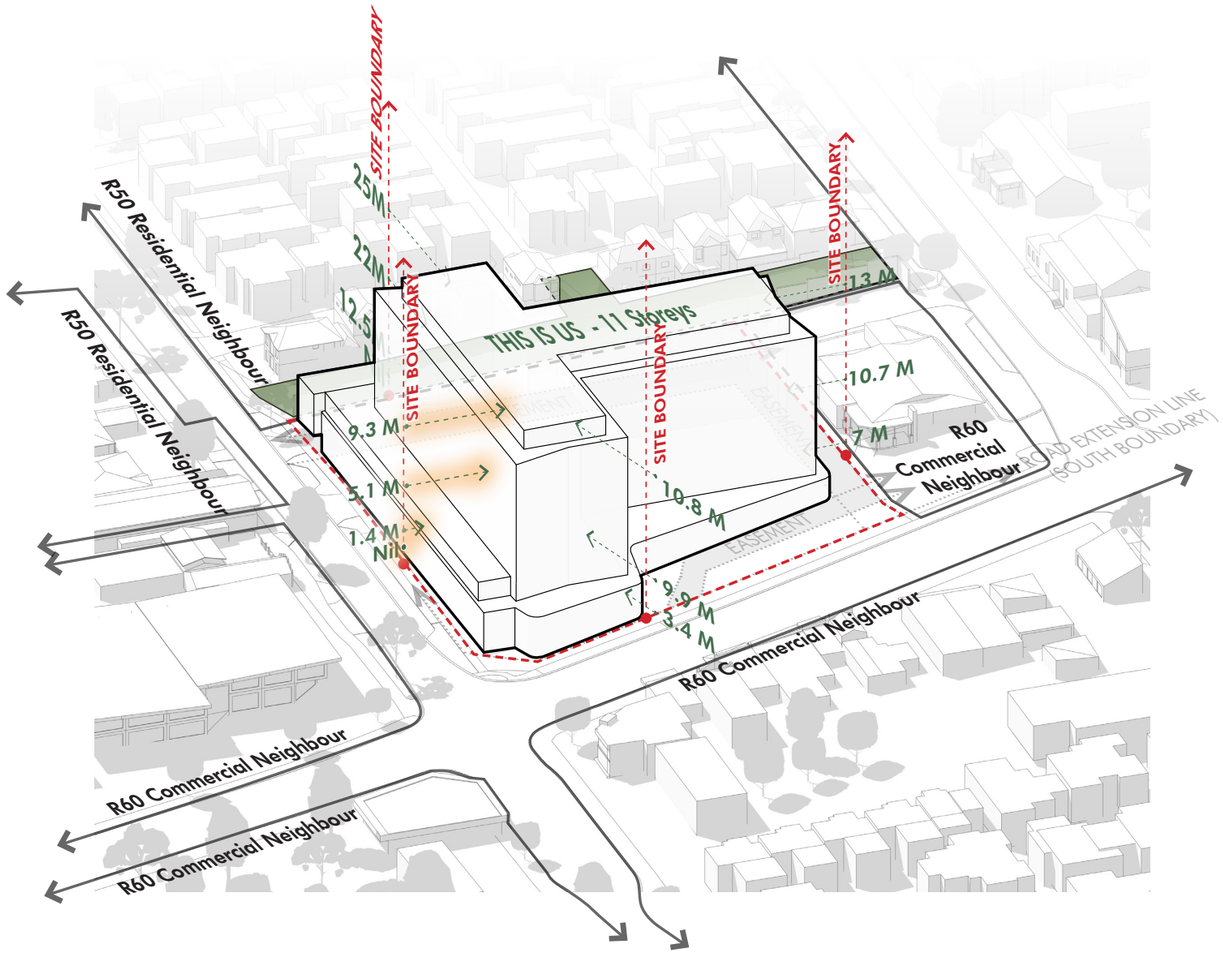
The proposal delivers **203 dwellings and 7 commercial tenancies** in a **well-connected location,** comprising 17 studios, 87 one-bedroom, 75 two-bedroom and 24 three-bedroom apartments, **supported by 236 residential and 76 commercial car bays.**

- **PROPOSED USES**
  - COMMERCIAL = 1,709sqm
  - APARTMENT = 203 UNITS

- **APARTMENT MIX**
  - STUDIO = 17 UNITS
  - 1x1 = 87 UNITS
  - 2x2 = 75 UNITS
  - 3x2 = 24 UNITS

- **CAR PARKING BAYS**
  - COMMERCIAL = 76 BAYS
  - APARTMENT = 236 BAYS
  - TOTAL = 312 BAYS

- **PLOT RATIO**
  - SITE = 6, 830 sqm
  - PLOT RATIO AREA = 17,190 sqm
  - PLOT RATIO = 2.52



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View to Canning Highway Elevation

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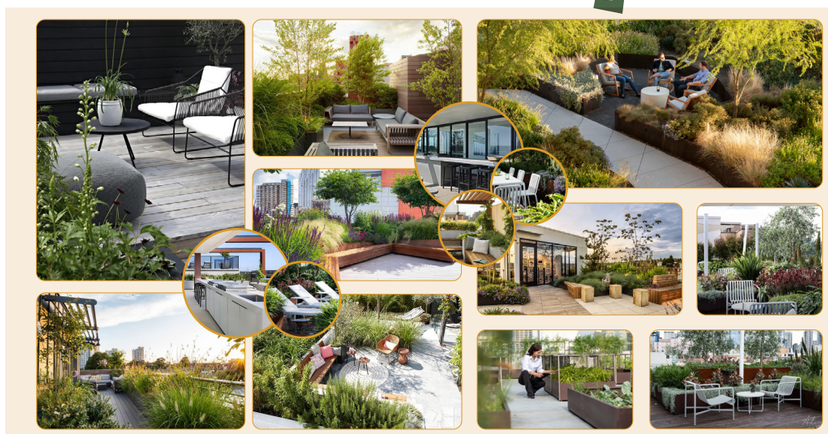
LANDSCAPE QUALITY

Landscape summary

The landscape strategy softens the built form through **layered native planting, retained trees and generous planted edges**. Ground-level landscaping **strengthens connections to Foss Street Park and Canning Highway**, while Level 1 gardens provide shaded spaces for resident **amenity, privacy and social connection**.

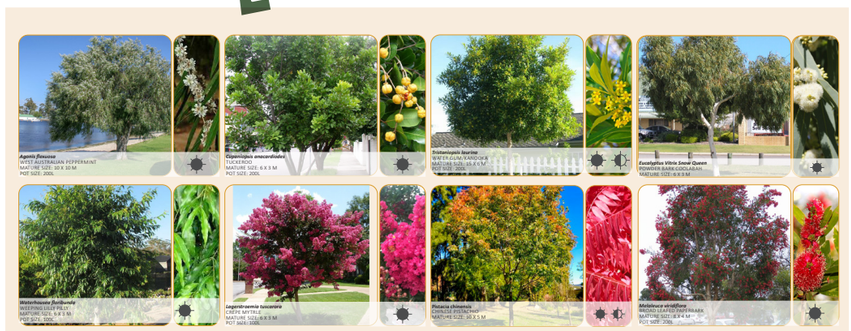
Native and waterwise planting contributes to a resilient landscape

LANDSCAPE IMAGERY
CONCEPT



Planting, trees and seating use to soften the built form

PLANTING PALETTE
TREES



PLANTING PALETTE
SHRUBS & GROUNDCOVERS

PLANTING PALETTE
SHRUBS & GROUNDCOVERS

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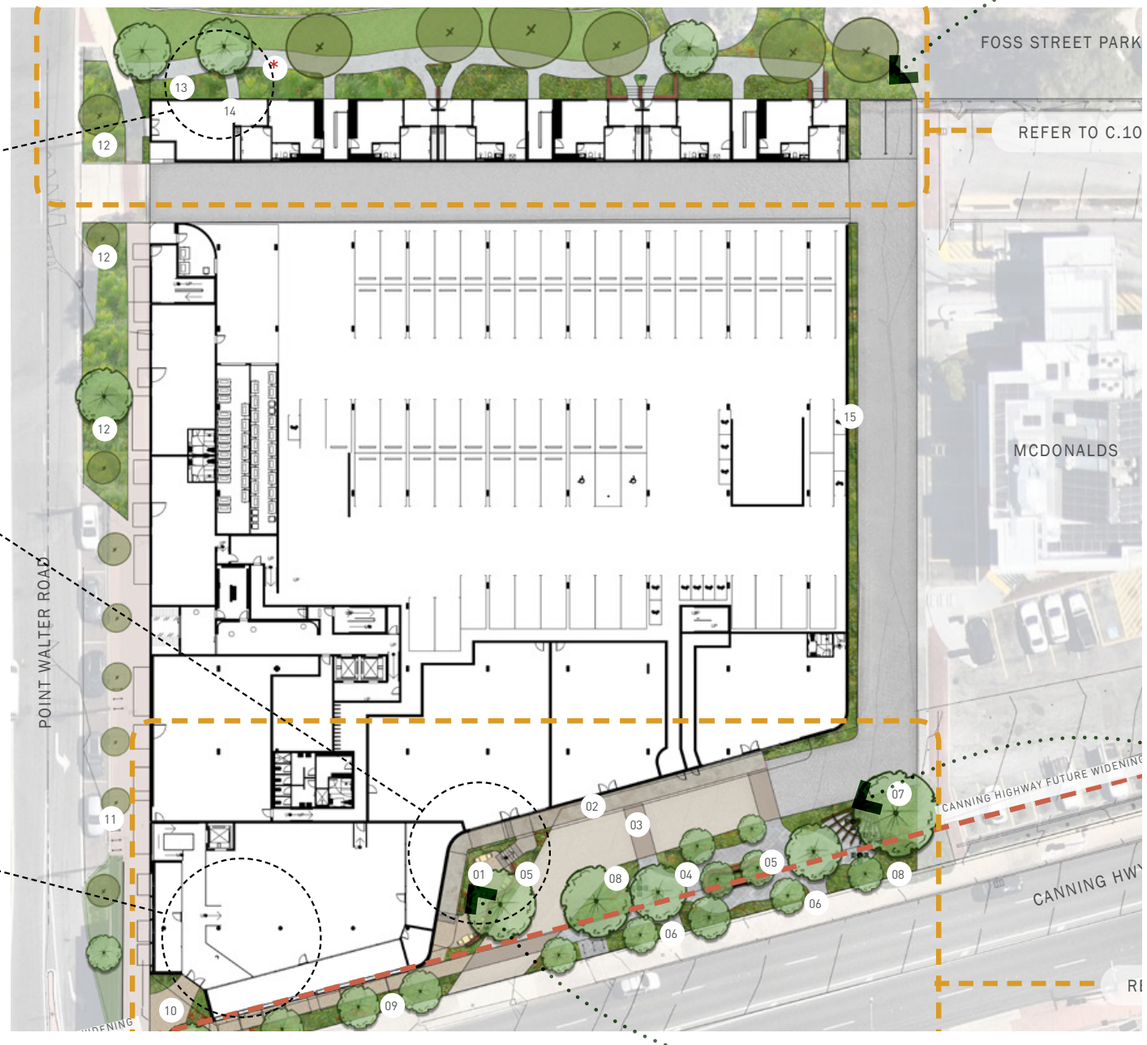
LANDSCAPE QUALITY

Landscape summary

The landscape strategy softens the built form through **layered native planting, retained trees and generous planted edges**. Ground-level landscaping **strengthens connections to Foss Street Park and Canning Highway**.



The Foss Street Park edge is improved through new planting & access points

LEGEND

01 ALFRESCO DINING AREA - REFER TO BLOW UP PLAN

02 CONCRETE FOOTPATH CONNECTION TO TENANCIES

03 MARKINGS ON ASPHALT FOR PEDESTRIAN ACCESS ACROSS TO POCKET PARK

04 POCKET PARK AREA WITH OPEN TURF AREA

05 RAISED SEATING WALL TO EDGE OF TURF

06 FOOTPATH ACCESS TO EXISTING PATHWAY ON CANNING HWY

07 PROPOSED LARGE TREES

08 PROPOSED LANDSCAPE BUFFER WITH NATIVE WATER-WISE PLANTING

09 PROPOSED NATIVE GARDEN BED TO SOUTHERN SIDE OF BUILDING WITH SHADE TOLERANT PLANTING AND SMALL-MEDIUM TREES

10 FEATURE PAVING TO BUILDING ENTRANCE

11 EXISTING TREES TO BE RETAINED & PROTECTED

12 MODIFICATION TO EXISTING VERGE TO CLOSE OFF EXISTING CROSSOVER

13 BUFFER PLANTING ALONG BOUNDARY EDGE OF BUILDING TO PROVIDE SCREENING/ SOFTENING OF BUILDING FROM OPEN SPACE

14 PROPOSED ACCESS FROM COURTYARDS AND STAIRS TO PATHWAY ALONG PUBLIC OPEN SPACE - PATHWAY TO CONNECTED TO EXISTING FOOTPATHS IN OPEN SPACE

15 EXISTING TURF AREA TO BE MODIFIED AND MADE GOOD

Pocket park areas create moments for pause, shade and activation.

Ground Floor

The ground floor landscape connects commercial, residential and public spaces.

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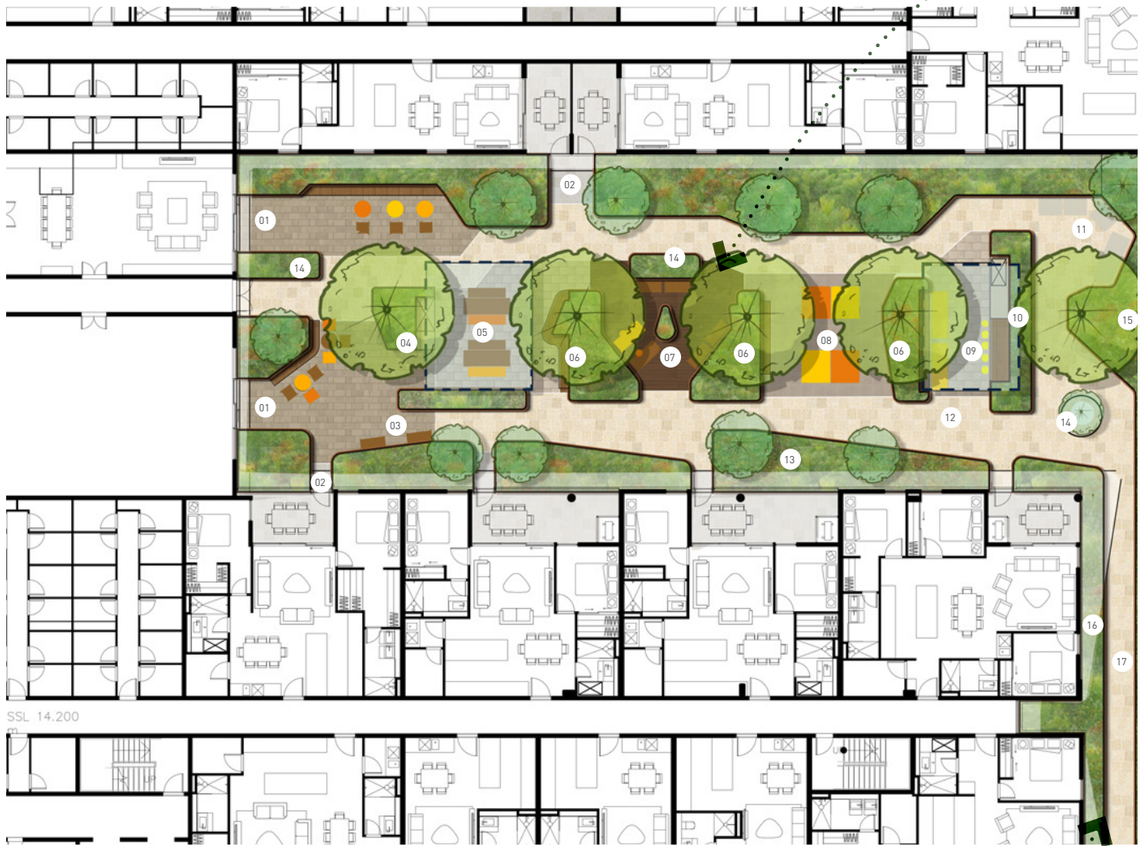
LANDSCAPE QUALITY

Landscape summary - Level 1

Level 1 landscape provides **generous landscaped spaces** for resident amenity, offering shade, privacy and **opportunities for recreation, relaxation and social interaction.**

Level 1 gardens provide shared spaces for gathering and retreat.



Level 1

Raised planters create privacy, shade and softer communal edges.

LEGEND

01 COMMUNAL SPACE ZONES CONNECTED TO AMENITY ROOMS - WITH BUILT-IN SEATING TO PLANTERS AND SMALL GROUP GATHERING TABLES/CHAIRS

02 ACCESS CONNECTION INTO COMMON LANDSCAPE YARD FROM UNIT BALCONIES - FRAME BY RAISED PLANTERS TO PROVIDE PRIVACY AND SEPARATION ON ACCESS/ ENTRIES

03 BENCH SEATING OPPORTUNITIES

04 RAISED PLANTER WITH FEATURE TREE (LOCATED ABOVE BUILDING COLUMN) WITH BUILT-IN BBQ TO ONE SIDE - PLANTER MINIMUM 1M HIGH

05 COMMUNAL GATHERING AREA WITH LARGE GROUP TABLE SETTINGS WITH ADJACENT BBQ - SHADE STRUCTURE FOR ALL WEATHER USE

06 FEATURE RAISED PLANTER WITH BUILT-IN SEAT TO ONE SIDE - PLANTER MINIMUM 1M HIGH WHERE TREES ARE LOCATED - REST OF PLANTER TO BE 600-800MM HIGH

07 CENTRAL PASSIVE GATHERING AREA WITH LOUNGE AND BENCH STYLE SEATING - WITH RAISED PLANTERS TO ALL SIDES TO PROVIDE SEPARATION FROM ACTIVE COMMUNAL GATHERING AREAS WITH SHADE FROM FEATURE TREES

08 PROPOSED ACTIVE ZONE WITH PING PONG TABLES AND BENCH SEATING

09 ALFRESCO AREA WITH OUTDOOR KITCHEN AND TABLE SETTINGS FOR LARGER GROUP GATHERINGS - SHADE STRUCTURE FOR ALL WEATHER USE

10 RAISED PLANTER WITH BUILT-IN OUTDOOR KITCHEN AND HIGH TABLE WITH STOOLS

11 PROPOSED LOUNGE AREA NESTLED AMONGST RAISED PLANTERS FOR SMALL GROUP/ INDIVIDUAL USE

12 UNIT TILES TO MAIN WALKING/ ACCESS ROUTE - 600M X 600MM X 20MM

13 RAISED PLANTERS ADJACENT TO UNITS - 600-1000MM HIGH WITH SMALL DECIDUOUS/ FRUITING TREES

14 RAISED PLANTERS THROUGHOUT COMMUNAL SPACE - 600-800MM HIGH

15 RAISED PLANTER TO EDGE OF BUILDING TO BE 1000MM HIGH AND NON CLIMBABLE WITH CASCADING PLANTING TO THE EASTERN EDGE

16 RAISED PLANTER TO EASTERN EDGE OF UNITS TO BE 600MM HIGH

17 ACCESS PATH TO SOUTHERN COMMUNAL SPACE

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LANDSCAPE QUALITY

Landscape summary

The landscaped podium enhances resident wellbeing through **shaded communal spaces**, while providing an effective **green buffer** to the Canning Highway Primary Corridor.

Outdoor dining, seating and BBQ areas support everyday resident use.

Green spaces soften the corner presence and help transition the tower to street level.

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View from Point Walter Road looking at our North townhouses and Western elevation

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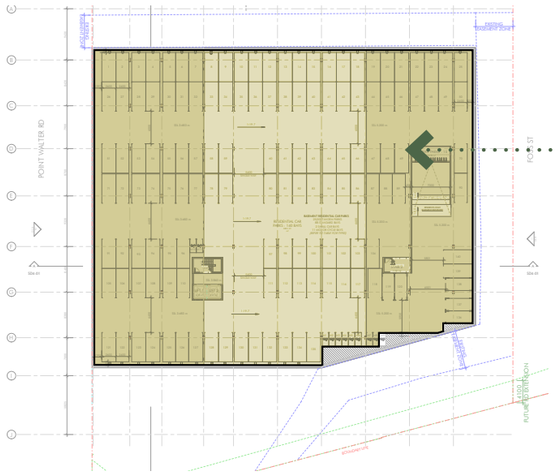
FUNCTIONALITY & BUILD QUALITY

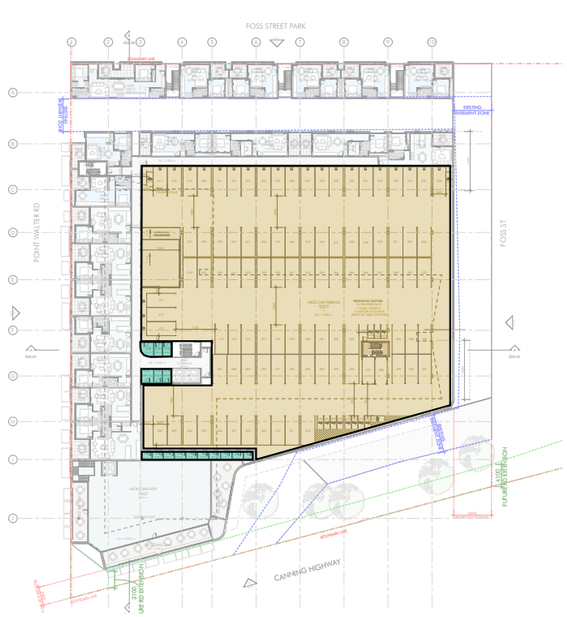
Access, Storage, Parking & Communal space...

Residential parking is located in the **basement and mezzanine,** with **non-residential parking at ground level.** Storage and services are mainly at ground level, with storerooms on each floor and **resident amenities on Level 1.**



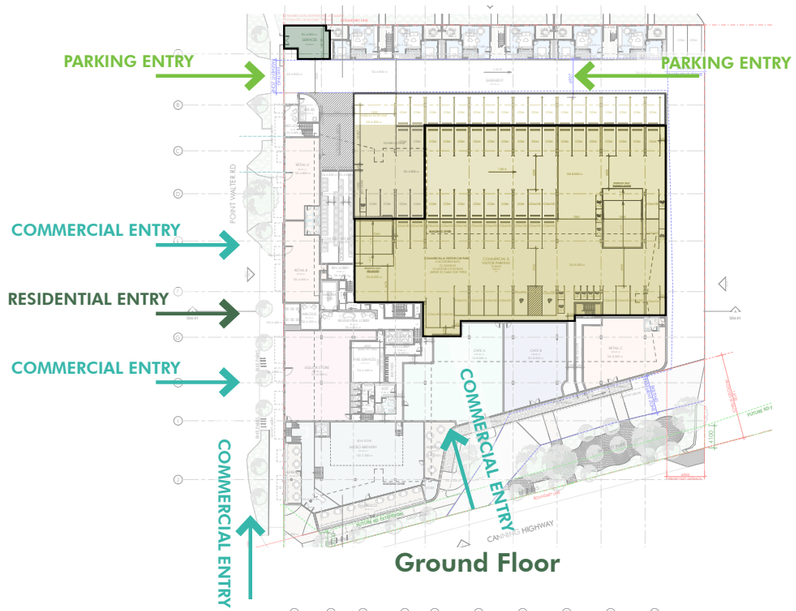
Basement supports residential parking

Basement

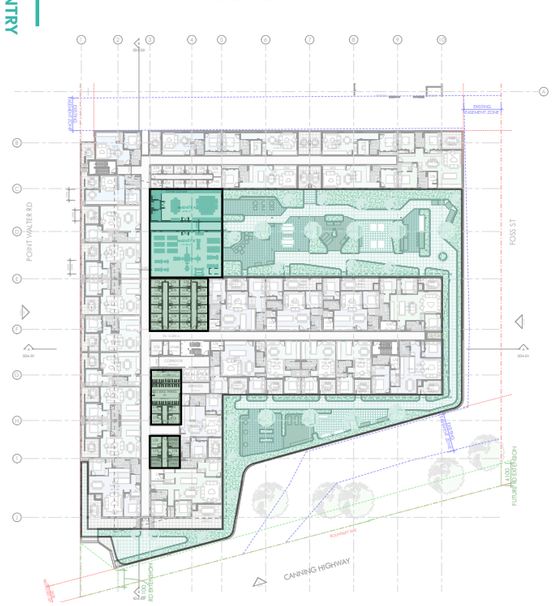


Mezzanine

- PARKING
- STORAGE & SERVICE
- AMENITY & COMMUNAL
- PARKING ENTRY
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY



Ground Floor



Level 1

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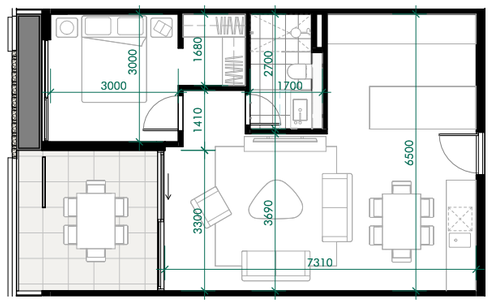
FUNCTIONALITY & BUILD QUALITY

Apartment types...

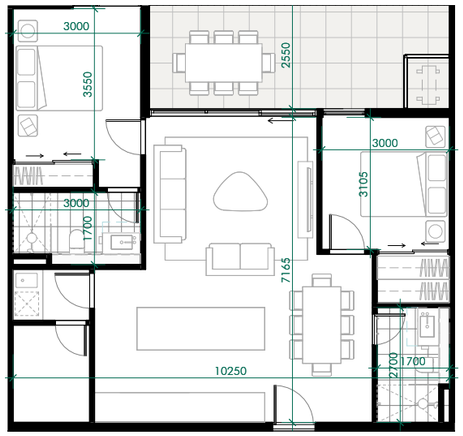
The proposal has a **range of layouts to provide housing choice**: 5 studio types, 11 one-bedroom types, 13 two-bedroom types and 9 three-bedroom types, **each designed to feel spacious, functional and inviting.**

A diverse housing mix to accommodate a **wider demographic.**



1 Bed 1 Bath

10 ····· 1x1 Types



2 Bed 2 Bath

14 ····· 2x2 Types

3 Bed 2 Bath

9 ····· 3x2 Types

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Our **Sustainability Goals...**

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SUSTAINABILITY

ESD Report

- Targeting 4-Star Green Star Buildings certification, representing best practice sustainable design outcomes.
- The project has established a pathway to achieve 25 Green Star points, with stretch targets of up to 39 points, exceeding both 4-Star and 5-Star certification thresholds.
- Designed to achieve an average 8-Star NatHERS rating and 5-Star NABERS Apartments performance, supporting long-term energy efficiency.
- Incorporates a 30kW solar PV system, future battery readiness, carbon neutral concrete and an all-electric building approach.
- Targets 75%+ operational recycling, low-flow water fixtures and reduced carbon emissions through efficient building systems and material selection.

Full Circle Design Services

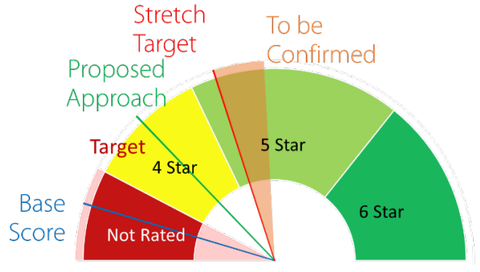
Executive Summary

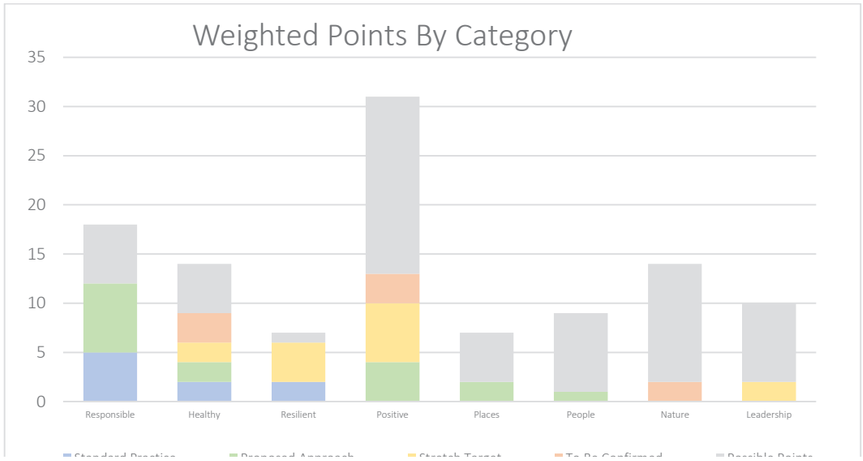
FCDS have been commissioned to assist the 326 Canning Highway project in Bicton.

The project is targeting best practice sustainable design through certification under Green Star Buildings at a 4-Star level.

The project has set an initial pathway towards ~25 points, with potential additional stretch targets to 39 points – some 10 points and 4 points above the 4 Star and 5 Star thresholds respectively.

Proposed features have focused on a healthy and responsible building, with the proposed location also scoring well for places.





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2. Green Star Summary

The project is targeting a 4-Star Green Star certification under Buildings V1.1.

2.1 Responsible Credits

Credit	Status	Comment
Industry Development	On Track	Marketing materials to be developed. Location for display to be confirmed. FCDS managing cost information and reporting with GBCA
Responsible Construction	To be Specified	FCDS will specify these requirements for review with the main contractor as part of tender review (refer Sustainable Procurement Plan).
Verification and Handover	On Track	Performance targets within OPR / ESD reporting S&M reviews ongoing on SD report Commissioning specification to be compiled for IFT FCDS to develop tuning plan during DD/CD Metering brief provided to mechanical, electrical and hydraulics Best practice O+Ms specified.
Operational Waste	On Track	Waste report commissioned. Existing waste areas seem appropriate.
Responsible Procurement	On Track	Sustainable Procurement Plan developed, tender forms to be completed during tender process
Responsible Structure	Specification	Carbon neutral concrete, SSA 2B or 3 Steel. LCA goal setting and risk elements to commence in SD
Responsible Finishes	Specification	Indicative products shown below. Selections part of DD. - Interface / Shaw Contract Carpets - Dulux Paints – Prefer EnvirO2 - Laminex Joinery - Neylor Blinds – Must be Block Out - Ceilings and Plaster TBC – GECA Certification Required

2.2 Healthy Credits

Credit	Status	Comment
Clean Air – Minimum Compliance	On Track	Outside air intakes and exhausts expected to comply
	On Track	Kitchen exhausts to be provided for tenancies and dwellings.
Light Quality	On Track	Lighting specification is achievable. Fitting selections to be reviewed during DD.
Daylight	On Track	Initial daylight modelling underway. Extent of glazing to be confirmed, clear glass to be targeted for NatHERS and IEQ outcomes.
Acoustic Comfort	On Track	Acoustic comfort strategy to be provided. Overall noise levels expected to be compliant. Noise separation will require careful detailing between rooms and levels.
Exposure to Toxins	On Track	Nominated products can be low VOC – paints, adhesives and sealants to be reviewed and confirmed as compliant. Testing to be carried out on site.
Amenity and Comfort	Risk	Design includes numerous areas which can be classified as amenity spaces. Internal and external amenity spaces are available on Level 1.

2.3 Resilient Credits

Credit	Status	Comment
Climate Change Resilience	On Track	CCAR briefing complete. Design features to be reviewed within documentation. Proposed features include: - Envelope performance - On site solar array - Potential for future battery provision - Energy and water metering - Native planting - Efficient Irrigation - Light coloured roofing and finishes - High durability envelope
Operations Resilience	On Track	ORR briefing complete. Design features to be reviewed within documentation. Proposed features include: - Secure perimeter - Renewable generation / future storage on site - Energy and water metering system
Heat Resilience	On Track	Light colours, landscaping and shading to minimise urban heat island effect.
Grid Resilience	On Track	Recommend provision of PV array to meet the credit. Metering systems and demand management under review.

2.4 Positive Credits

Credit	Status	Comment
Energy Source	On Track	Project to eliminate fossil fuel use on site. Reviewing potential for zero carbon energy supply.
Energy Use	On Track	NatHERS modelling ongoing, target use of clear, low-e double glazing to maximise passive heating.
Upfront Carbon	On Track	LCA modelling ongoing. Carbon Neutral Concrete and SSA Steel is recommended to be specified.
Water Use	On Track	Low flow tapware to be specified. Water modelling ongoing with appliance, tapware and landscape design.

2.5 Places Credits

Credit	Status	Comment
Showers, Lockers, Cyclist Facilities	On Track	Design includes visitor and resident parking and End of Trip facilities at low level.
EV Charging	On Track	Facilitation of charging to all bays. Installation as buyer request.
Sustainable Transport Plan	On Track	Plan to be developed in conjunction with traffic engineer for occupant engagement.
Walkability	On Track	Building is compliant

2.6 People Credits

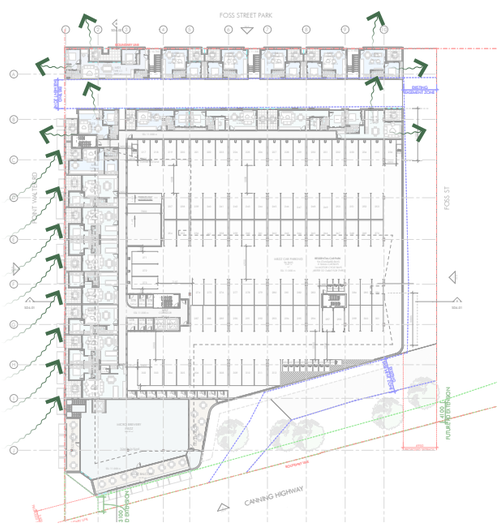
Credit	Status	Comment
Inclusive Construction Practices	On Track	FCDS to specify requirements. Considered low risk.

OFFICIAL

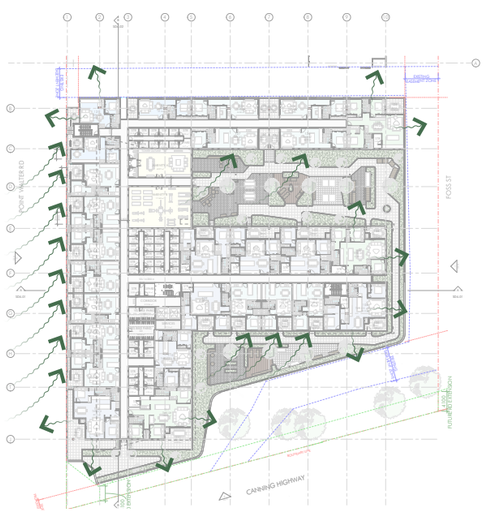
SUSTAINABILITY

Cross ventilation

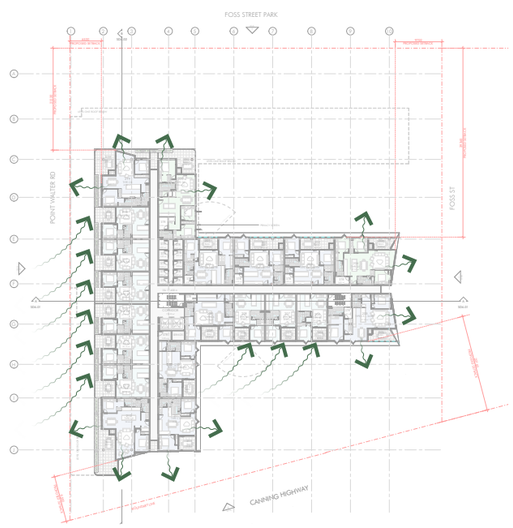
Natural **cross ventilation has been maximised** where possible, with **71% of apartments achieving** effective cross ventilation.



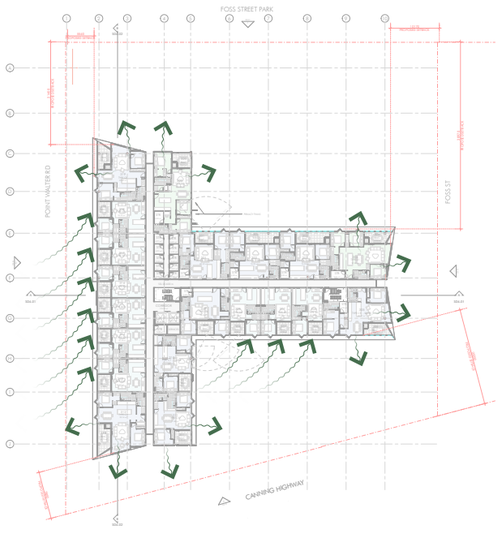
Mezzanine



Level 1



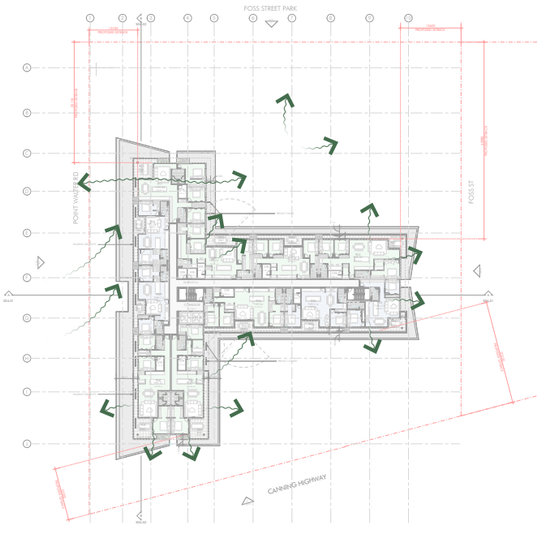
Level 2



Level 3-8

Level	Total Units	**Units Complied**
GF	6	**0**
MEZZ	19	**10**
1	27	**19**
2	20	**15**
3	20	**15**
4	20	**15**
5	20	**15**
6	20	**15**
7	20	**15**
8	20	**15**
9	11	**10**
Total	203	**144**

71% of apartments **achieved natural cross ventilation**



Level 9

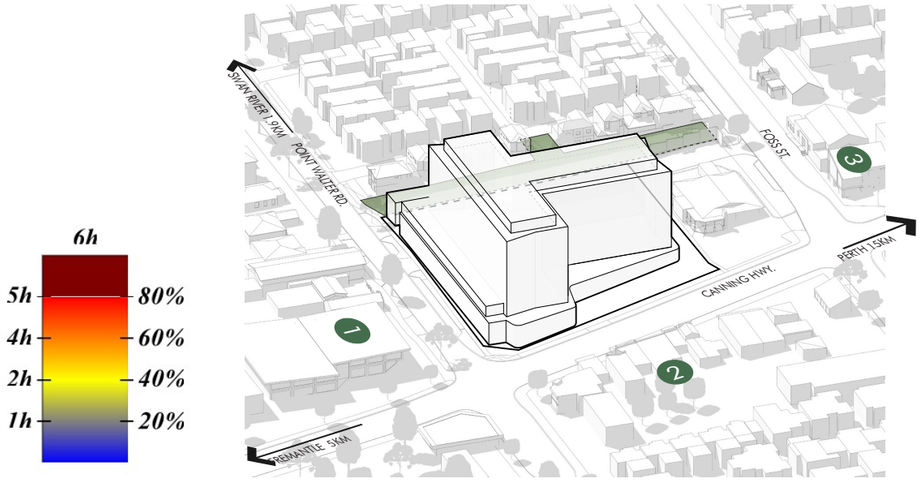
OFFICIAL

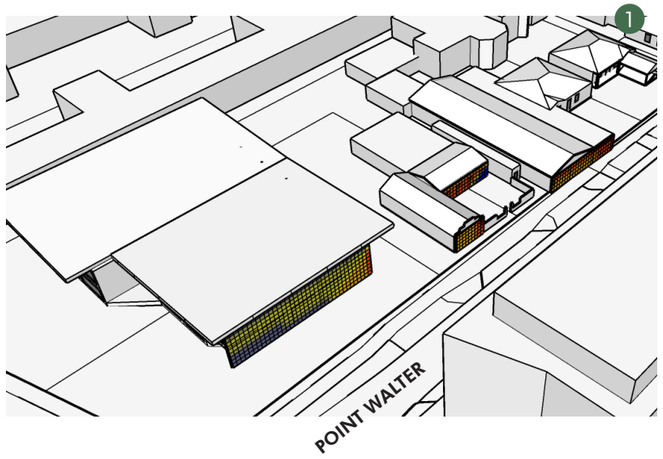
SUSTAINABILITY

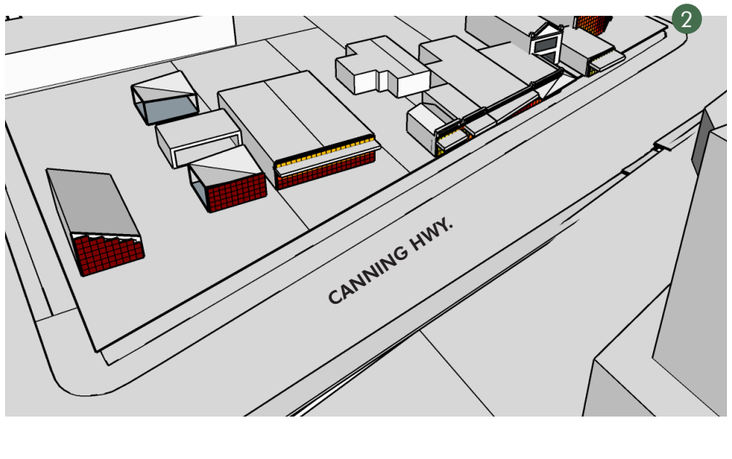
Solar Access study

The solar access study shows the proposal **avoids overshadowing neighbouring residential properties,** with shadows primarily **falling on Canning Highway Rd** and nearby commercial tenancies for short periods.

Winter Solstice
21st June







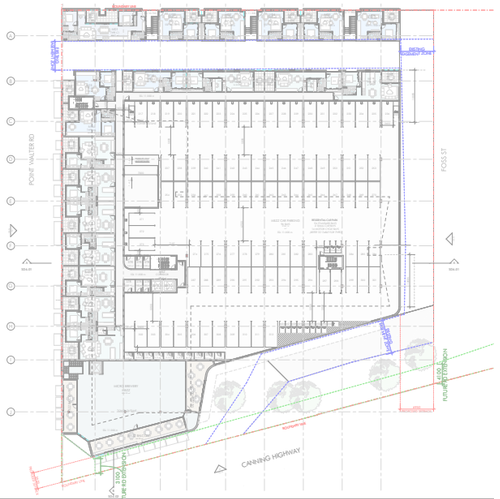
Solar access to neighbouring properties achieves an **acceptable outcome.**

OFFICIAL

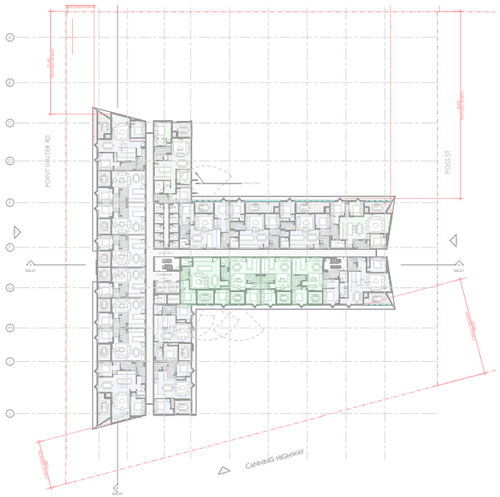
SUSTAINABILITY

South facing apartments

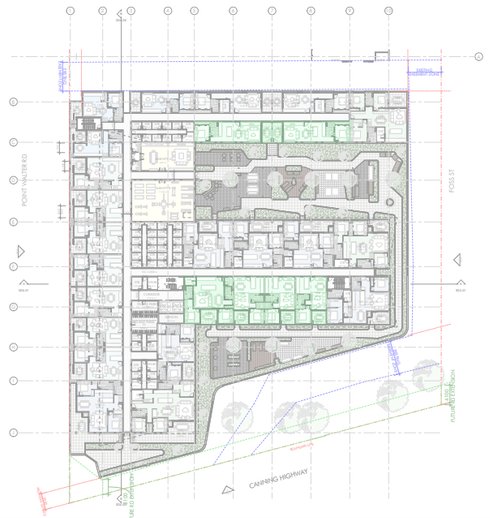
All south-facing apartments are **Located within the tower,** with an average of four per level. This represents less than **17.3% of the total apartment yield.**



Mezzanine



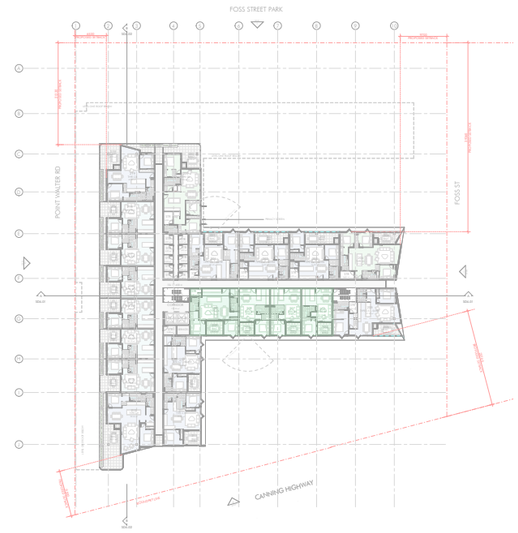
Level 3-8



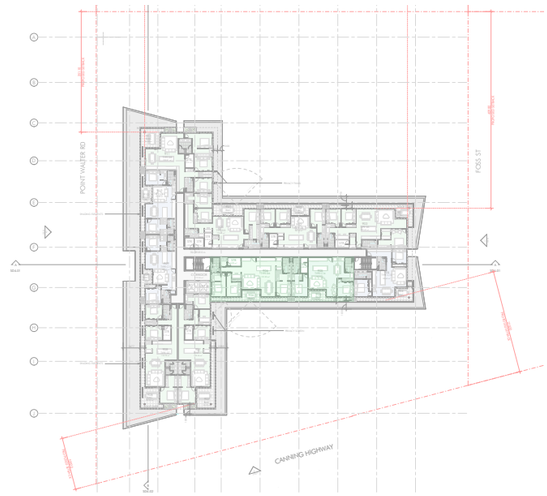
Level 1

Level	Total Units	Facing South Units
GF	6	0
MEZZ	19	0
1	27	6
2	20	4
3	20	4
4	20	4
5	20	4
6	20	4
7	20	4
8	20	4
9	11	2
Total	203	36

17.7% of apartments **facing South**



Level 2



Level 9

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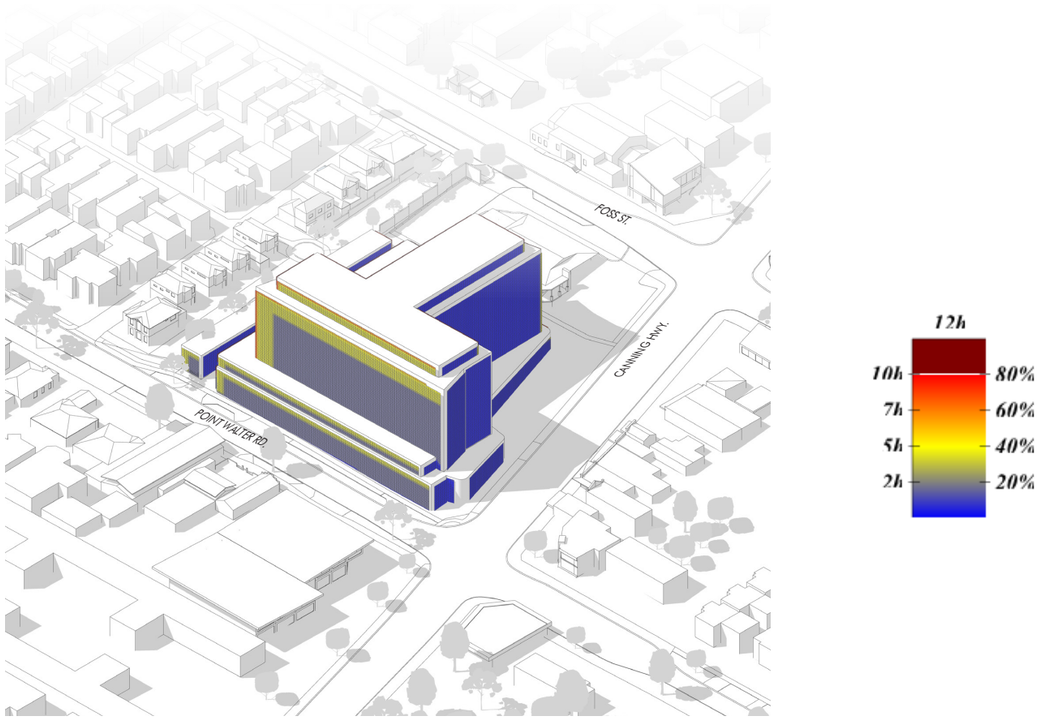
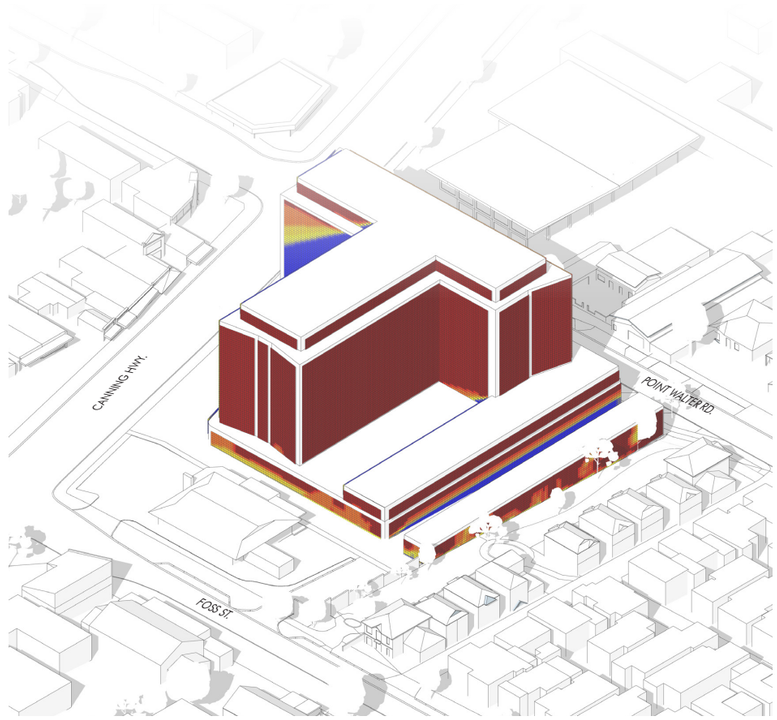
SUSTAINABILITY

Solar access





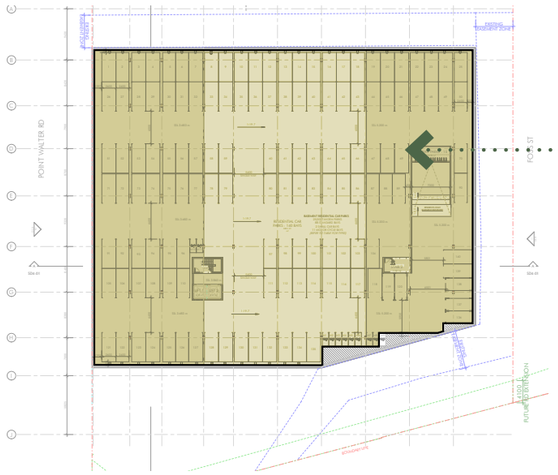
Up to **77.5%** of apartments receive **at least 2hrs** of sunlight **in winter**

OFFICIAL

AMENITY

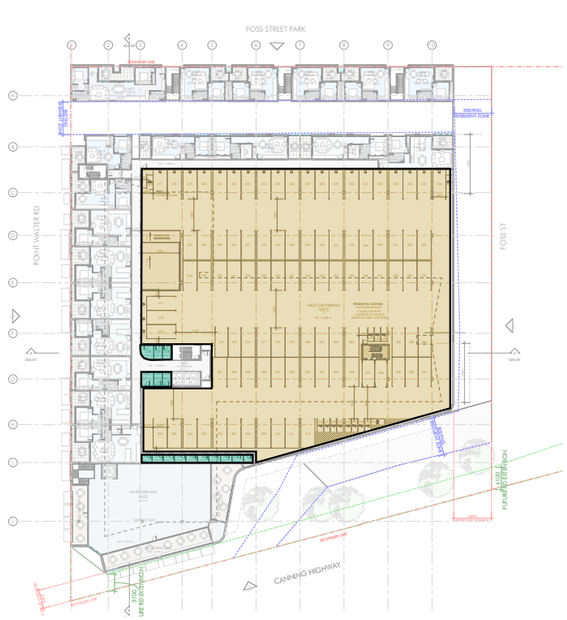
Access, Storage, Parking & Communal space...

Residential parking is located in the **basement and mezzanine,** with **non-residential parking at ground level.** Storage and services are mainly at ground level, with storerooms on each floor and **resident amenities on Level 1.**



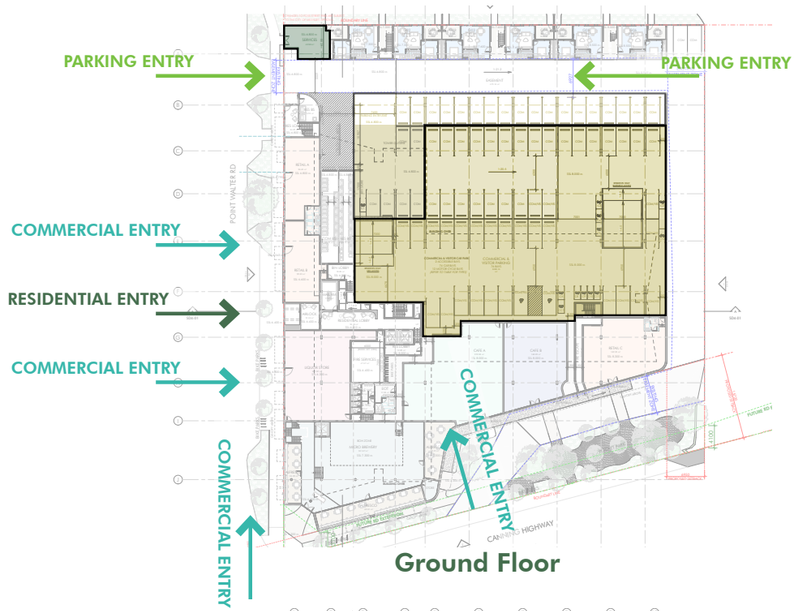
Basement supports residential parking

Basement

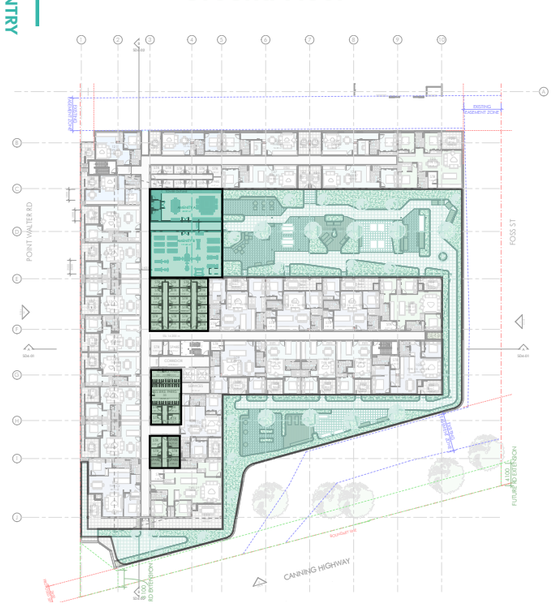


Mezzanine

- PARKING
- STORAGE & SERVICE
- AMENITY & COMMUNAL
- PARKING ENTRY
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY



Ground Floor



Level 1

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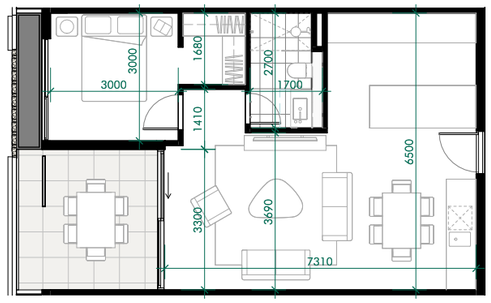
AMENITY

Apartment types - Standard Types

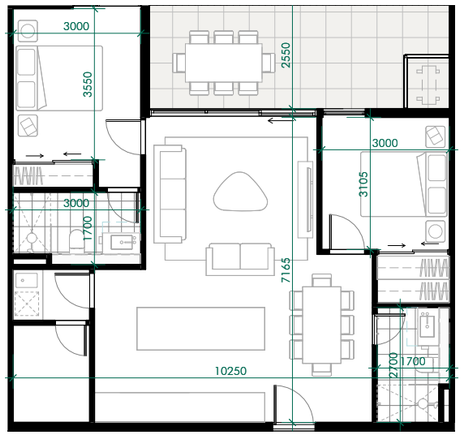
The proposal offers a diverse **range of layouts to suit different residents,** including 5 studio types, 10 one-bedroom types, 14 two-bedroom types, 9 three-bedroom types and 40 Silver Living units for accessible living, with **each apartment designed to be spacious, functional and inviting.**

A mix of apartment types for **space efficiency** and different resident needs!



1 Bed 1 Bath

10 ····· 1x1 Types



2 Bed 2 Bath

14 ····· 2x2 Types

3 Bed 2 Bath

9 ····· 3x2 Types

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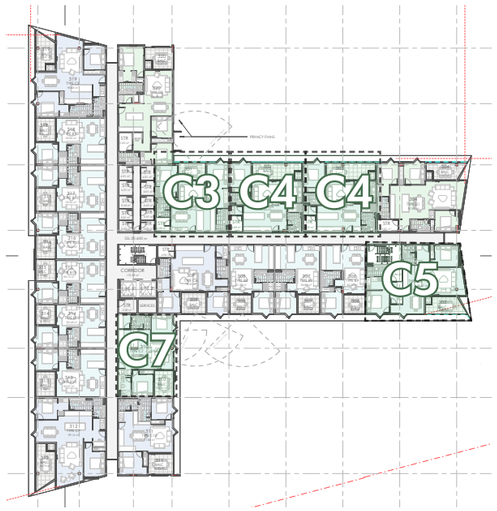
AMENITY

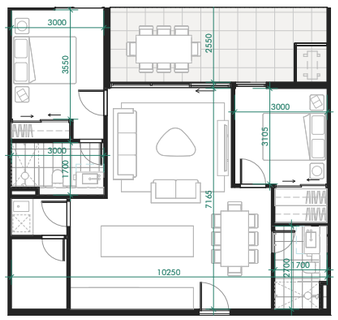
Apartment types - Silver Living

The proposal includes **four Silver Living apartment types** (C3, C4, C5 and C7), comprising **40 Silver Living units**, representing approximately **20% of all apartments**. Each type is a two-bedroom, two-bathroom apartment located within the tower from Level 1 to Level 8.

Designed to support accessible, **adaptable and comfortable** living for a wide range of residents.

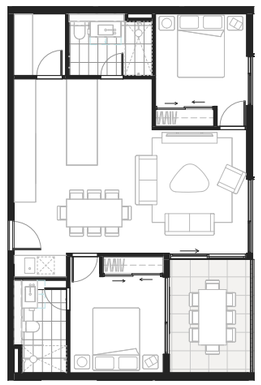


C3: 2 BED 2 BATH - TOWER



C4: 2 BED 2 BATH - TOWER

C5: 2 BED 2 BATH - TOWER



C7: 2 BED 2 BATH - TOWER

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View from Canning Highway & Point Walter Road corner

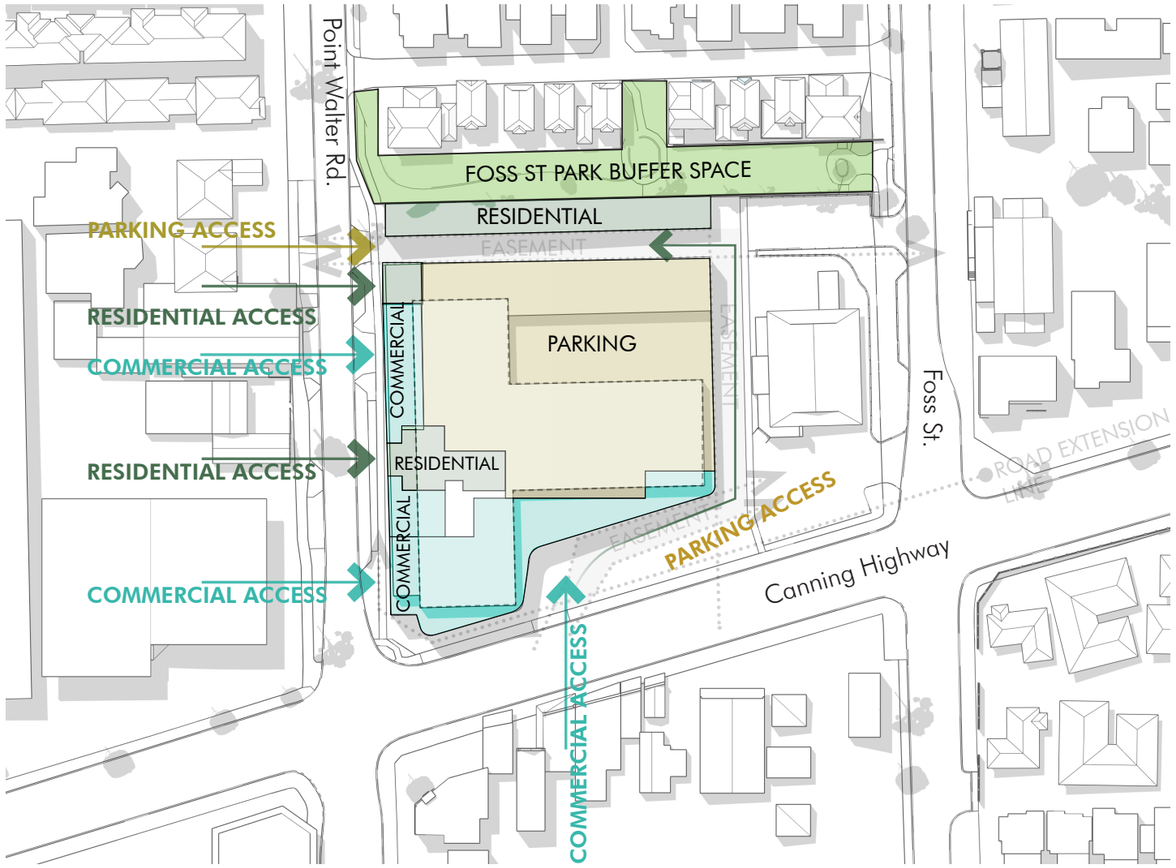
OFFICIAL

LEGIBILITY

Function & Access

Primary pedestrian and vehicle access is from Point Walter Road, with secondary access from Canning Highway and Foss Street. Clear access points across each frontage **support legible movement for all users.**

Clear access to each use within the building



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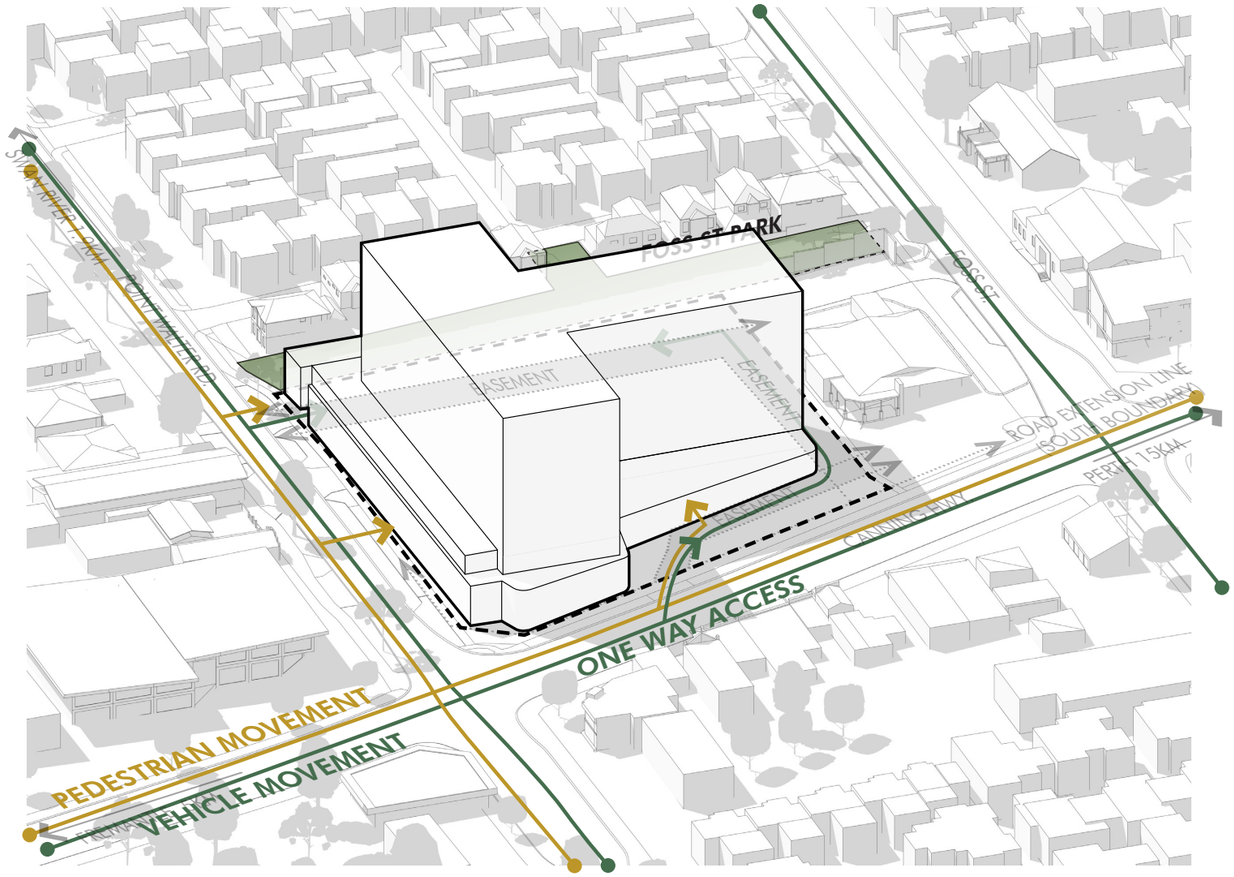
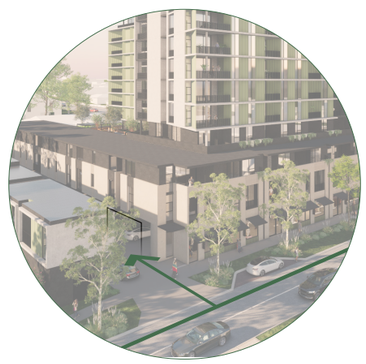
LEGIBILITY

Entries...

Vehicle access from Point Walter Road **Reduces pressure on Canning Highway,** with the **easement supporting circulation.** Pedestrian access is also prioritised from Point Walter Road, providing a **safer, more visible entry away** from McDonald's drive-through traffic.

Vehicle access located **next to the existing street parking,** while **pedestrian access** is provided from **Point Walter Road and Canning Highway**





N

OFFICIAL

Swan Brew
Swan Brew
Swan Brew
Swan Brew
Swan Brew
Swan Brew
Swan Brew
Swan Brew
SB
View from Canning Highway

OFFICIAL

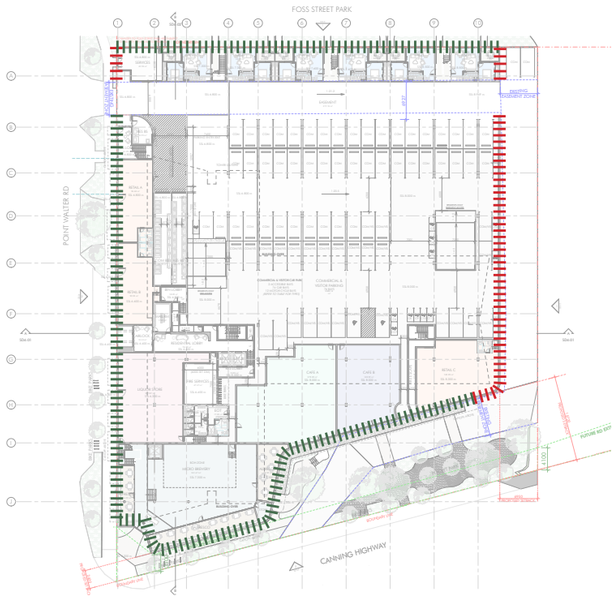
SAFETY

Passive surveillance...

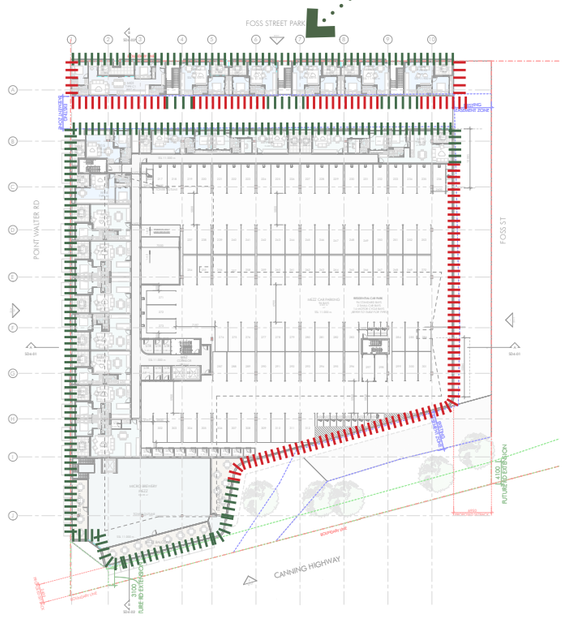
82% activated street passive surveillance!

Near 24/7 passive surveillance is provided by the apartments and commercial tenancies.

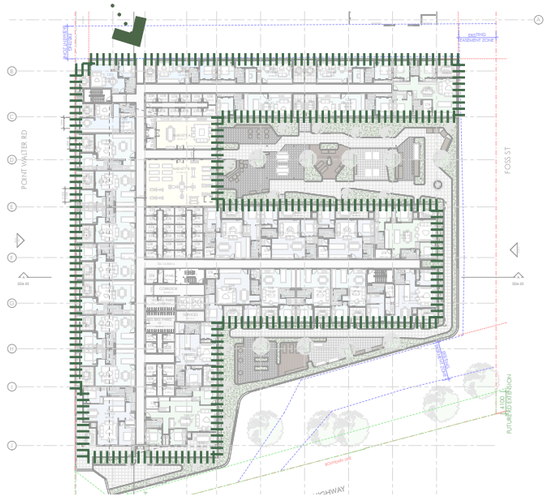
Sightlines down to the street from all angles of the building.



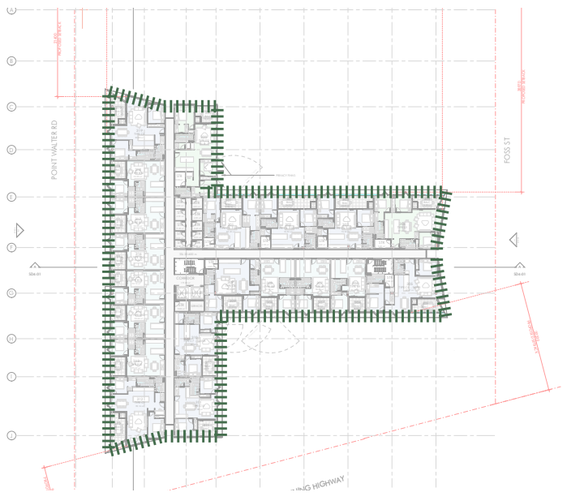
Ground Floor



Mezzanine



Level 1



Level 2

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COMMUNITY

Community Benefits!

The proposal creates an **inviting new hub** on a busy but **underutilised Canning Highway corner!**

- Revitalisation of the former tavern corner as a **community gathering place.**
- Enhancement of Foss Street Park as **public green space** and a neighbourhood buffer.
- Improved **passive surveillance and public safety** through active frontages and overlooking of public areas.
- **Increased housing choice** through a varied apartment mix supporting different demographics, price points and living needs.
- Increased density in an **appropriate, well-connected location** close to existing services and transport routes.
- Active street frontages, alfresco edges and pedestrian connections that **improve street life** and engagement.
- A new local precinct supporting **day, night, weekday and weekend activity.**
- Increased commercial presence, **supporting local employment,** businesses and daily activity.
- Best practice sustainability outcomes through a targeted **4-Star Green Star Buildings certification**.

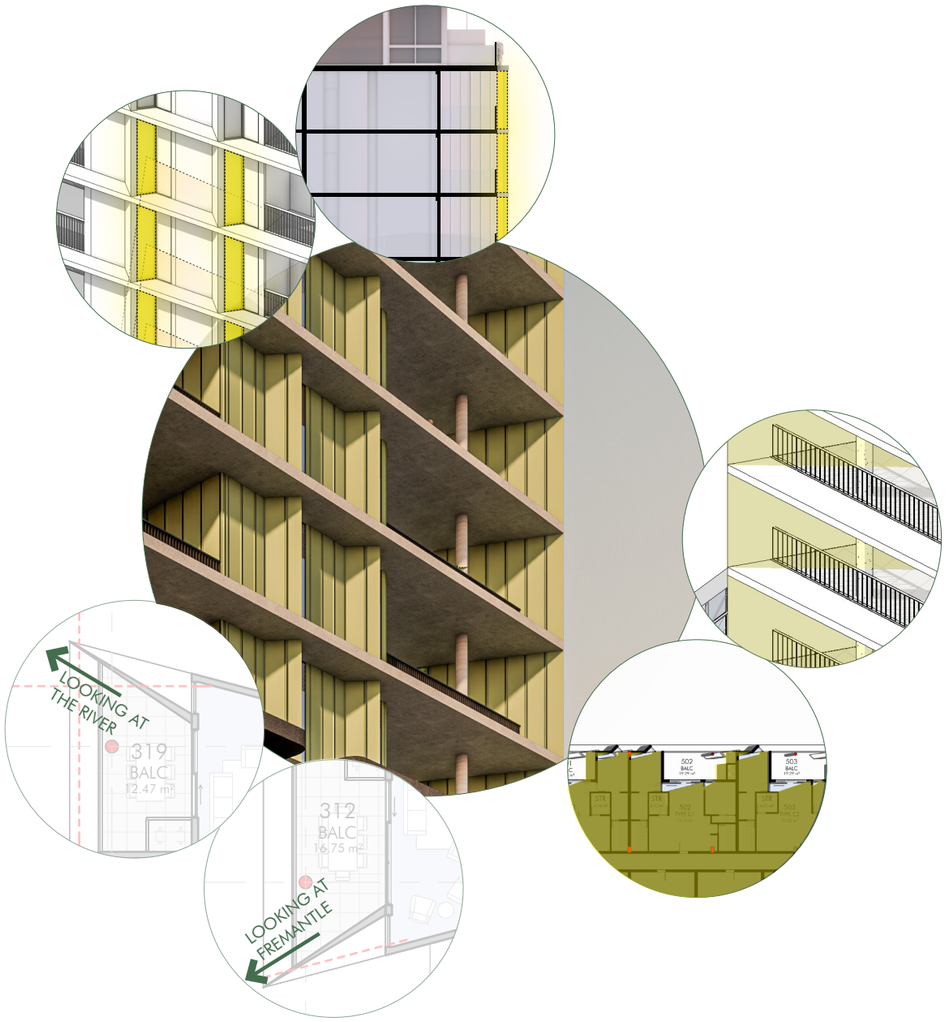
OFFICIAL

AESTHETICS

Responding to the Western interface...

The facade is **designed with multiple shading strategies** to manage sunlight and **create comfortable, usable** living spaces:

- **600mm overhangs** to reduce direct sunlight and shade external living spaces.
- Lower-level **canopies and mezzanine screening** define the street interface while providing additional shade.
- **Angled tower windows** further **redirect and diffuse western sun** while maintaining natural light.
- Level 1 **canopies and greenery provide** shade and improve comfort within the common yard.



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AESTHETICS

Textures and Tones...

The podium is **grounded by limestone,** creating a **warm street-level expression.** Perforated **brickwork provides texture, shade and filtered light,** while large arched openings create a distinct façade rhythm. Along Foss Street Park, the **studios use a softer residential expression** with framed edges, balconies and planting to reinforce the lower-scale streetscape.

PODIUM

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AESTHETICS

Textures and Tones...

The tower's long, **angular form frames views** toward the river, ocean, Palmyra and Melville. Earthy green aluminium **panels create vertical rhythm** and distinguish the tower from the podium, while **concrete end walls and slender windows** break down the massing and **create a refined expression.**

TOWER

OFFICIAL

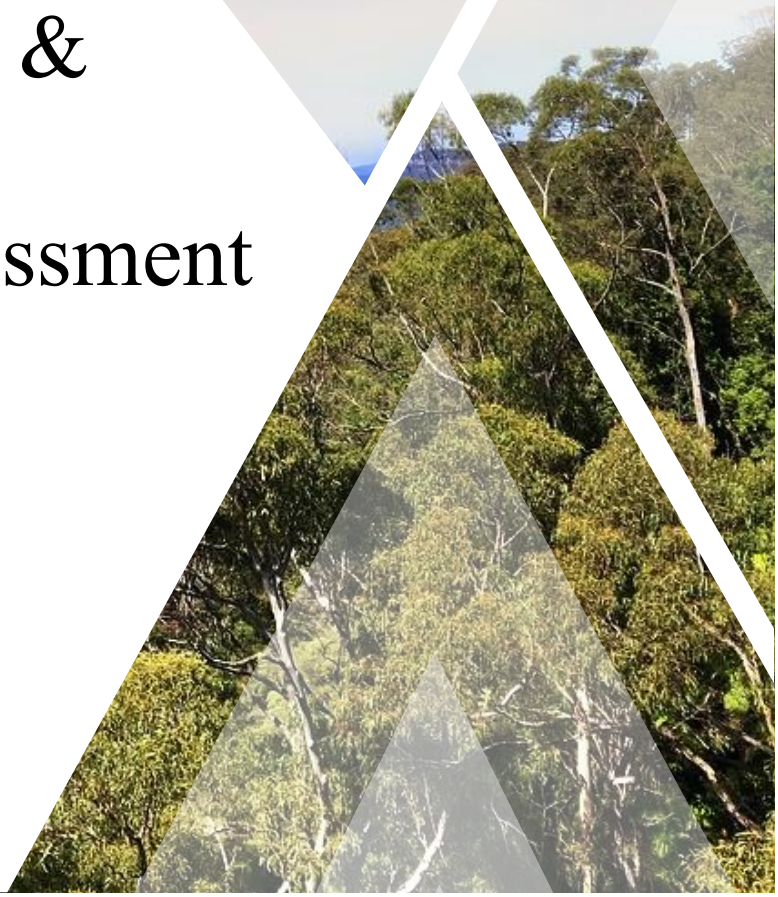
Prepared for: Space Collective Architects

Prepared by: ARBORITE TREE MANAGEMENT SOLUTIONS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026 FILE SD-053-25

17 July 2026

Tree Survey & Preliminary Impact Assessment



326 Canning Hwy,
Bicton WA 6157

Consulting Arborist
Guillaume Esposito
Diploma of Arboriculture (AQF 5)
www.treemangement.com.au
info@treemanagement.com.au
#0490 917 422

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"Of all man's works of art, a cathedral is greatest. A vast and majestic tree is greater than that."

- Henry Ward Beecher

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Arborite: Tree Management Solutions

Project & Report Particulars

1.1 Client

Space Collective Architects
C/ - Kate Poole - Graduate Architect
47 Hampden Road, Nedlands, WA 6009
M +61 484 042 750
E kate@spacecollective.com.au

1.2 Introduction

The purpose of this report is to provide an independent Arboricultural assessment trees located at 326 Canning Hwy, Bicton WA 6157 (Fig. 1). Arborite Tree Management Solutions have been employed to determine the level of impact the proposed development will have on the subject trees and provide recommendations for their retention.

1.3 Report contents & Objectives

- Project & Report Particulars
- Tree Survey
- Tree Retention Values
- Preliminary Impact Assessment
- Closing & Recommendations
- Tree Photos
- Expanded Report Topics (Discussion)
- Appendix

1.4 Methodology

- The site was assessed from observations made from ground level on the 15th July 2026
- Field notes were taken and the information documented was an accurate account of the subject trees on the above specified date
- Australian Standards 4970-2025 – Protection of trees on development sites has been used as a reference for this Preliminary Impact Assessment
- A tape measure was used to determine relevant trees Diameter at Standard Height (DSH)
- The height and spread of the trees were estimated
- A walk by assessment (ISA Level 2 risk assessment) was performed on all trees on site and QTRA risk assessment model was applied to determine levels of risk
- A Samsung tablet and Geographic Information System (GIS) have been used to capture the tree and its location imposed on Google satellite imagery

1.5 Limitations

Information contained in this report pertains only to the trees examined on the above specified date of inspection. The tree assessment was performed by a suitably qualified arborist (AQF 5) using a recognised model (VTA) that aligns with the International Society of Arboriculture (ISA). The assessment was limited to a ground based VTA that did not extend to aerial inspections, nor below ground evaluations. The documented, observations, results, recommendations and conclusions given may vary

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after the site visit due to environmental conditions or variances in site conditions. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.

1.6 Disclaimer

The conclusions and recommendations contained in this report refer to the trees' condition on the day of inspection only. The report should be read and considered in its entirety. All care has been taken using the most up to date arboricultural information in the preparation of this report. The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of high winds and/or excessive rainfall and other unpredictable events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

1.7 Glossary of terms

ULE – Useful Life expectancy

DSH – Diameter at Standard Height

NRZ – Nominal Root Zone

TPZ – Tree protection Zone

SRZ – Structural root zone

VTA - Visual tree assessment

QTRA – Quantified tree risk assessment

DTW – Distance to works

TPP – Tree Protection Plan

TRP – Tree Retention Proposal

DSA – Deep soil area

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Tree Survey

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2.1 Site details

2.1.1 Site Map

The tree locations (Fig. 1) have been plotted using GIS software and are only accurate to that of standard GPS (4-8m). The points have been manually adjusted using aerial imagery to improve accuracy however, there is a margin of error and some points may not be in their correct (accurate) location. It is advised to cross reference these tree IDs with the feature survey to achieve their accurate locations.

Fig. 1 - Indicating subject trees at 326 Canning Hwy, Bicton (Google satellite)

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2.1.2 Feature survey

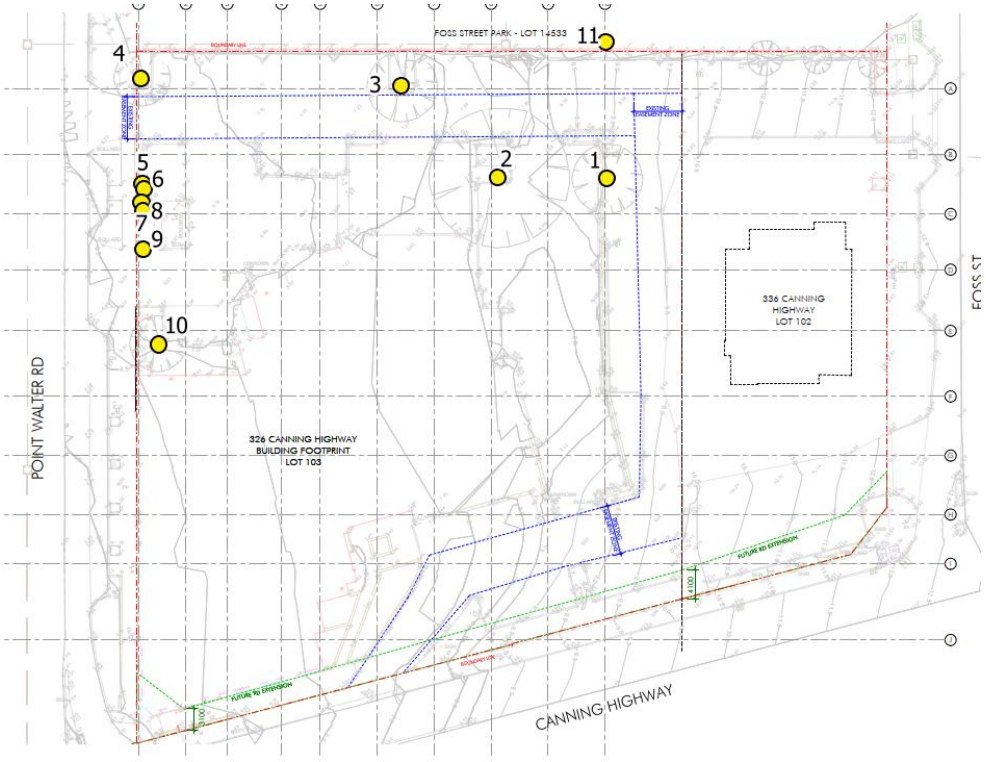

Fig. 2 – Subject trees plotted on feature survey

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2.1.3 Tree survey

Tree ID	Species	Common name	Height (m)	Width (m)	DSH (m)	Health	Structure	Age class	ULE	Retention value
1	*Eucalyptus rudis*	Flooded Gum	17	18	0.7	8	7	Semi-mature	15-40	6.8
2	*Eucalyptus camaldulensis*	River Red Gum	26	25	0.95	7	7	Mature	15-40	9.7
3	*Tipuana tipu*	Tipuana/Rosewood	9	15	0.6	8	7	Semi-mature	15-40	5.1
4	*Corymbia ficifolia*	Red Flowering Gum	5	6	0.65	8	6	Semi-mature	15-40	3.4
5	*Populus nigra*		3	2	0.45	7	5	Semi-mature	5-15	1.7
6	*Populus nigra*		4	2	0.45	7	5	Semi-mature	5-15	1.7
7	*Populus nigra*		5	2	0.4	7	5	Semi-mature	5-15	1.8
8	*Populus nigra*		5	3	0.7	7	5	Mature	5-15	2.6
9	*Populus nigra*		5	3	0.45	7	5	Semi-mature	5-15	1.9
10	*Lophostemon confertus*	Queensland Brush Box	8	8	0.45	8	7	Semi-mature	15-40	4
11	*Eucalyptus rudis*	Flooded Gum	14	14	0.7	8	7	Semi-mature	15-40	5.8

Table 1 Tree survey

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2.1.4 Comments

2.1.4.1 Tree 11

Tree 11 is located in the adjacent park, however due to its size and proximity of the fence it should be considered during the development process.

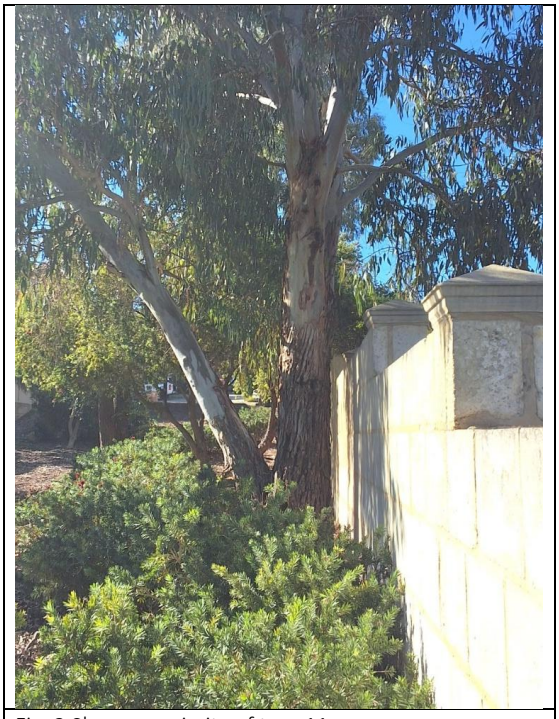

Fig. 3 Shows proximity of tree 11

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2.1.5 Habitat value

Fig. 4 Indicating trees with observed hollows

Habitat potential can have a significant impact on the retention value of a tree, particularly regarding endangered or threatened species.

Tree ID	Species	Hollows observed	Longitude	Latitude
2	*Eucalyptus camaldulensis*	Yes	-32.03541153	115.7852595

Table 2 Tree ID's with observable hollows

2.1.5.1 Potential habitat or foraging trees for threatened fauna species

1. Definition:
   For the purpose of this report, 'threatened fauna species' shall be defined as Carnaby's Black-Cockatoo (*Calyptorhynchus latirostris*).
2. Natural habitat:
   Carnaby's Black-Cockatoo is endemic to southwest Western Australia, extending from the Murchison River to Esperance, and inland to Coroow, Kellerberrin and Lake Cronion. Most breeding occurs in areas with an average annual rainfall of 300-750mm, typically in the Wheatbelt and Great Southern regions. For nesting, Carnaby's Black-Cockatoos require eucalypt woodland, comprising principally of Salmon gum (*Eucalyptus salmonophloia*) or Wandoo (*Eucalyptus wandoo*). The cockatoos require a close association between breeding and feeding sites during the breeding season. If these two very different habitats are not within a reasonable distance of each other, breeding attempts fail. After breeding, the cockatoos move to higher rainfall areas along the coast in search of food sources

3. Potential hollows:
   To be suitable, a hollow needs to be within 2 km of a source of water and within 6 – 12 km of food sources. Typically, suitable hollows are found in trees over 100 years of age. For the Carnaby Cockatoo, the hollows need to be long and large enough (about 1 m long is ideal), although the Carnaby's black cockatoo will adapt and consider other hollows if they cannot find an ideal hollow.
4. Food source:
   Carnaby's feed predominately on seeds of proteaceous plant species (Banksia, Dryandra, Hakea, Eucalyptus, Corymbia and Grevillea), but will also eat some insects and small amounts of nectar. Carnaby's have adapted to eating pinecones, a novel food source, since the 1940's. These pine plantations have since become important foraging grounds for Carnaby's.

2.1.5.2 326 Canning Hwy. – Habitat review

For the purpose of this report, the word habitat shall include actual and potential use by wildlife, including shelter, nesting, feeding and foraging. The habitat values have been assigned based on macro fauna including the Carnaby Cockatoo. The habitat values for trees have been categorized by high, medium and low.

High – Trees exhibit visible and deep hollows in trunks and branches that may be used as shelter, or nesting by larger animals including birds and mammals

Medium – Trees contain small or shallow, or forming hollows that may be used as shelter or nesting by animals presently or in the near futures, or; trees in this category may not have visible hollows but are considered a food source or provide grazing/foraging opportunities for the Carnaby Cockatoo species.

Low – Trees in this category are typically dead and without visible hollows, juvenile and/or not a reliable or productive food source

1. Potential hollows:
   Table 2 list of trees with observable hollows and have subsequently been awarded a HIGH habitat value
2. Food source:
   One of the tree species surveyed is considered a food source for the Carnaby Cockatoo and has been awarded a MEDIUM habitat value. These species include;
   a. *Corymbia ficifolia*

The remaining surveyed trees are considered to have LOW habitat value concerning the endangered Carnaby Cockatoo.

2.1.6 Trees not surveyed

Trees not surveyed are those that are or may include trees;

1. Not within the scope of this report
2. With a DBH of less than 150mm
3. That have a low retention value/not significant

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2.2 Tree Retention Values

2.2.1 Tree retention

There is always a compromise between retaining trees on a development site and the economic imperatives of land development. Retaining trees on development sites is a fine balance between sustaining that amenity and the economic development of the land. Establishing priorities for the retention of trees is an important part of the planning process if amenity is to be sustained in the long term. If the trees are found to have high significance, plans may be altered or construction methods changed to accommodate tree retention. Excavation within the NRZ can be conducted in a non-intrusive manner that can dramatically reduce disturbance to the trees' roots.

2.2.2 Tree retention matrix

The Arborite Tree Retention Value Matrix (8.3 Tree Retention Value Matrix) is data driven, aiming to objectively assign value through data input rather than a value being assigned subjectively by the Arborist.

The model generates a quantitative value (0.1 – 9.9) using the Australian Standard (AS 4970-2025) Tree Survey data (size, age, health, condition, ULE etc.).

Establishing Tree Retention Values is a valuable tool for achieving environmental outcomes throughout development. Existing tree retention value models are subjective, contributing to a lack of clarity around what constitutes a 'valuable' tree.

2.2.3 Retention value vs. priority

Retention values are established using a matrix (8.3 Tree Retention Value Matrix) that includes variables such as tree dimensions, species, health & condition, and ULE etc. The retention values can be independent from the priority assigned to retaining that tree. For example, a LOW valued tree can have a HIGH retention priority and vice versa.

Ultimately, a better long-term outcome will be achieved with a higher tree retention (TRP) irrespective of their current value. For example, a currently low valued tree may achieve a medium or high retention value status as it ages or improves in health (Retention Value Potential)

2.2.4 Retention Value Summary

The full list of trees and their respective retention values can be found in the Tree Survey section of this report. The following table (Table 3) is a Tree Retention Value Summary

Tree Retention Value	Count
High	2
Medium	4
Low	5

Table 3: Tree retention value summary

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2.2.5 High retention value trees

2 trees have been classified as having high retention values (Fig. 5). Typically trees in this category are of high quality with an estimated remaining life expectancy of at least 25 years, have high amenity value and may make significant environmental contributions.

Fig. 5 - Indicating high priority trees (Count 2)

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2.2.6 Medium retention value trees

4 trees were categorized as having a medium retention value (Fig. 6). Typically trees in this category are of average quality with an estimated remaining life expectancy of 15–25 years. They have moderate amenity value and make low/moderate environmental contributions. Trees with this retention value warrant minor design consideration in an attempt to allow for their retention or a suitable replanting scheme.

Fig. 6 - Indicating medium priority trees (Count 4)

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2.2.7 Low retention value trees

5 trees were categorized as having a low retention value (Fig. 7). Trees in this category are typically of low health and condition with an estimated remaining life expectancy of 5–15 years or; young trees that are easily replaceable, trees of poor health and structure or undesirable species. Low retention value trees do not warrant design consideration.

Fig. 7 - Indicating low priority trees (Count 5)

2.2.8 Small trees

With present day abilities to easily move small trees or replace them with virtually identical semi-matures, it is inappropriate that they should dictate the long-term layout of a new construction site. For the purpose of this report, trees/shrubs with a DSH of <150mm have not been regarded.

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Risk Assessment

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3.1 QTRA results & recommendations

3.1.1 QTRA Result

Tree ID	Species	Observation 1	Observation 2	Observation 3	Observation 4	Risk rating	Works Rec.	Management recommendations	Residual risk
1	*Eucalyptus rudis*	Co-dominant stems with inclusion	History of failure	Roots disturbance		Low	No		Low
2	*Eucalyptus camaldulensis*	Co-dominant stems with minor inclusion	Minor deadwood	Hollow		Low	No		Low
3	*Tipuana tipu*	Co-dominant stems	Trunk wounding	Minor deadwood		Low	No		Low
4	*Corymbia ficifolia*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned		Low	No		Low
5	*Populus nigra*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned		Low	No		Low
6	*Populus nigra*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned		Low	No		Low
7	*Populus nigra*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned	History of failure	Low	No		Low
8	*Populus nigra*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned	History of failure	Low	No		Low
9	*Populus nigra*	Co-dominant stems with minor inclusion	Previously lopped	Powerlines pruned		Low	No		Low
10	*Lophostemon confertus*	Co-dominant stems				Low	No		Low
11	*Eucalyptus rudis*	Co-dominant stems with minor inclusion	Included unions			Low	No		Low

Table 4: QTRA risk assessment & recommendations

NOTE: Pruning recommendations and comments made are irrespective of the decision to remove or retain the tree.

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Preliminary Impact Assessment

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4.1.1 NRZ summary

Tree ID	Species	DSH (m)	NRZ (m radius)	SRZ (m radius)	NRZ area (m²)
1	*Eucalyptus rudis*	0.7	8.40	2.85	221.67
2	*Eucalyptus camaldulensis*	0.95	11.40	3.24	408.28
3	*Tipuana tipu*	0.6	7.20	2.67	162.86
4	*Corymbia ficifolia*	0.65	7.80	2.76	191.13
5	*Populus nigra*	0.45	5.40	2.37	91.61
6	*Populus nigra*	0.45	5.40	2.37	91.61
7	*Populus nigra*	0.4	4.80	2.25	72.38
8	*Populus nigra*	0.7	8.40	2.85	221.67
9	*Populus nigra*	0.45	5.40	2.37	91.61
10	*Lophostemon confertus*	0.45	5.40	2.37	91.61
11	*Eucalyptus rudis*	0.7	8.40	2.85	221.67

Table 5: NRZ summary

4.1.2 Diameter at Standard Height (DSH)

The DSH refers to the diameter of the tree's trunk measured at 1.4m from ground level. The DSH is the principal measurement for determining the Notional Root Zone (NRZ)

4.1.3 Notional Root Zone (NRZ)

This term replaces what was previously largely understood as the Tree Protection Zone (TPZ) in the 2009 standard, in terms of its theoretical calculation. The NRZ represents the theoretical area required to sustain a tree's health and long-term viability.

The NRZ for an individual tree is determined as follows (Standards Australia 2025):

$$NRZ = DSH \times 12$$

A NRZ should not be less than 2 m nor greater than 15 m except where crown protection is required.

This area is considered essential for the tree's physiological processes, including the uptake of water and nutrients to sustain its health.

4.1.4 SRZ

The SRZ is a notional area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ shall be calculated when major encroachment (greater than 20%) into a NRZ is proposed. SRZ locations and dimensions may be included in arboriculture documentation.

Many factors affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). Natural or built structures, such as rocks and footings, can also influence the SRZ. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula. Root investigation can provide more information on the extent of these roots.

$$SRZ\ radius = (D \times 50)^{0.42} \times 0.64$$

Where:

D = trunk diameter, in meters, measured above the root buttress flare.

The SRZ calculation does not apply to palms, cycads, tree ferns and the like.

4.2 Tree Protection Zone (TPZ)

The TPZ refers to "the specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development" (AS 4970-2025).

Ultimately, the TPZ is an agreed upon area (by relevant stakeholders) that will allow the tree to remain viable in the context of development. This zone can be the entire NRZ or reduced pending guidance (viability assessment) from the project Arborist. Alternatively, the TPZ may be specified by the consent authority.

Establishing and maintain a TPZ is the most important part of protecting trees during the onsite stages of work (e.g. site establishment, demolition, construction) and establishing physical barriers to the extremities of this zone should be performed before any onsite works commence.

4.3 NRZ Incursion

A NRZ incursion is effectively any activity within the NRZ that may have an impact on the tree, above and below ground. Common examples include digging or trenching, driving or parking vehicles and heavy machinery inside the area, storing materials like soil or chemicals, altering ground levels, or physically damaging the tree's trunk or roots. Naturally, different types of incursions will/may have varying impacts on the tree; deep excavations will have more impact than parking a vehicle or storing materials within the NRZ.

4.4 Calculating incursions

Using data gathered in the Tree Survey, the relative NRZ/SRZ values can be added to the feature survey and overlaid with concept/development plans to gain a more accurate incursion figure (Fig. 8). As a general rule;

1.		Trees with a NRZ incursion of <10% can be retained and will not require additional arboricultural input
2.		Trees with a NRZ incursion of 10-25% can typically be retained with minimal intervention
3.		Trees with a NRZ incursion of 25-50% may have retention viability with additional arboricultural input (i.e., design review & root mapping)
4.		Trees with a NRZ incursion of >50% or with an SRZ breach will typically require removal. For trees in this category that have HIGH retention values, an additional viability assessment is recommended

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4.5 Calculating incursions

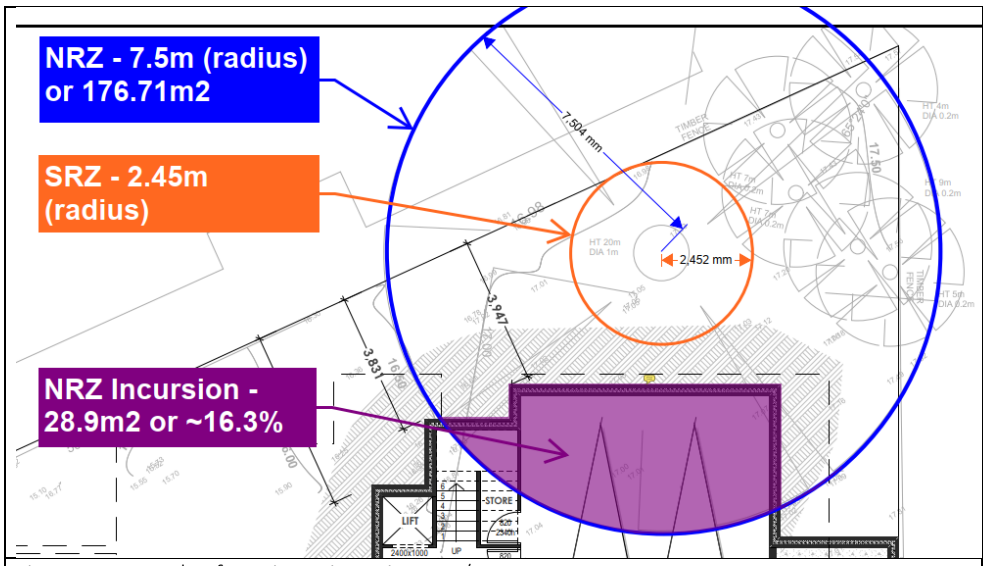

Fig. 8 - An example of NRZ incursion using CAD/PDF

4.6 Site Establishment

The most immediate threat to tree retention is the works required for site establishment (demolition) or preparation for subdivision. These works may include, but not be limited to; excavation, ground clearing, trenching and mobilization of heavy machinery. All of these actions can have a negative impact on tree health which emphasizes the need to establish TPZ fencing prior to commencement to avoid root damage or severance, and damage to the canopy.

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Closing & Recommendations

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5.1 Summary

There is always a compromise between retaining trees on a development site and the economic imperatives of land development. Retaining trees on development sites is a fine balance between sustaining that amenity and the economic development of the land. Establishing priorities for the retention of trees is an important part of the planning process if amenity is to be sustained in the long term. If trees are found to have high value plans may be altered or construction methods changed to accommodate their retention.

5.2 Recommendations

- Use Tree Survey data (retention values) to assist with design (concept plan) to achieve the best tree retention outcomes
- Undertake necessary clearance pruning to minimise mechanical damage
- Administer health amendments prior to construction
    - Initiating this process early will achieve much greater Tree Retention probabilities and, typically allow for more modifications to the trees TPZ
- Perform pruning operations as directed

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Tree Photos

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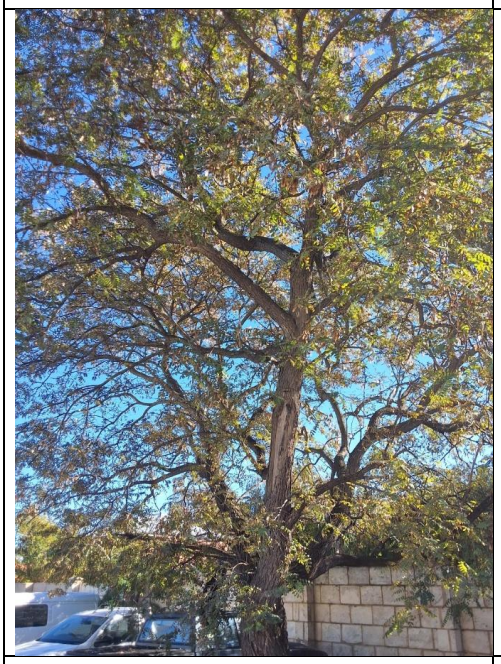
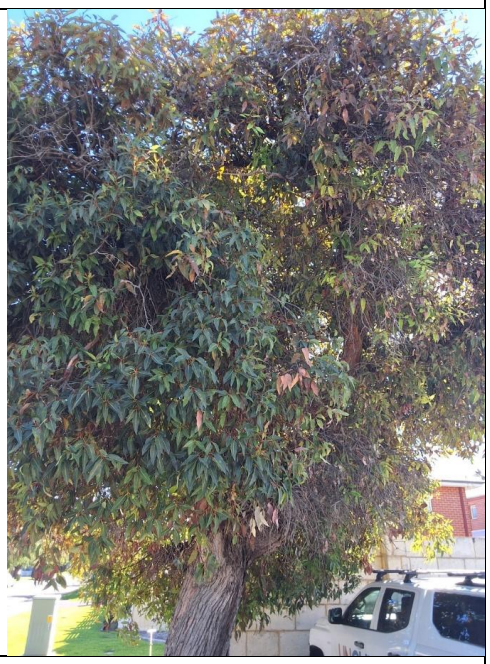
6.1.1 Tree photos

Tree 1

Tree 2



Tree 3



Tree 4

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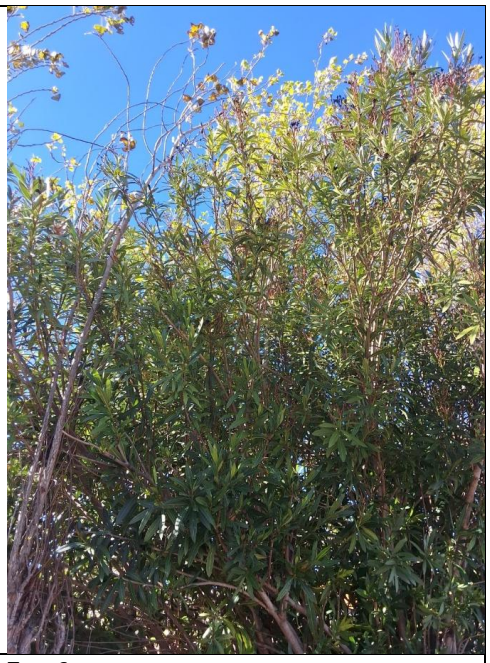
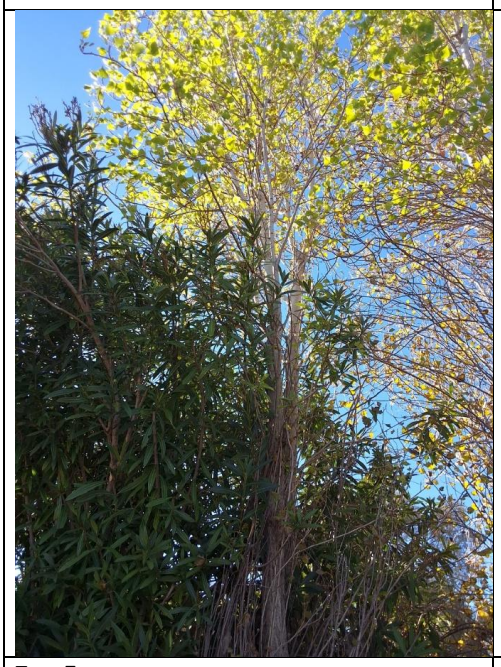
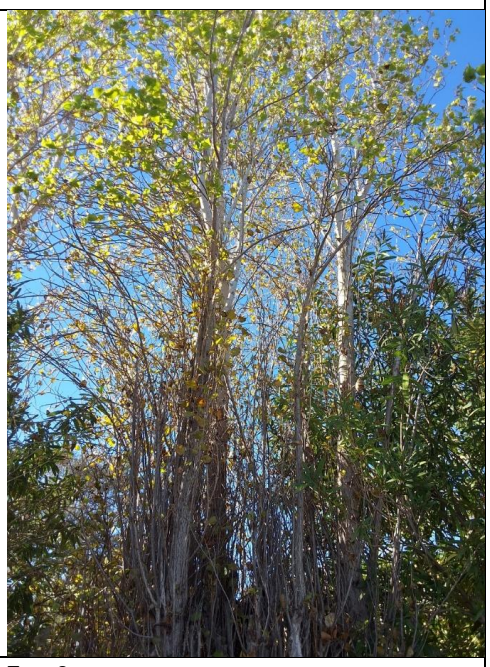
Tree 5



Tree 6



Tree 7



Tree 8

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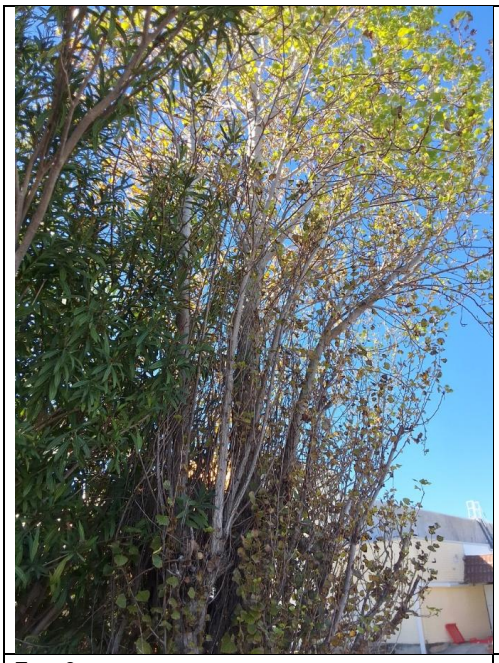
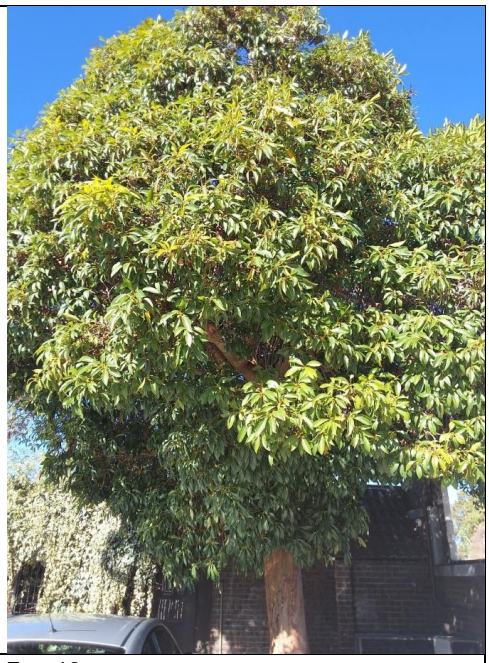
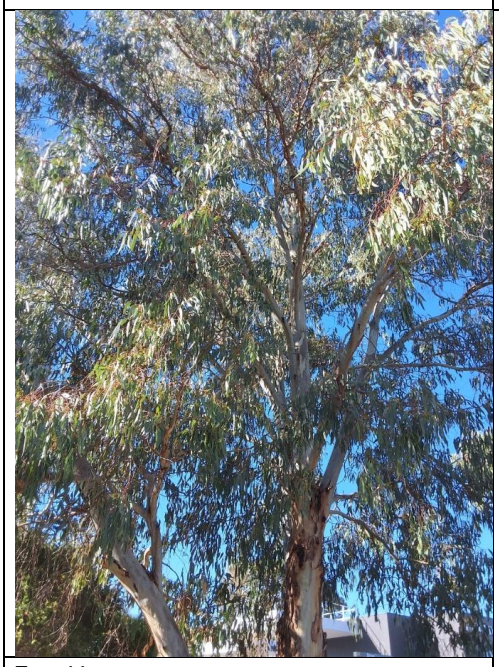


Tree 9



Tree 10



Tree 11

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Expanded Report Topics

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7.1 Discussion

7.1.1 Mechanical damage

When equipment or machinery makes contact with a tree it can crush the cambium layer or tear off bark and break branches. Damage to the cambium layer through repeated contact with the trunk can interrupt sap that may result in dieback. Mechanical damage also opens the tree to pathogens, disease and pests that may have deleterious effects on the future health of the tree.

7.1.2 Pruning to Australian standards (AS 4373:2007)

Trees often require pruning to maintain clearance for utility services and buildings or to improve the safety, structure, and health of the tree. They are also often pruned to improve the amenity of sites in order to enable successful cohabitation between trees and people. Assessment of trees and specification of their pruning should be carried out by a suitably qualified arborist (AQF 5) and pruning should be carried out by arborists (AQF 3) or tree workers who are familiar with the principles, techniques and hazards of this work. The procedures in AS 4373-2007 are guided by theories of branch attachment and compartmentalization of decay in trees. Lopping, topping and flush cutting are unacceptable practices.

7.1.3 Canopy (Crown) lifting

Crown lifting is the removal of a tree's lower branches to achieve a greater clearance from the ground to the beginning of the lower canopy. This is usually conducted to achieve a risk reduction, or to protect assets and property such as vehicles and services. The larger the canopy, generally the higher the canopy can be lifted. Conversely, juvenile trees are best not to be uplifted as they have a greater dependence on that foliage to promote tree health and growth. Typically, a trees canopy should be lifted to 2.5m over foot paths and walk ways and 4m over roads to allow larger vehicles to pass under safely.

7.1.4 Root damage

Root damage is the most common cause of damage to trees on construction sites. Mechanical damage reduces the root:shoot ratio and subsequently inhibits the trees' ability to uptake water resulting in symptoms synonymous to drought and can be fatal.

7.1.5 Root mapping

Root mapping is the process of investigating the presence of subsurface tree roots in a specific location. This can be achieved by vacuum excavation, Ground Penetrating Radar or more commonly hand excavation. Roots are mapped down to a specified depth, usually the depth of the proposed development.Root mapping is used prior to development to locate structural woody roots so that the extent of root loss can be determined and minimised.

7.1.6 Viability assessment

A tree viability assessment is typically reserved for trees where a significant incursion into the NRZ is anticipated. This is best suited where root mapping is employed to expose all roots likely to be damaged/destroyed to facilitate proposed works. If the project arborist is satisfied that root removal will not increase the probability of whole tree failure to intolerable levels, then the tree may remain

viable. Where extensive roots are removed, periodic monitoring and administering tree health amendments can increase the probability of retention.

7.1.7 Clean cutting roots

Damaged roots are very susceptible to pathogen infection so it is important to sterilize equipment before cutting each root, using sharp loppers or hand saws to encourage faster healing and good wound compartmentalisation. Aim to cut at root junctions where possible and after each cut has been made, remove the cutting and fill in soil around the remaining root. When the clean cutting has been completed, water the tree well.

7.1.8 Excavation

Traditional excavation (levelling) can be very impactful to a tree's root system and typically results in shredding or tearing of the tree's roots. A torn or shredded root is much harder for the tree to compartmentalise and exposes the root to harmful pathogens for a longer period of time. Shredded roots should be 'clean cut' to minimise the risk of infection and facilitate healing. **Excavation close to or within the trees SRZ can be hazardous.** Anchorage roots destroyed in the process can render the tree unstable resulting in an elevated risk of whole tree failure. Backfilling will mask the trees hazardous state and whole tree failure may occur years after the root severance has occurred.

7.1.9 Manual excavation

Where excavation, demolition or the removal of material is necessary in the NRZ; this should be done manually without the use of heavy machinery to prevent damage to the tree and should be supervised by a suitably qualified arborist (AQF 5 or equiv.)

7.1.10 Sandy soils

In urban settings, the tree's roots are not often where they are expected and can also be influenced by soil type and tree species. A majority of Perth's suburbs are situated on sandy soils that typically have low compaction rates and high filtration that can result on tree roots growing downwards as opposed to the more conventional lateral growth. As a result, it may be possible in certain circumstances to make significant encroachments into the NRZ and often the structural root zone.

7.1.11 Root pruning

Most trees will tolerate root pruning up to 25% total mass and some species endure considerably more. Given they have space to do so, roots will regenerate in time to compensate for the loss and re-align the root:shoot ratio.

7.1.12 Clearance Pruning

To reduce or remove branches as required to achieve physical clearance of a certain target. Usually to maintain distance from utility service wires, gutters or of tree branches over the boundaries of neighbouring properties.

7.1.13 Tree health amendment prior to construction

Construction works often compromise the growing environment of nearby trees and may place them in a state of stress which may lead to decline or tree mortality. How a tree responds to various stresses will depend largely on their current health. To greatly increase tree viability on construction sites it is

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recommended to develop a Tree Health Amendment Strategy. This may be a simple as supplying supplementary irrigation and can extend to mulching, soil amendments and nutrient injections etc. This is particularly important where the tree is currently showing signs of stress or reduced vitality, or if the tree is predisposed to decline following changes in its environment.

7.1.14 Health amendments

One or more factors may be contributing to the decline of a tree. These include old age, unfavourable growing conditions, environmental stresses or a pest or disease problem. While little can be done about the age of a tree, other causes are worth investigating.

- Level 1 – Fish & Kelp soil drench and the application of mulch (75-100mm) to the extent of the dripline where practicable. Include a soil wetting agent where the soil is presumed to by hydrophobic. This should be applied at 100-200L per large tree over the entire NRZ and 50-100L for smaller trees.
- Level 2 – As per Level 1. Additionally, incorporate a good quality organic compost into the soil via a non-intrusive method such as small auger holes. Drill holes in a grid pattern 0.5m – 1m apart, paying particular attention to not damage existing roots.
- Level 3 – Soil analysis with a specific and tailored health amendment strategy.

7.1.15 Tree removal & re-planting strategy

In order to maintain a health canopy cover for future years, removed trees should be replanted with at least 1 tree for canopy continuation. Preferably, 2 or 3 trees may be planted for security against new plantings that never reach establishment. Replanting should have the following considerations;

1. Low canopy cover areas should be targeted for re-planting
2. Species diversity across family, genus and species. A greater diversity will; reduce the risk of extreme events such as drought and climate change, reduce the impact of pathogen infections and spread, increase fauna diversity and habitat and create a natural variance in tree ULE.
3. Selecting trees based on compatibility with local environments such as weather, available sun light and soil conditions
4. The tree dimensions at maturity
5. Tree function i.e. Ornamental, screening, shade
6. Land usage under the tree i.e. Play equipment, structures, foot traffic, car parking etc.

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Arborite: Tree Management Solutions

Appendix

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8.1 Health rating

Assessed trees are given a numerical value to signify their overall health. Several factors and/or symptoms are taken into consideration when assessing the health of a tree. It's vigour and seasonal extension growth, symptoms of decline like deadwood and/or dieback, foliage density, colour, size and intactness as well as signs of pests and/or disease are all appraised.

Rating	Health
10	Exceptional
9	
8	Good
7	
6	Average
5	
4	
3	Poor
2	
1	Dead

Classification	Description
Exceptional	Canopy is full with dense foliage coverage throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth.
Good	Canopy is full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Some minor dead wood and epicormic growth. Good growth indicators.
Average	Canopy has moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of minor and major deadwood/dieback, and epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	Dead. No live plant material observed throughout the canopy, bark may be visibly delaminating

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8.2 Structure rating

Assessed trees are given a numerical rating to signify their overall structure. Several factors and/or conditions are taken into consideration when assessing a tree's structure. It's form, branching habit, trunk and lower stem are all appraised.

Rating	Structure
10	Exceptional
9	
8	Good
7	
6	
5	Average
4	
3	Unacceptable
2	
1	

Classification	Description
Exceptional	Good form and branching habit typical of the species. Structural defects are insignificant or undetected. All major unions appear well attached and devoid of anything that could be considered a weakness. All aspects of the tree exhibit no evidence of pathogens. No obvious damage to the trunk and roots.
Good	Canopy devoid of major defects but may exhibit minor damage, disease or decay in the crown, trunk and roots. Branching habit is well formed, spaced and tapered. May contain small amounts of deadwood or have evidence of previous limb failure.
Average	Moderate structural defects, damage, disease or decay that impact longevity. Defects may not reflect an imminent threat
Unacceptable	Serious structural defects that could cause failure within 12 months i.e., active splits, unstable/loose in ground, excessive branch end-weight. Immediate arboricultural intervention recommended to minimise risk.

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8.3 Tree Retention Value Matrix

8.3.1 Summary

The Arborite Tree Retention Value Matrix is data driven, aiming to objectively assign value through data input rather than value being assigned subjectively by the Arborist.

The model generates a quantitative value (0.1 – 9.9) using the Australian Standard (AS 4970-2025) Tree Survey data (size, age, health, condition, ULE etc.).

Establishing Tree Retention Values is a valuable tool for achieving environmental outcomes throughout development. Existing tree retention value models are subjective, contributing to a lack of clarity around what constitutes a 'valuable' tree.

Arborite – Tree Retention Value Matrix

Tree retention Value (score)	Retention Gradient	Interpretation
8.8 – 9.9		Very High
7.7 – 8.7		High
6.7 – 7.6		High/Medium
5.6 – 6.6		Medium/High
4.5 – 5.5		Medium
3.4 – 4.4		Medium/Low
2.3 – 3.3		Low/Medium
1.2 – 2.2		Low
0.1 – 1.1		Very Low

Existing Model

Basic	Arborite interpretation
High	Very High
	High
	High/Medium
Med	Medium/High
	Medium
	Medium/Low
Low	Low/Medium
	Low
	Very Low

8.3.2 Fields (input data)

Arborite's matrix is based on the required fields for a Tree Survey as stipulated by the Australian Standards (AS 4970-2025).

The following fields have been determined, by Arborite, to have the most influence over tree retention values.

- Size (height & width), DSH, Health & structure, Age class and ULE.

8.3.3 Factor scores

Each field is assigned a factor score based on the data input. For example, the size (field) of the tree will receive a higher factor score, the larger it is.

Each factor score is then multiplied by a weighting to calculate the trees final Retention Value (0.1-9.9).

8.3.4 Weighting

The basis for weighting focuses primarily on Amenity Value (size, health & structure) and ULE. In essence, a large and healthy tree with a long ULE will typically receive the highest retention values.

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However, the weighting is structured in a way that a smaller, more mature tree can still have as much (if not more) value than a large, less mature tree.

Each factor score is weighted as follows.

Age – 20%

Size (height & width) – 50%

DSH – 25%

Form (health & structure) – 5%

8.3.5 Variables (Stakeholders)

The Arborite Retention Value Matrix is an independent assessment and has been created to establish transparency and consistency. It is understood that stakeholders may have differing objectives or desired outcomes. For example, in more established suburbs the priority may be to retain older trees, regardless of their size and/or condition.

The Matrix is designed to be flexible and work in accordance with stakeholder objectives. It is Arborite's position that these variables are identified by the stakeholder, to allow for a collaborative effort in establishing retention values.

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026 FILE SD-053-25

326 Canning Highway

landscape concept | june 2026 [A]

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CONTEXT
SITE CONTEXT

326 Canning highway is located within the suburb of Bicton.

The site is bounded by Canning Highway and Point Walter Rd, Bus stops are located at this intersection providing public transport connections into Perth CBD and Fremantle. Meville Plaza is located nearby on Canning highway providing access to grocery stores, cafés & restaurants.

The swan river is located to the North of the site with amenities such as East Fremantle yacht club, tennis club & Bicton baths.

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LANDSCAPE IMAGERY
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LANDSCAPE DESIGN
GROUND FLOOR

LEGEND

01 ALFRESCO DINING AREA - REFER TO BLOW UP PLAN

02 CONCRETE FOOTPATH CONNECTION TO TENANCIES

03 NEW PERMEABLE PAVING TO EASEMENT TO SOFTEN AREA BETWEEN BUILDING/ ALFRESCO AREA AND POCKET PARK TO CREATE PEDESTRIAN FRIENDLY ZONE

04 POCKET PARK AREA - REFER TO BLOW UP PLAN

05 RAISED SEATING WALLS

06 FOOTPATH ACCESS TO EXISTING PATHWAY ON CANNING HWY

07 PROPOSED LARGE TREES

08 PROPOSED LANDSCAPE BUFFER WITH NATIVE WATER-WISE PLANTING

09 PROPOSED NATIVE GARDEN BED TO SOUTHERN SIDE OF BUILDING WITH SHADE TOLERANT PLANTING AND SMALL-MEDIUM TREES

10 FEATURE PAVING TO BUILDING ENTRANCE

11 EXISTING TREES TO BE RETAINED & PROTECTED

12 MODIFICATION TO EXISTING VERGE TO CLOSE OFF EXISTING CROSSOVER

13 BUFFER PLANTING ALONG BOUNDARY EDGE OF BUILDING TO PROVIDE SCREENING/ SOFTENING OF BUILDING FROM OPEN SPACE

14 PROPOSED ACCESS FROM COURTYARDS AND STAIRS TO PATHWAY ALONG PUBLIC OPEN SPACE - PATHWAY TO CONNECTED TO EXISTING FOOTPATHS IN OPEN SPACE

15 GREEN PLANTING SPINE TO BUILDING EDGE ADJACENT TO EASEMENT WITH CLIMBING PLANTS AND HARDY GRASSES TO TIE IN WITH POTENTIAL ART WALL

* NOTE FOSS ST PARK DESIGN SUBJECT TO CITY OF MELVILLES APPROVAL

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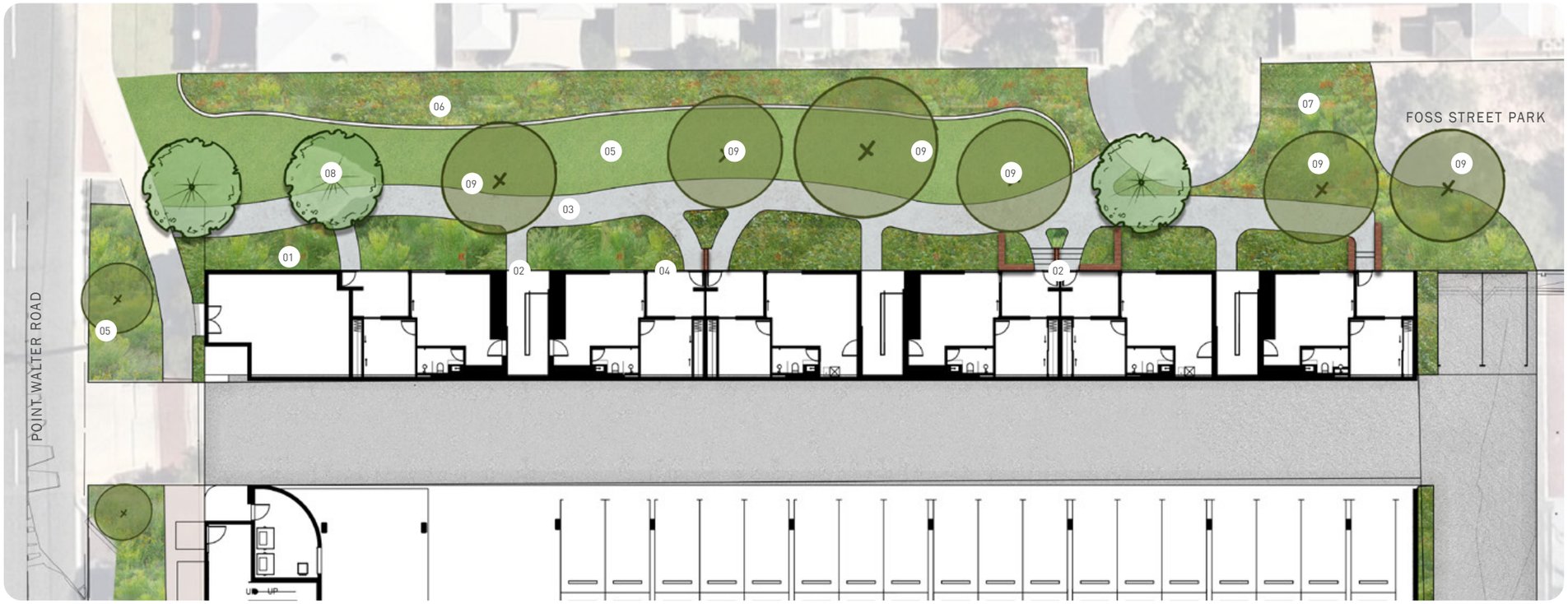
LANDSCAPE DESIGN

GROUND FLOOR - FOSS STREET PARK INTERFACE



LEGEND

01 PROPOSED GARDEN BED TO GRADE DOWN TOWARDS BUILDING ALONG FOSS STREET PARK EDGE OF NEW BUILDING WITH NATIVE SCREENING PLANTING TO SOFTEN BUILDING INTERFACE

02 ACCESS CONNECTION TO COURTYARDS AND BUILDING STAIRWELLS TO PROVIDE DIRECT CONNECTION FOR RESIDENTS TO FOSS STREET PARK. STAIRS REQUIRED WHERE LEVEL DIFFERENCE BETWEEN PARK AND BUILDING ACCESS

03 PROPOSED MEANDERING 1.5M WIDE FOOTPATH CONNECTING BUILDING ACCESS POINTS TO POINT WALTER ROAD AND EXISTING PATHWAY IN FOSS STREET PARK

04 RETAINING WALLS TO BUILDING CONNECTIONS POINTS TO DEAL WITH LEVEL DIFFERENCES

05 NEW TURF AREA TO ALLOW FOR MEANDERING PATH CONNECTION THROUGH FOSS PARK WITH MOWING KERB TO GARDEN BEDS

06 REVISED GARDEN BED WITH NEW HARDY NATIVE WATER-WISE PLANTING

07 NEW PLANTING TO EXISTING GARDEN BED TO TIE INTO EASTERN SIDE OF FOSS ST PARK

08 PROPOSED NEW TREE PLANTING TO PARK

09 EXISTING TREES TO BE RETAINED & PROTECTED

NOTE FOSS ST PARK DESIGN SUBJECT TO CITY OF MELVILLES APPROVAL

FOSS STREET PARK - VIEW FROM POINT WALTER RD

FOSS STREET PARK - VIEW FROM FOSS ST

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GROUND FLOOR - ALFRESCO DINING ZONE

LEGEND

01 ALFRESCO ACCESS FROM CAFE

02 PROPOSED 1:14 RAMP WITH HANDRAILS AND TACITLES TO PROVIDE ACCESSIBLE ACCESS TO ALFRESCO SEATING AREA

03 PROPOSED STAIRS (3X STAIRS) TO PROVIDE ACCESS TO ALFRESCO SEATING AREA

04 PROPOSED FEATURE PERMEABLE PAVING FOR ALFRESCO AREA WITH BRICK SEATING WALLS

05 PROPOSED SENSORY PLANTING BUFFER TO EDGE OF RAMP

06 PROPOSED FEATURE SHADE TREE

07 PROPOSED NATIVE PLANTING BUFFERS TO POCKET PARK TO CREATE PROTECTION FROM CANNING HWY AND EASEMENT ROAD

08 PROPOSED EASEMENT ACCESS ROAD WITH NEW PERMEABLE PAVING

09 PROPOSED BANDING IN PERMEABLE PAVING TO CREATE VISUAL CROSSING CONNECTIONS FROM RETAIL STORES TO POCKET PARK

10 PROPOSED PERMEABLE PAVING ACCESS PATH TO MAIN ENTRY

11 PROPOSED BIKE RACK PARKING

12 FEATURE PERMEABLE PAVING TO POCKET PARK WITH BRICK SEATING WALLS

13 TIMBER ARBOR STRUCTURE WITH CLIMBING PLANTS TO SMALL GROUP GATHERING AREA

14 CONNECTION POINTS TO CANNING HIGHWAY

15 GREEN PLANTING SPINE TO BUILDING EDGE ADJACENT TO EASEMENT WITH CLIMBING PLANTS AND HARDY GRASSES TO TIE IN WITH POTENTIAL ART WALL

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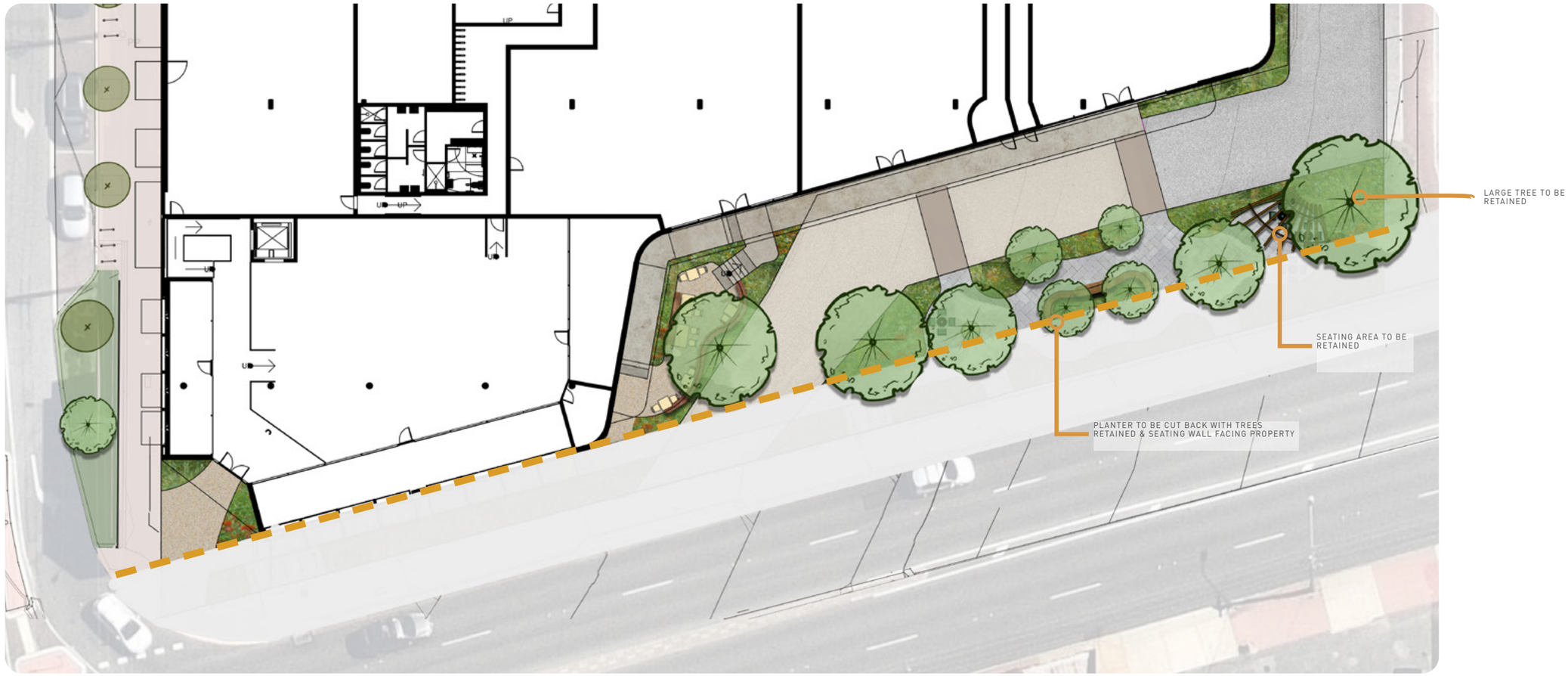
GROUND FLOOR - CANNING HWY WIDENING



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LEVEL ONE - DETAIL PLAN COMMUNAL AREA NORTH

LEGEND

01 COMMUNAL SPACE ZONES CONNECTED TO AMENITY ROOMS - WITH BUILT-IN SEATING TO PLANTERS AND SMALL GROUP GATHERING TABLES/CHAIRS

02 ACCESS CONNECTION INTO COMMON LANDSCAPE YARD FROM UNIT BALCONIES - FRAME BY RAISED PLANTERS TO PROVIDE PRIVACY AND SEPARATION ON ACCESS/ ENTRIES

03 BENCH SEATING OPPORTUNITIES

04 RAISED PLANTER WITH FEATURE TREE (LOCATED ABOVE BUILDING COLUMN) WITH BUILT-IN BBQ TO ONE SIDE - PLANTER MINIMUM 1M HIGH

05 COMMUNAL GATHERING AREA WITH LARGE GROUP TABLE SETTINGS WITH ADJACENT BBQ - SHADE STRUCTURE FOR ALL WEATHER USE

06 FEATURE RAISED PLANTER WITH BUILT-IN SEAT TO ONE SIDE - PLANTER MINIMUM 1M HIGH WHERE TREES ARE LOCATED - REST OF PLANTER TO BE 600-800MM HIGH

07 CENTRAL PASSIVE GATHERING AREA WITH LOUNGE AND BENCH STYLE SEATING - WITH RAISED PLANTERS TO ALL SIDES TO PROVIDE SEPARATION FROM ACTIVE COMMUNAL GATHERING AREAS WITH SHADE FROM FEATURE TREES

08 PROPOSED ACTIVE ZONE WITH PING PONG TABLES AND BENCH SEATING

09 ALFRESCO AREA WITH OUTDOOR KITCHEN AND TABLE SETTINGS FOR LARGER GROUP GATHERINGS - SHADE STRUCTURE FOR ALL WEATHER USE

10 RAISED PLANTER WITH BUILT-IN OUTDOOR KITCHEN AND HIGH TABLE WITH STOOLS

11 PROPOSED LOUNGE AREA NESTLED AMONGST RAISED PLANTERS FOR SMALL GROUP/ INDIVIDUAL USE

12 UNIT TILES TO MAIN WALKING/ ACCESS ROUTE - 600M X 600MM X 20MM

13 RAISED PLANTERS ADJACENT TO UNITS - 600-1000MM HIGH WITH SMALL DECIDUOUS/ FRUITING TREES

14 RAISED PLANTERS THROUGHOUT COMMUNAL SPACE - 600-800MM HIGH

15 RAISED PLANTER TO EDGE OF BUILDING TO BE 1000MM HIGH AND NON CLIMBABLE WITH CASCADING PLANTING TO THE EASTERN EDGE

16 RAISED PLANTER TO EASTERN EDGE OF UNITS TO BE 600MM HIGH

17 ACCESS PATH TO SOUTHERN COMMUNAL SPACE

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LEVEL ONE - DETAIL PLAN COMMUNAL AREA SOUTH

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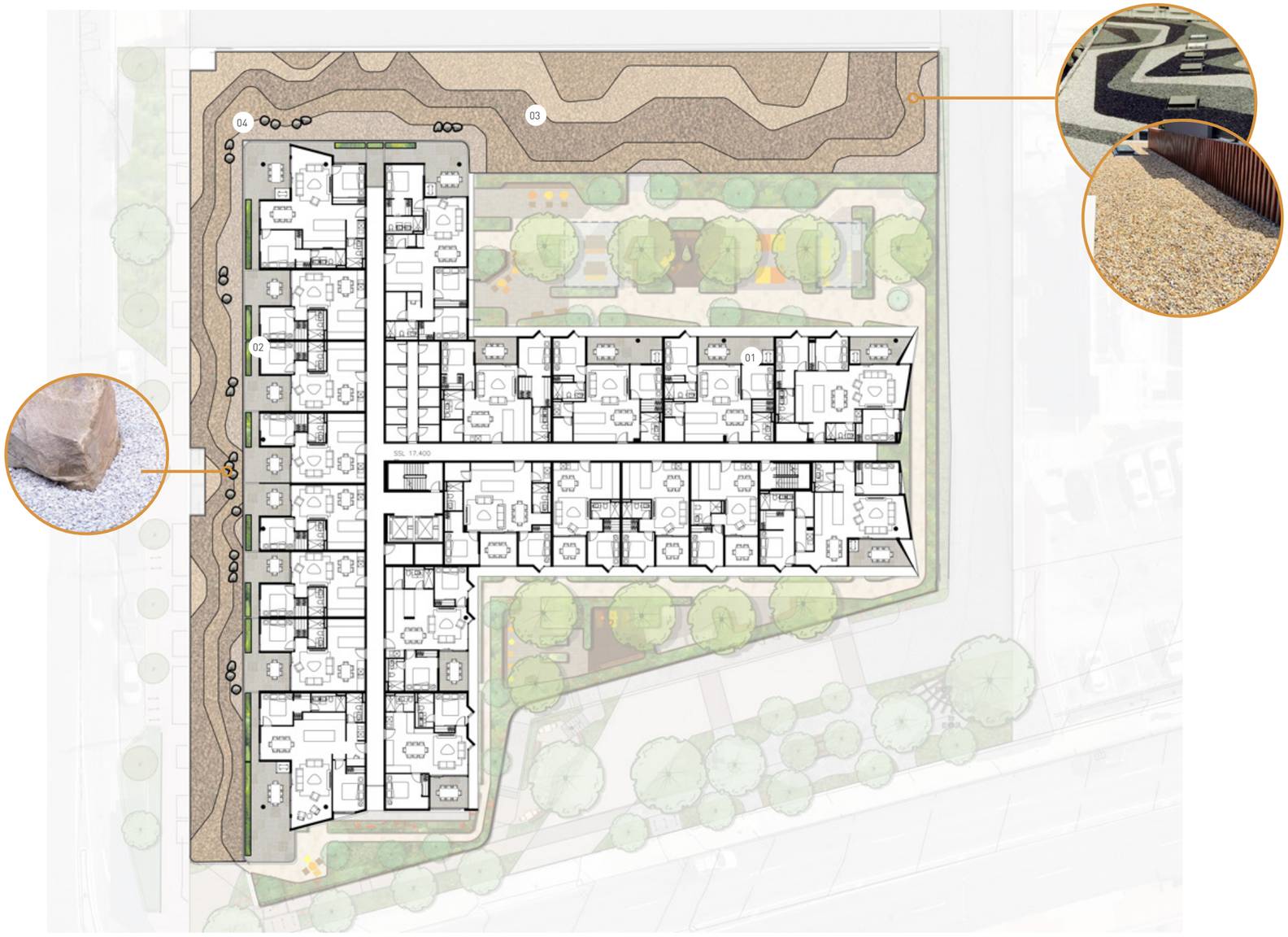
LEVEL TWO



LEGEND

01 UNIT PAVING TO BALCONY AREAAS

02 RAISED PLANTERS TO EDGE OFBALCONIES WITH CASCADING STYLE PLANTING

03 GRAVEL BALLAST TO ROOFTOP IN ALTERNATING COLOURS/ SIZES TO CREATE SOFTENING TO ROOFTOP

04 ROCK BOULDERS IN GRAVEL AT BALCONY AREAS TO CREATE FOCAL POINT

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LANDSCAPE DESIGN
LEVELS THREE TO EIGHT

LEGEND

01 UNIT PAVING TO BALCONY AREAAS

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LEVEL NINE

LEGEND

01 UNIT PAVING TO BALCONY AREAAS

02 RAISED PLANTERS TO EDGE OFBALCONIES WITH CASCADING STYLE PLANTING

03 GRAVEL BALLAST TO ROOFTOP IN ALTERNATING COLOURS/ SIZES TO CREATE SOFTENING TO ROOFTOP

04 ROCK BOULDERS IN GRAVEL AT BALCONY AREAS TO CREATE FOCAL POINT

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DESIGN WA COMPLIANCE
ITEM 3.3A - DEEP SOIL AREA & TREE REQUIREMENTS

BASED ON A SITE AREA OF: 6825 SQ.M

REQUIRED DEEP SOIL AREA (10%): 683 SQ.M **PROVIDED DEEP SOIL AREA: 396.1 SQ.M** **PROVIDED ADDITIONAL PLANTING ON STRUCTURE: 611.8 SQ.M**

REQUIRED TREE CANOPY: 384 SQ.M **PROVIDED TREE CANOPY: 420 SQ.M**

DEEP SOIL AREA

THE DEVELOPMENT SEEKS TO EXCEED THE REQUIRED LANDSCAPE PROVISION FOR DEEP SOIL AREA AS DEFINED IN DESIGNWA THROUGH GENEROUSLY SCALED LANDSCAPE AREAS; ALLOWING SIGNIFICANT ROOTABLE DEEP SOIL AREAS ON STRUCTURE.
SOIL VOLUMES ARE CONSIDERED IN TREE PLACEMENT AND SELECTION OF TREE SPECIES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR DEEP SOIL AREAS AS DEFINED IN DESIGNWA.

TABLE 01: DEEP SOIL ZONE REQUIREMENTS

	LOT AREA: 2182 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC DEEP SOIL AREA REQUIREMENTS	> 1000 SQ.M	10% OF DEEP SOIL AREA ON SITE (683 SQ.M)	REQUIRED MIN OF 683 SQ.M PROVIDED DEEP SOIL AREA OF 396.1 SQ.M SHORT OF 286.9 SQ.M
		Planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided. 2x 286.9 = 573.8 SQ.M min	MIN OF 573.8 SQ.M PROVIDED TOTAL PLANTING ON STRUCTURE OF 611.8 SQ.M

THE TABLE BELOW SUMMARISES THE EXTENT OF LANDSCAPE AREAS, AND DEEP SOIL AREA OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 02: LANDSCAPE AREAS / DEEP SOIL AREAS

	DEEP SOIL AREA (IN GROUND)	PLANTING ON STRUCTURE (1000MM DEPTH MIN) AS DEEP SOIL AREA	PLANTING ON STRUCTURE (600MM DEPTH MIN)	SOFT LANDSCAPE GARDEN AREA
GROUND FLOOR	297.3 SQ.M	-	-	297.3 SQ.M
GF PERMEABLE PAVING *20% OF TOTAL M2 SHOWN TO COUNT TO DSA	98.8 SQ.M			98.8 SQ.M
LEVEL 01	-	236.7 SQ.M	344.3 SQ.M	581 SQ.M
LEVEL 02	-	-	24.2 SQ.M	24.2 SQ.M
LEVEL 03-08	-	-	-	-
LEVEL 09	-	-	6.6 SQ.M	6.6 SQ.M
TOTAL	396.1 SQ.M	236.7 SQ.M	375.1 SQ.M	1007.9 SQ.M

IRRIGATION REQUIREMENTS

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR 357 OXFORD STREET PROJECT. THE SCOPE WILL INCLUDE:
- IRRIGATION TO ALL LANDSCAPE AREAS
- MOISTURE SENSORS THROUGHOUT, TO ENSURE WATER USE IS MINIMISED
- USE OF LOW WATER USE EMITTERS TO ENSURE ONLY SUFFICIENT WATER IS PROVIDED TO IRRIGATE PLANTING AREAS
- IN-LINE FERTILISATION UNIT TO ENSURE FERTILISING AND MOISTURE RETENTION IS CONTROLLED
- USE OF POP - UP FLOOD BUBBLERS TO SUIT SIZE OF GARDEN BEDS TO ENSURE ANY OVER-SPRAY AND WASTAGE IS MITIGATED, AND;
- A DETAILED DESIGN AND SPECIFICATION WILL BE PROVIDED AT BUILDING LICENSE APPLICATION STAGE.

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TREE REQUIREMENTS

THE DEVELOPMENT SEEKS TO PROVIDE SUFFICIENT NUMBER OF TREES THROUGH ALL LEVELS OF LANDSCAPE, INCLUDING EXTERNAL LANDSCAPE SPACES.

THE TABLE BELOW OUTLINES MINIMUM REQUIREMENTS FOR TREE QUANTITY AS DEFINED IN DESIGNWA.

TABLE 03: TREE REQUIREMENTS

	LOT AREA: 6825 SQ.M	MINIMUM REQUIREMENTS	PROJECT REQUIREMENT FOR PROVISION
WAPC MINIMUM TREE REQUIREMENTS	> 1000 SQ.M	6 LARGE TREES AND SMALL TREES TO SUIT AREA 1 large tree for each additional 900SQ.M in excess of 1000SQ.M and small trees to suit area)	PROVIDED TREES: 1 LARGE; 2 MEDIUM TREE; 24 SMALL TREES PROVIDED MINIMUM OF 420 SQ.M OF TREE CANOPY COVER WHICH EQUATES TO APPROX 6.1% CANOPY COVER OF THE DEVELOPMENT SITE AREA

THE TABLE BELOW SUMMARISES THE QUANTITY OF PROPOSED TREES OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 04: PROPOSED TREE CANOPY CALCULATION

	SMALL TREES: 4M DIAMETER MIN 12.5 SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 6M DIAMETER MIN 28 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: 9M DIAMETER MIN 64 SQ.M CANOPY COVER AT MATURITY	TOTAL CANOPY COVER
GROUND FLOOR	15 (187.5 SQ.M)	2 (56 SQ.M)	1 (64 SQ.M)	307.5 SQ.M
LEVEL 01	9 (112.5) *Non DSA Compliant trees not included	-	-	112.5 SQ.M
TOTAL	300 SQ.M CANOPY COVER AT MATURITY	56 SQ.M CANOPY COVER AT MATURITY	64 SQ.M CANOPY COVER AT MATURITY	420 SQ.M PROPOSED TREE CANOPY COVER

THE TABLE BELOW SUMMARISES THE QUANTITY OF PROPOSED TREES OVER THE VARIOUS LANDSCAPE LEVELS.

TABLE 05: PROPOSED TREE DSA REQUIREMENTS

	SMALL TREES: 9 SQ.M DSA	SMALL TREES NON-DSA COMPLIANT	MEDIUM TREES: 36 SQ.M DSA	LARGE TREES: 64 SQ.M DSA	TOTAL DSA REQUIRED
GROUND FLOOR	135 SQ.M (15 Trees)		72 SQ.M (2 Trees)	64 SQ.M (1 Tree)	271 SQ.M
LEVEL 01	81 SQ.M (9 Trees)	18 TREES (162)	-	-	100 SQ.M
TOTAL	216 SQ.M DSA		72 SQ.M DSA	64 SQ.M DSA	371 SQ.M DSA

TABLE 06: ADDITIONAL TREE PLANTING OUTSIDE OF SITE WORKS BOUNDARY

	SMALL TREES: 4M DIAMETER MIN 12.5 SQ.M CANOPY COVER AT MATURITY	MEDIUM TREES: 6M DIAMETER MIN 28 SQ.M CANOPY COVER AT MATURITY	LARGE TREES: 9M DIAMETER MIN 64 SQ.M CANOPY COVER AT MATURITY	TOTAL CANOPY COVER
FOSS ST PARK	2 (25 SQ.M)	-	4 (256 SQ.M)	281 SQ.M
POINT WALTER RD	2 (25 SQ.M)	-	1 (64 SQ.M)	89 SQ.M
TOTAL	50 SQ.M CANOPY COVER AT MATURITY		320 SQ.M CANOPY COVER AT MATURITY	370 SQ.M PROPOSED TREE CANOPY COVER

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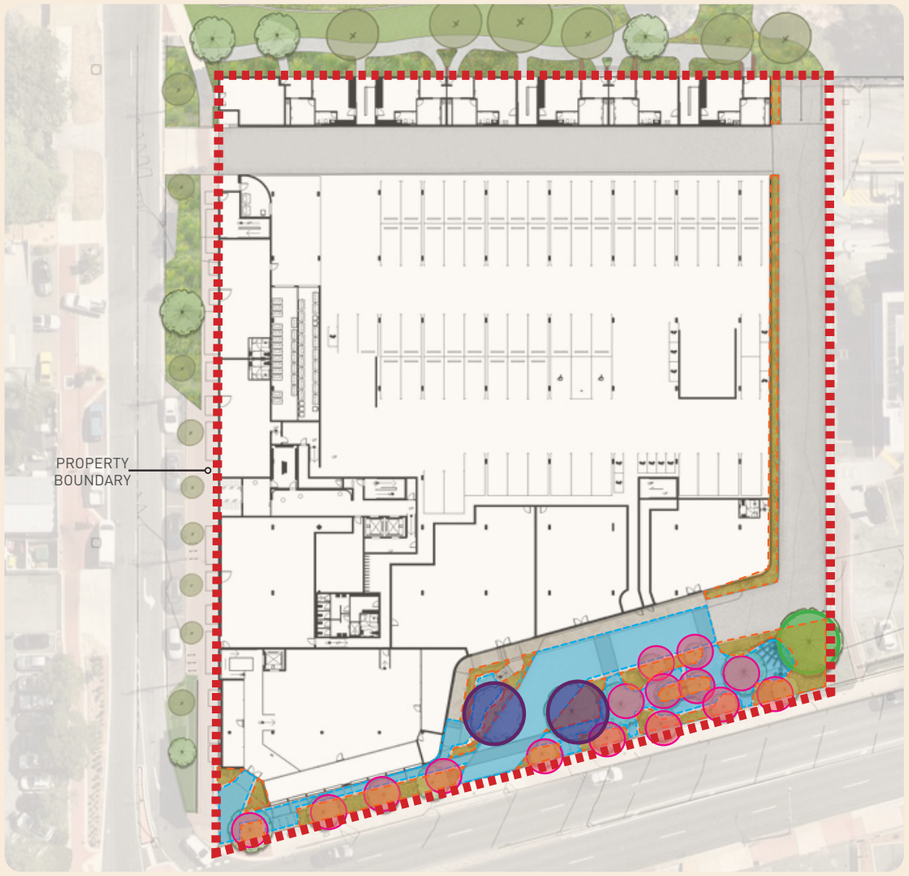
DESIGN WA COMPLIANCE

DEEP SOIL AREAS WITH PROPERTY BOUNDARY



GROUND FLOOR

LEVEL ONE

LEGEND

- IN GROUND - DEEP SOIL AREA
- PERMEABLE PAVING - WITH STRUCTURAL SOIL UNDER WHERE ADJACENT TO TREES
- ON STRUCTURE - MIN 1000MM DEPTH PLANTERS
- ON STRUCTURE - MIN 500MM DEPTH PLANTERS
- SMALL TREES - 4M DIAMETER MIN
- MEDIUM TREES - 6M DIAMETER MIN
- LARGE TREES - 9M DIAMETER MIN
- TREES - 2-3M DIAMETER NON COMPLIANT DSA

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LEVEL TWO

LEVEL NINE

LEGEND

- IN GROUND - DEEP SOIL AREA
- PERMEABLE PAVING - WITH STRUCTURAL SOIL UNDER WHERE ADJACENT TO TREES
- ON STRUCTURE - MIN 1000MM DEPTH PLANTERS
- ON STRUCTURE - MIN 500MM DEPTH PLANTERS
- SMALL TREES - 4M DIAMETER MIN
- MEDIUM TREES - 6M DIAMETER MIN
- LARGE TREES - 9M DIAMETER MIN
- TREES - 2-3M DIAMETER NON COMPLIANT DSA

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MATERIAL PALETTE

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PLANTING PALETTE
TREES

Agonis flexuosa
WEST AUSTRALIAN PEPPERMINT
MATURE SIZE: 10 X 10 M
POT SIZE: 200L

Cupaniopsis anacardiodes
TUCKEROO
MATURE SIZE: 6 X 3 M
POT SIZE: 200L

Tristaniopsis laurina
WATER GUM/KANOOKA
MATURE SIZE: 15 X 6 M
POT SIZE: 200L

Eucalyptus Vitrix Snow Queen
POWDER BARK COOLABAH
MATURE SIZE: 6 X 3 M

Waterhousea floribunda
WEEPING LILLY PILLY
MATURE SIZE: 6 X 3 M
POT SIZE: 100L

Lagerstroemia tuscarora
CREPE MYRTLE
MATURE SIZE: 6 X 3 M
POT SIZE: 100L

Pistacia chinensis
CHINESE PISTACHIO
MATURE SIZE: 10 X 5 M

Melaleuca viridiflora
BROAD LEAFED PAPERBARK
MATURE SIZE: 8 X 4 M
POT SIZE: 200L

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PLANTING PALETTE
SHRUBS & GROUNDCOVERS

Anigozanthos 'Yellow Gem'
KANGAROO PAW
MATURE SIZE: 1.5 X 1 M
SPACING: 2/M² POT SIZE: 140 MM

Eremophila 'Blue Horizon'
EMU BUSH 'BLUE HORIZON'
MATURE SIZE: 0.25 X 1 M

Stachys byzantina
LAMBS EARS
MATURE SIZE: 0.25 X 0.3 M
SPACING: 5M² POT SIZE: 140 MM

Viola hederacea
AUSTRALIAN NATIVE VIOLET
MATURE SIZE: 0.1 X 0.5-1 M
SPACING: 3M² POT SIZE: 140 MM

Myoporum parvifolium
BOOBIALLA
MATURE SIZE: 0.1 X 1 M

Conostylis candicans
GREY COTTONHEADS
MATURE SIZE: 0.3 X 0.5 M
SPACING: 4/M² POT SIZE: 140 MM

Hibbertia scandens
SNAKE VINE
MATURE SIZE: 0.3 X 2 M
SPACING: 2/M² POT SIZE: 140 MM

Adenanthos cuneata
BASKET FLOWER
MATURE SIZE: 1 X 1.5 M
SPACING: 1/M² POT SIZE: 140 MM

Grevillea 'Gin Gin Gem'
SPIDER FLOWER
MATURE SIZE: 0.3 X 2 M

Casuarina 'Cousin it'
COUSIN IT CASUARINA
MATURE SIZE: 0.15 X 1 M
SPACING: 2/M² POT SIZE: 140 MM

Westringia 'Grey Box'
LADY PALM
MATURE SIZE: 0.3 X 0.3 M
SPACING: 4/M² POT SIZE: 140 MM

Hemiandra pungens 'Alba'
SNAKE BUSH
MATURE SIZE: 0.3 X 1 M
SPACING: 2/M² POT SIZE: 140 MM

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PLANTING PALETTE
SHRUBS & GROUNDCOVERS

Zoysia tenuifolia
MATURE SIZE: 0.1X 1 M
SPACING: 1/M² P0.4T SIZE: 140 MM

Thymus 'Pink Chintz'
PINK CREEPING THYME
MATURE SIZE: 0.1X 0.3 M
SPACING: 4/M² POT SIZE: 140 MM

Lechenaultia biloba
BLUE LECHENAULTIA
MATURE SIZE: 1 X 0.5 M
SPACING: 4/M² POT SIZE: 140 MM

Euphorbia wulfenii
SPURGE
MATURE SIZE: 1.5 X 0.8 M
SPACING: 2M² POT SIZE: 140 MM

Chrysocephalum apiculatum
YELLOW BUTTONS
MATURE SIZE: 0.5 X 0.3M
SPACING: 4/M² POT SIZE: 140 MM

Rosmarinus officinalis 'Prostratus'
PROSTRATE ROSEMARY
MATURE SIZE: 0.3 X 1M
SPACING: 1/M² POT SIZE: 140 MM

Lavandula dentata
FRENCH LAVENDER
MATURE SIZE: 1 X 1 M

Festuca glauca
BLUE FESCUE GRASS
MATURE SIZE: 0.5 X 0.5 M
SPACING: 4/M² POT SIZE: 140 MM

Agave attenuata
FOXTAIL AGAVE
MATURE SIZE: 1.5 X 0.8M
SPACING: 1/M² POT SIZE: 140 MM

Adenanthos Silver Sensation
DWARF WOOLLY BUSH
MATURE SIZE: 0.75 X 1.5M
SPACING: 1/M² POT SIZE: 140 MM

Westringia 'Mundi'
COASTAL ROSEMARY
MATURE SIZE: 0.4 X 1.5 M

Banksia Ashbyi 'Dwarf'
BANKSIA
MATURE SIZE: 1.5 X 2 M

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Client:	Space Collective Architects
Author:	Tshering Yangden
Date:	29th June 2026
Shawmac Document #:	2602011-TIA-001

CONSULTING CIVIL AND TRAFFIC ENGINEERS
1 ST. FLOOR, 908 ALBANY HIGHWAY, EAST VICTORIA PARK WA 6101.
PHONE|+61 8 9355 1300
EMAIL| admin@ shawmac.com.au

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Version	Prepared By	Reviewed By	Approved By	Date
Draft	T. Yangden	-	-	26/06/2026
A	T. Yangden	P. Nguyen	P. Nguyen	29/06/2026

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1. Introduction

1.1. Proponent

Shawmac Pty Ltd has been engaged by Space Collective Architects to prepare a Transport Impact Assessment (TIA) for a proposed mixed-use development in Bicton.

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 4 – Individual Developments*.

1.2. Site Location

The site address is 326 Canning Highway in Bicton. The local authority is the City of Melville. The general site location is shown in **Figure 1**.

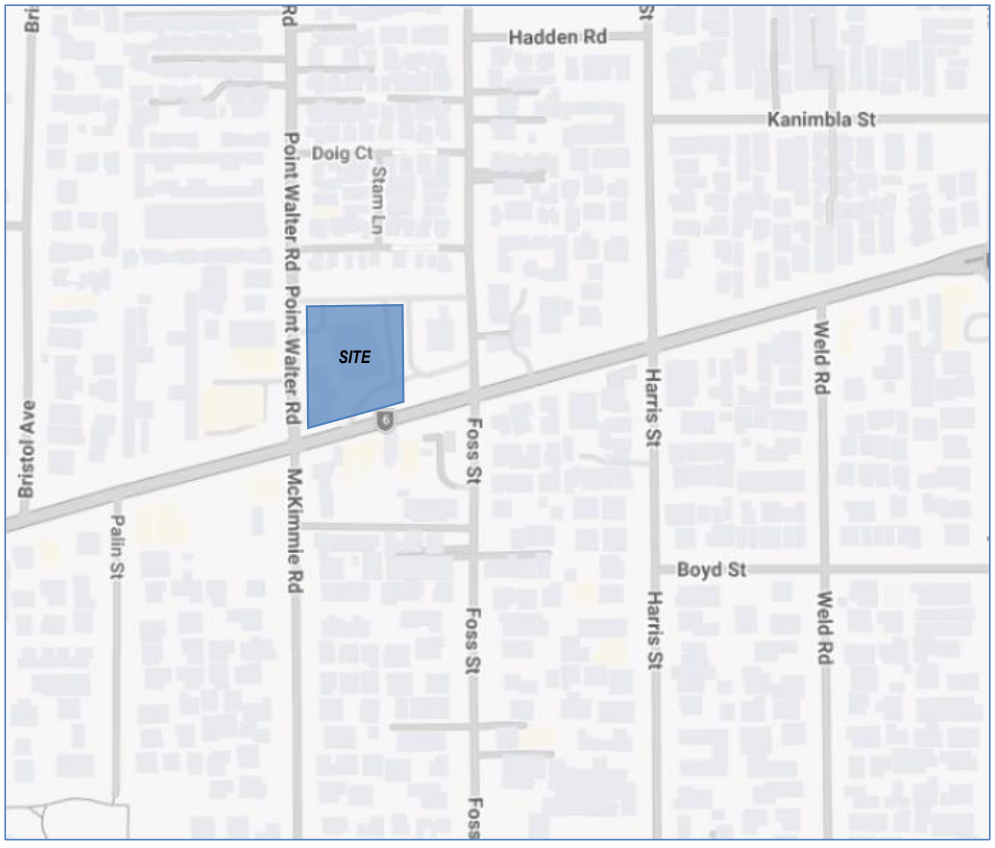

Figure 1: Site Location

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An aerial view of the existing site is shown in **Figure 2**.

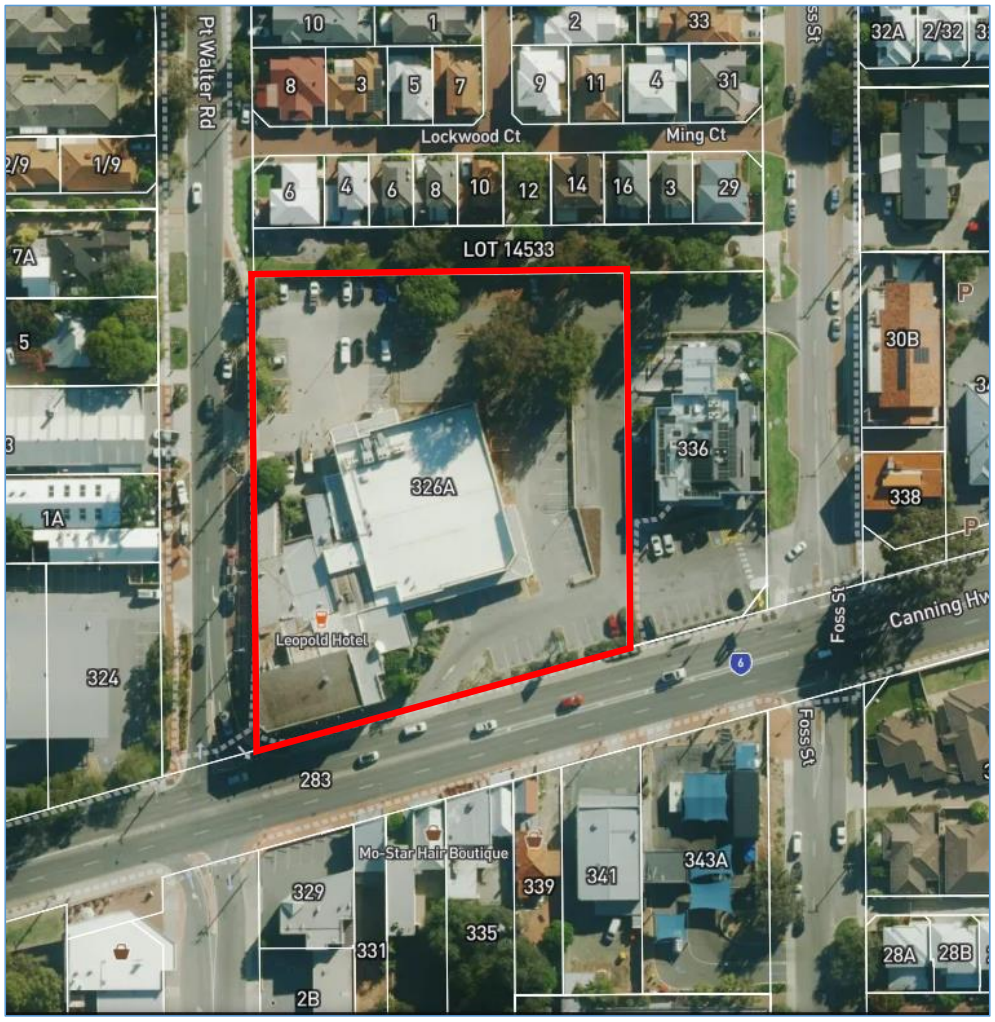

Figure 2: Aerial View (May 2026)

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2. Proposed Development

2.1. Land Use

The site currently accommodates an existing commercial building (hotel) and a liquor store.

The proposal is a mixed-use development comprising 203 apartments, retail, café, a micro-brewery and a liquor store.

The ground floor plan and site layout is shown in **Figure 3**. The development has been set back out of the Canning Highway Primary Regional Road (PRR) reserve to allow for the future widening of the highway.

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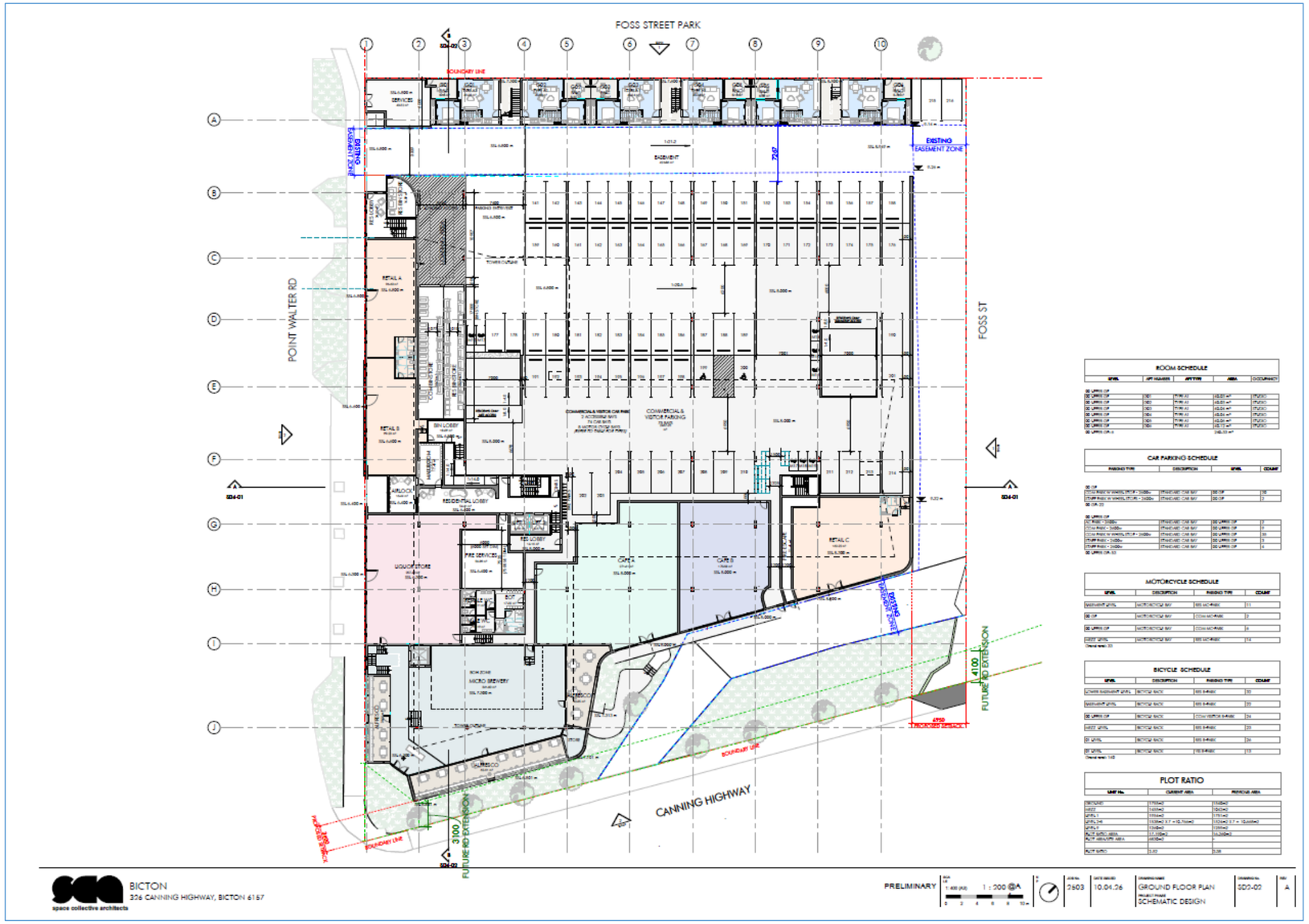

Figure 3: Ground Floor Plan

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3. Traffic Management on Frontage Streets

3.1. Existing Road Layout and Hierarchy

The layout and hierarchy of the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in **Figure 4**.

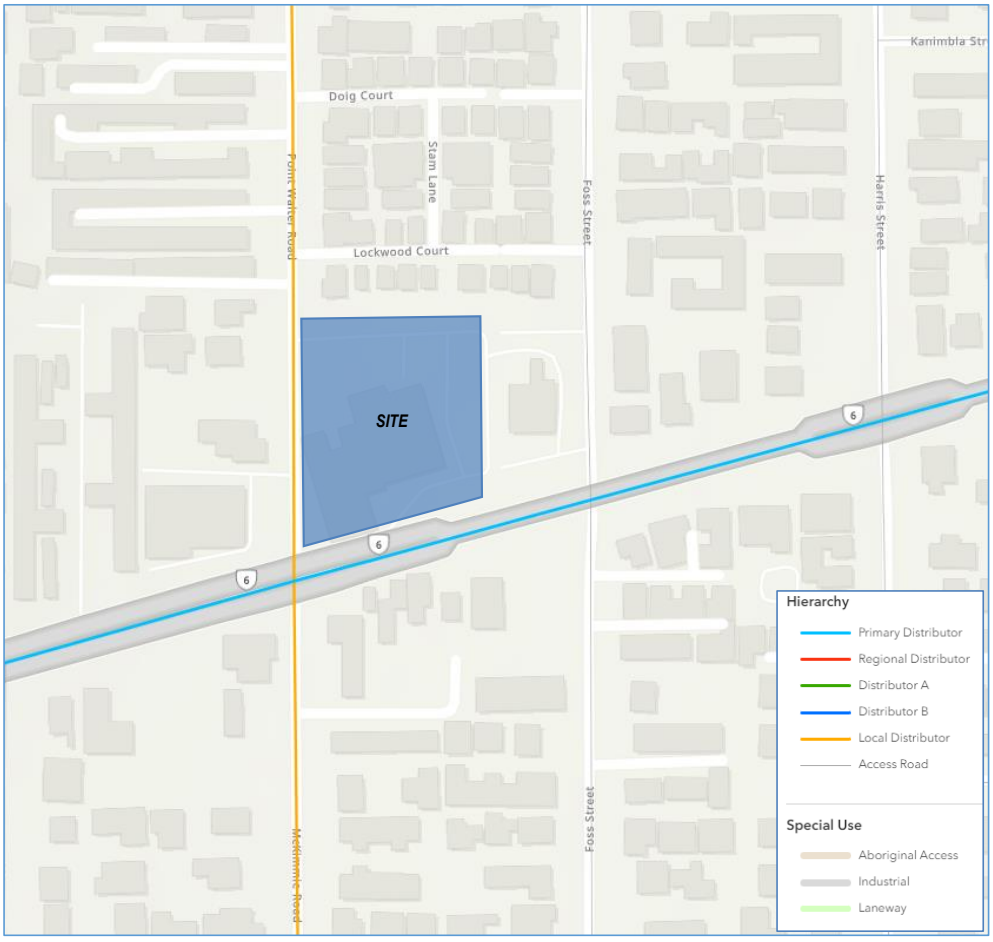

Figure 4: Existing Road Network Hierarchy

As shown, Canning Highway is a Primary Distributor Road and State Road under the jurisdiction of Main Roads WA.

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3.2. Speed Limits

The existing speed limits are shown in **Figure 5**.

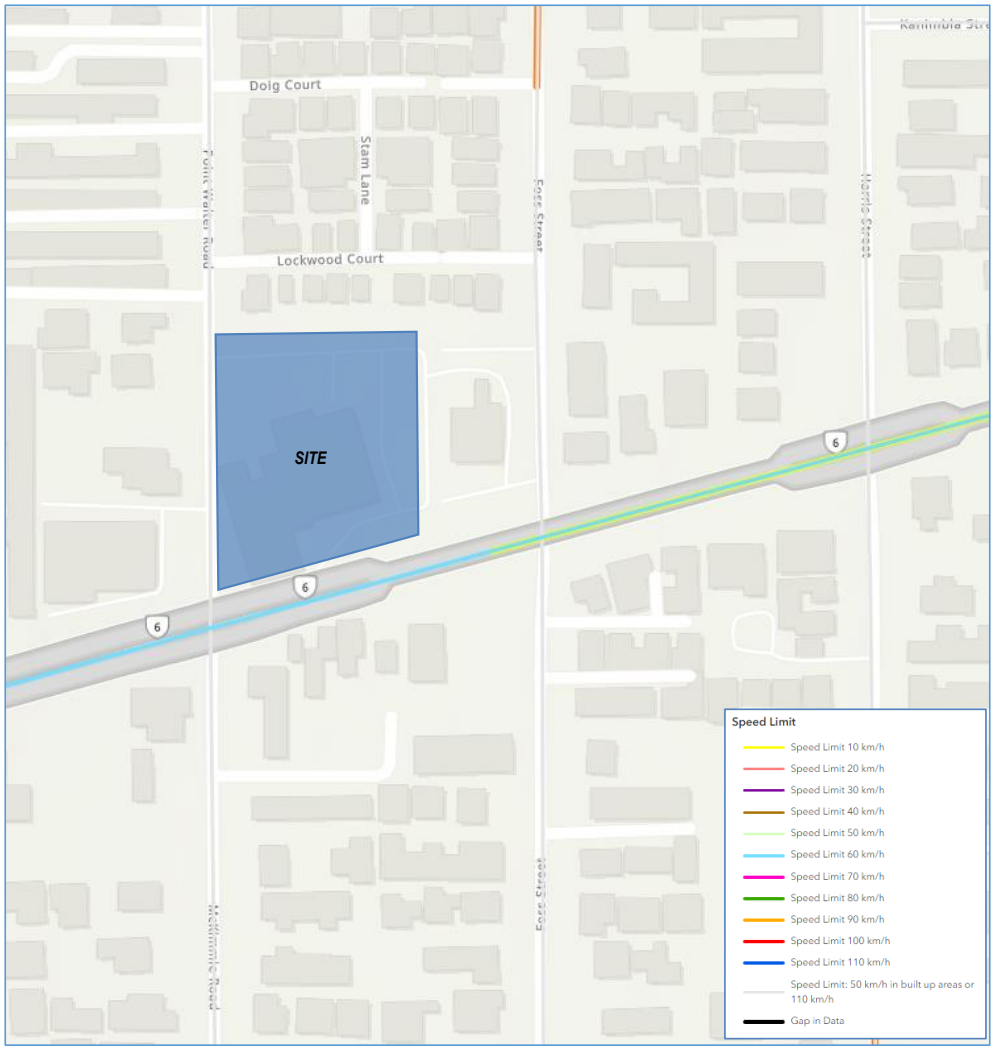

Figure 5: Existing Speed Limits

3.3. Traffic Volumes

Peak hour traffic surveys were undertaken in February 2026 as summarised in **Figure 6** and **Figure 7**.

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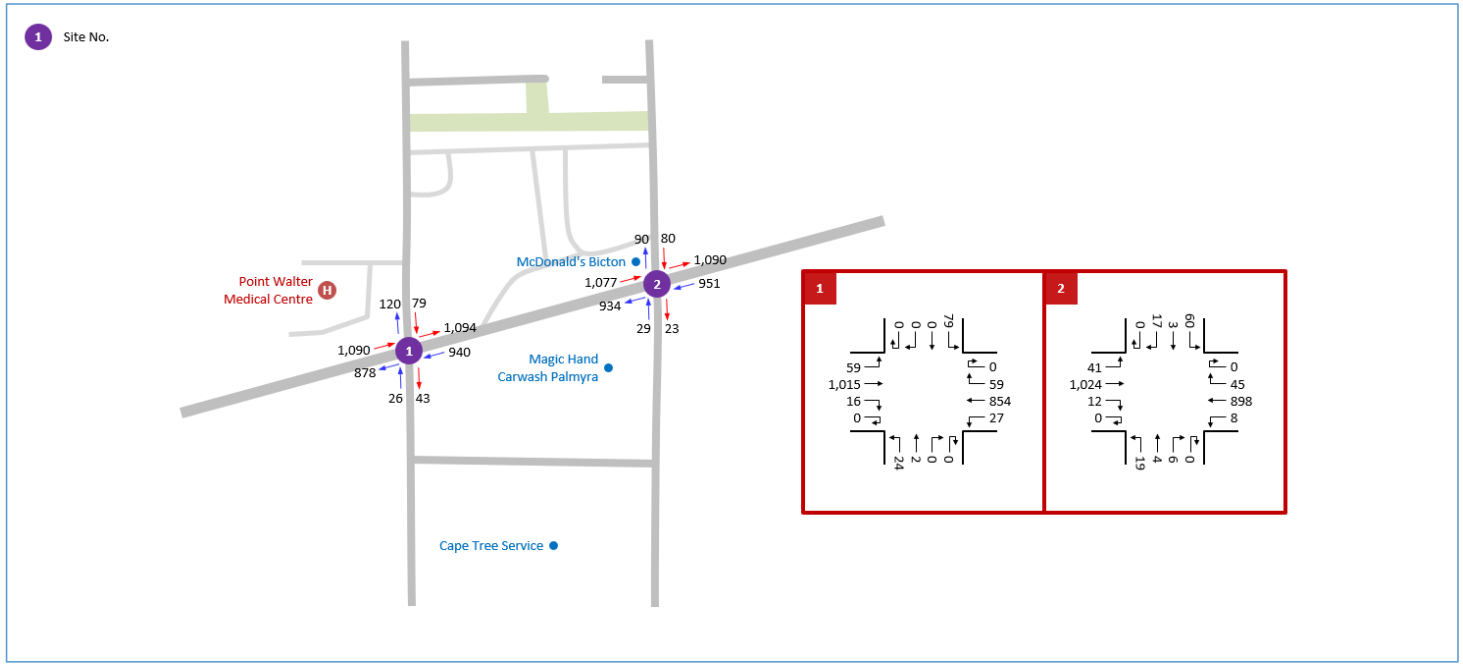

Figure 6: Traffic Volume Summary – Feburary 2026 – Weekday PM Peak (4:00 to 5:00pm)

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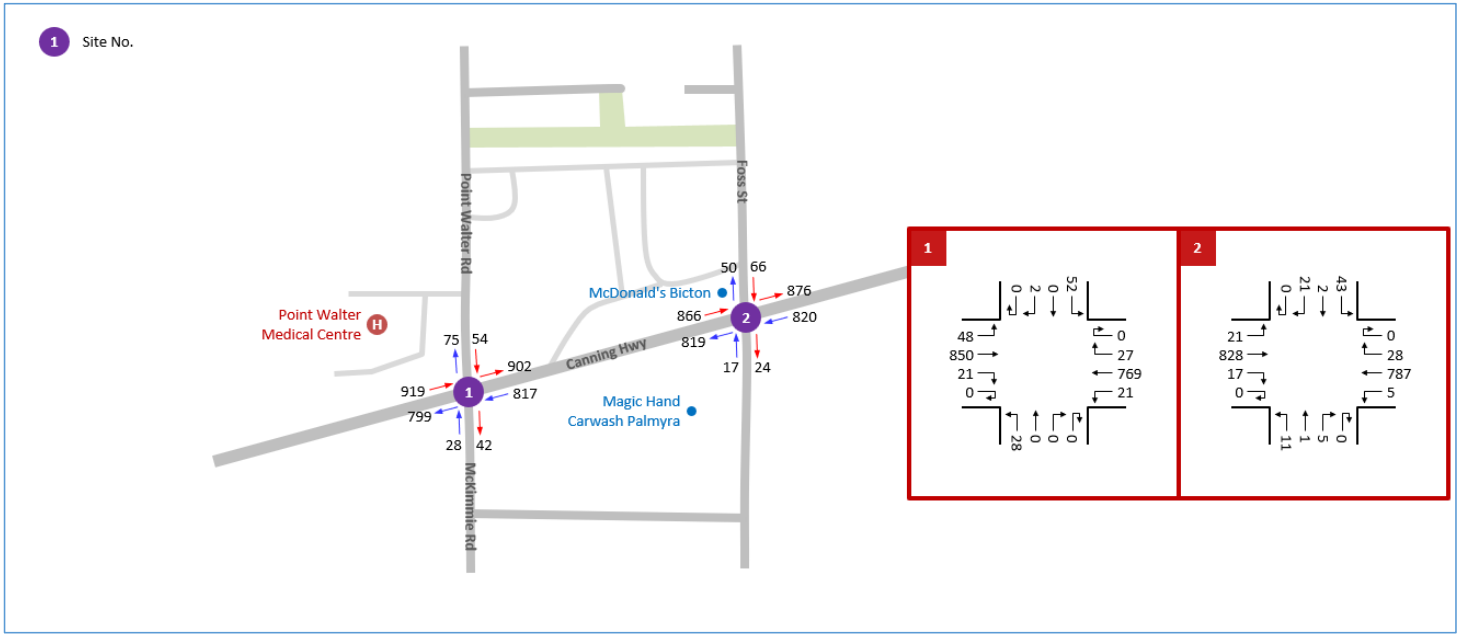

Figure 7: Traffic Volume Summary – June 2026 – Weekend Mid-Day Peak (1:00 to 2:00pm)

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4. Vehicle Access and Parking

4.1. Vehicle Access

The development site currently shares vehicle access with the adjacent McDonalds restaurant. There are crossovers on Canning Highway, Point Walter Road and Foss Street and vehicle access easements as shown in **Figure 8**.

Figure 8: Existing Vehicle Access Arrangement

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It is proposed to mostly retain the current vehicle access and easement but with modifications to limit use of the Canning Highway entry crossover and to minimise the likelihood of queueing and impacts on Canning Highway by locating access as far from Canning Highway as possible. The proposed vehicle access arrangement is shown in **Figure 9**. The existing easement is proposed to remain so that the current access arrangement for McDonalds is not affected. Internally, access to the mezzanine and basement parking levels is via ramps.

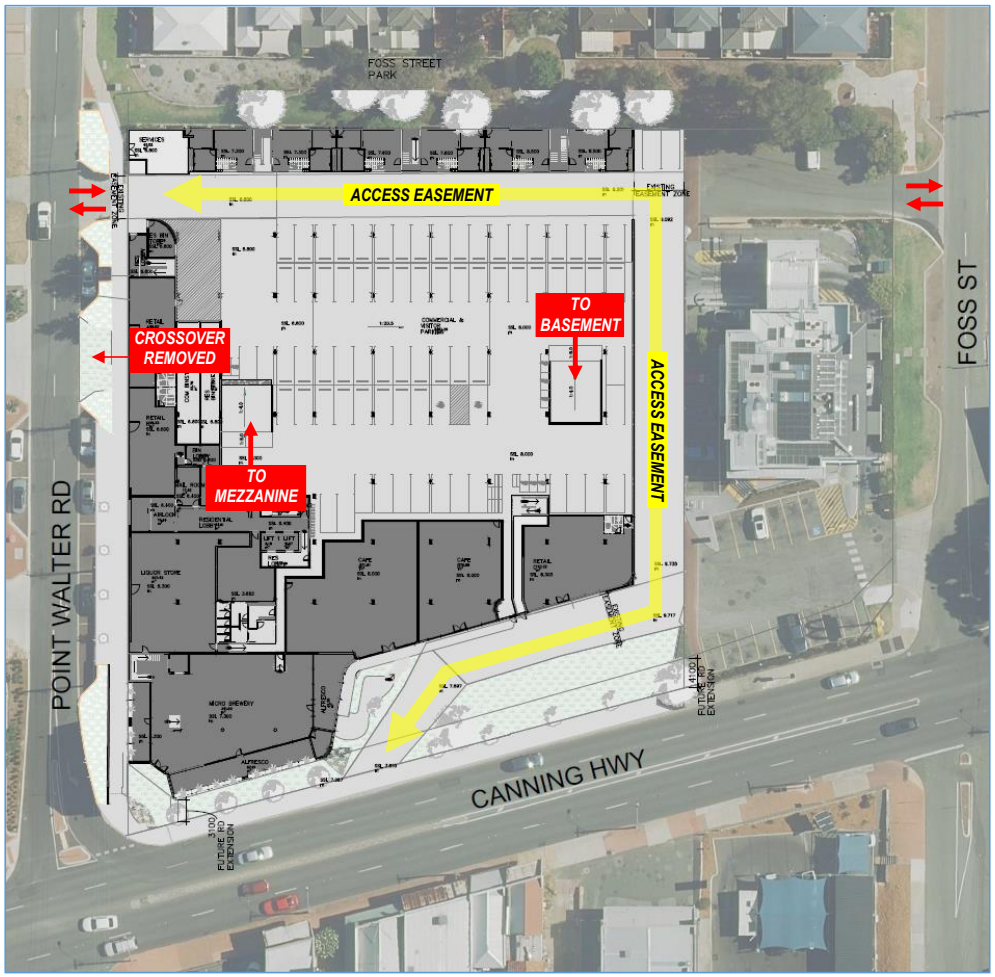

Figure 9: Proposed Vehicle Access Arrangement

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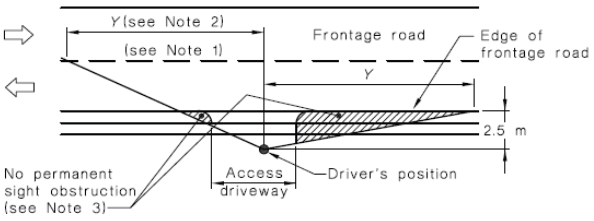
4.2. Vehicle Sight Distance

Sight distance requirements from vehicle exit points are defined in Figure 3.2 of Australian Standard AS2890.1-2004 *Parking facilities Part 1: Off street car parking* (AS2890.1) which are based on the Austroads Stopping Sight Distance shown in **Figure 10**.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Figure 10: AS2890.1 Sight Distance Requirements

Based on the 50km/h speed limit along Point Walter Road and Foss Street, the minimum required sight distance is 45m.

As shown in **Figure 11**, the minimum required sight distance is achieved in both directions at both crossovers.

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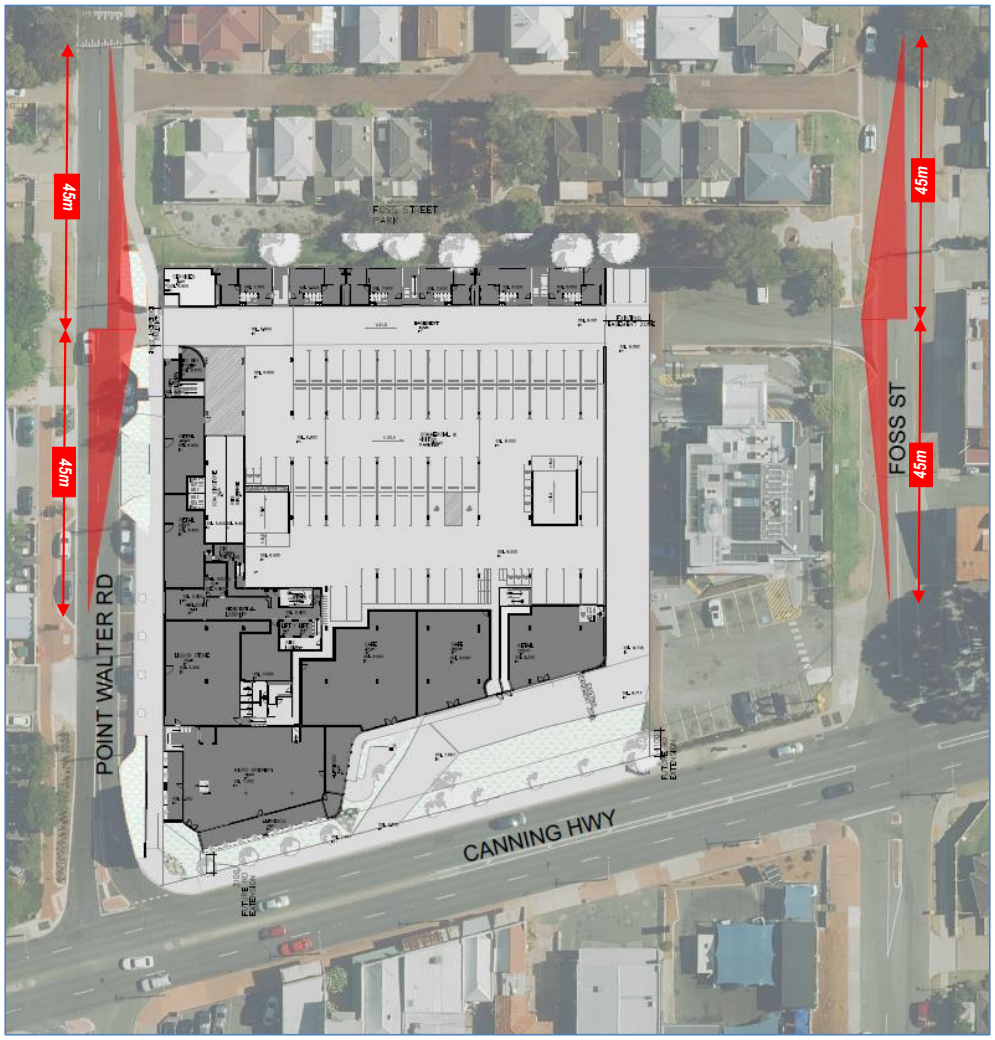

Figure 11: Sight Distance Check

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4.3. Parking Supply

The minimum parking requirements for the residential component of the development are outlined in the Residential Design Codes. As advised, the parking requirements are to be calculated in accordance with the Residential Design Codes Volume 1 (RDC1) and due to the proposed density of R60, the requirements calculated based on RDC1 Part C. As the site is located within the walkable catchment of a high frequency transit stop, the Location A requirements of the RDC1 have been applied.

As the site is zoned *Mixed Use* on the structure plan, the non-residential car parking requirements are outlined in the City's *Car Parking and Access Local Planning Policy (LPP 1.6)*. The parking calculation is summarised in **Table 1** and **Table 2.** It is noted that for developments with 90 or more car parking bays, the motorcycle and scooter parking requirements are at the discretion of the City. By extrapolating the values in Table 2 of LPP1.6, it is assumed that 12 motorcycle / scooter bays would be required.

Table 1: Parking Requirements – Non-Residential

Land Use	Minimum Requirement	Quantum	Required Bays
Shop (Retail & Liquor Store)	1 bay per 20m^2 Net Lettable Area (NLA)	565.51m^2	28
Café	1 bay per 10m^2 Public Floor Area, plus 0.5 bays per staff member	253m^2 (60% NLA) 6 staff (assumed)	25 3
Tavern (Micro Brewery)	1 bay per 10m^2 Public Floor Area, plus 0.5 bay per staff member	411m^2 (60% NLA) 10 staff (assumed)	41 5
Motorcycle Bays	Based on Car Bays Required	102 car bays required	12 (assumed)

Table 2: Parking Requirements - Residential

Land Use	Unit	Minimum Requirement	Quantum	Required Bays
Residential – Multiple Dwellings (R60 – Location A)	Studio and 1 bedroom dwelling	Minimum: 0 bay per dwelling	105	0
	2-bedroom dwelling	Minimum: 0 bay per dwelling	74	0
	3+ bedroom dwellings	Minimum: 1 bay per dwelling	24	24
	Visitor (13 or more dwellings)	Minimum: 3, plus 1 additional space per four dwellings for development exceeding 13 dwelling	203	54
	Motorcycle / Scooter	Minimum: 1 motorcycle / scooter bay for every 10 car bays for developments exceeding 20 dwellings	78	8

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As shown, under the RDC1 and the City's planning policy, the development would require a minimum of 96 commercial car bays (reduced by MC bays), 24 residential car bays, 54 residential visitor car bays, 12 commercial motorcycle / scooter bays and 8 residential motorcycle / scooter bays.

The proposed parking provision comprises:

- 236 resident car bays
- 27 commercial / residential visitor car bays
- 49 commercial bays
- 25 residential motorcycle / scooter bays
- 12 commercial motorcycle / scooter bays

The proposed provision is considered adequate having regard to the mixed-use nature of the development and the parking concessions available under the planning framework. As above, it is proposed to assign 27 car bays as reciprocal use bays to be shared between the commercial and residential visitor bays as the peak demand periods do not fully overlap. Residential visitors are mostly on weeknights and on weekends when some of the commercial uses may be closed. In addition, the various commercial tenancies are expected to have different operating and peak demand periods, reducing the likelihood of simultaneous parking demand.

With regards to residential visitor parking, the Residential Design Codes states that residential visitor parking may be reduced where there is adequate on-street parking or public parking in the near vicinity of the development. In this case, there is existing street parking in the surrounding roads which would reasonably accommodate a proportion of the residential visitor parking demand. In reality, some residential visitors may also be customers of the retail uses and could reasonably use the dedicated retail bays without significantly impacting the parking availability for other users. These provisions also support a reduction in the calculated commercial parking requirement.

The residential visitor parking requirement generated under Residential Design Code 1 (RDC1) is considered to be higher than the parking demand likely to occur in practice. Under R-Codes Volume 2, the equivalent residential visitor parking requirement would be approximately 27 bays, consistent with the proposed shared visitor/commercial parking supply. Accordingly, the proposed parking provision is considered sufficient to accommodate the anticipated demand, with any shortfall in residential visitor parking expected to be absorbed through the shared-use arrangement and available on-street parking.

It is recommended that a Traffic and Parking Management Plan is prepared to support the ongoing management of parking within the development.

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4.4. Parking Layout

The layout and dimensions of the car park have been assessed for compliance with AS2890.1 as detailed in **Table 3**. The resident bays are User Class 1A and retail parking is typically User Class 2.

Table 3: AS2890.1 Car Parking Compliance

Dimension	Requirement	Provided
90 degree parking – Class 1 or 1A – Residential, domestic parking		
Car Bay Width	2.4m	2.4m minimum
Car Bay Length (Standard Bay)	5.4m	5.4m
Car Bay Length (Tandem Bay)	10.8m	10.8m
Parking Aisle Width	5.8m	5.8m minimum
Blind Aisle Extension	1.0m	1.0m minimum
Ramp Width (High wall both sides)	6.1m	7.0m
90 degree parking – Class 2 – Retail		
Car Bay Width	2.5m	2.6m
Car Bay Length (Standard Bay)	5.4m	5.4m
Parking Aisle Width	6.2m	6.2m minimum
Ramp Width (High wall both sides)	6.1m	7.0m minimum
Small Car		
Car Bay Width	2.3m	2.3m
Car Bay Length	5.0m	5.0m minimum
Parking Aisle Width	5.8m	5.9m minimum

As shown, the proposed parking layout complies with the minimum AS2890.1 requirements. A vehicle swept path analysis has been undertaken to check the site access, critical turning areas and parking bays at the end of blind aisles. The analysis was undertaken in AutoTURN using the Australian Standard B99 vehicle for circulating areas and the Australian Standard B85 vehicle for parking manoeuvres. The results of the analysis are attached as **Appendix A** and these demonstrate adequate circulation and parking manoeuvres.

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4.5. Provision for Service Vehicles

The site will need to accommodate on-site waste collection and delivery trucks via the proposed loading bay on the ground level. The client has advised that the largest service vehicle expected to access the site is a 10.44m Dennis Eagle (DE) Elite rear loader waste collection vehicle. A vehicle swept path analysis has also been undertaken in AutoTURN using 10.44m DE Elite rear loader waste truck design vehicle template.

The results of the analysis are attached in **Appendix A**. The swept path analysis indicates that the site access and loading bay will accommodate a 10.44m waste collection vehicle in a satisfactory manner. The truck is able to enter and leave the site in a forward direction.

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5. Traffic Volumes

5.1. Traffic Generation

The volume of traffic generated by the proposed development has been estimated using trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation* as detailed in **Table 4**.

Based on the land use and the background traffic volumes, the peak periods of combined development and background traffic will be the weekday PM peak hour around 4 to 5pm and the weekend peak hour around mid-day 1 to 2 pm.

Table 4: Proposed Development Vehicle Trip Generation

Land Use	Units	Quantity	Generation Rate		Number of Trips	
			Weekday PM Peak	Weekend Mid-day Peak	Weekday PM Peak	Weekend Mid-day Peak
Mid-Rise Multifamily Housing	Dwellings	203	0.39	0.39	79	79
Shop	100m² GFA	358.08m²	4.43	5.73	16	21
Micro-brewery	100m² GFA	567.88m²	10.03	24.72	58	140
Café	100m² GFA	442.19m²	8.39	11.49	35	51
Liquor Store	100m² GFA	207.43m²	17.89	10.02	37	21
				Total	**225**	**312**

The directional distribution of peak hour vehicle trips is summarised in **Table 5**.

Table 5: Peak Hour Vehicle Trip Generation – Directional

Land Use	Weekday PM Peak		Weekend Mid-day Peak		Weekday PM Peak		Weekend Mid-day Peak	
	% In	% Out	% In	% Out	Trips In	Trips Out	Trips In	Trips Out
Mid-Rise Multifamily Housing	61%	39%	51%	49%	48	31	40	39
Shop	51%	49%	50%	50%	8	8	11	10
Micro-Brewery	59%	41%	56%	44%	34	24	78	62
cafe	67%	33%	59%	41%	23	12	30	21
Liquor Store	50%	50%	52%	48%	19	18	11	10
				Total	**132**	**93**	**170**	**142**

As shown, the proposed development is predicted to generate approximately 225 vehicle trips during the weekday PM peak hour and 312 vehicles trips during the weekend mid-day peak hour.

It is noted that some customers of the liquor store, micro-brewery, and café are expected to be residents of the proposed development, resulting in internal trips rather than additional vehicle movements on the surrounding road network. In addition, customers may visit multiple on-site destinations during a single trip (e.g. visiting the café, retail tenancies and micro-brewery as part of the same visit), further reducing the number of external vehicle trips generated.

Furthermore, the mixed-use nature of the development is expected to promote internal trip capture, whereby residents and visitors can access a range of services and facilities on-site without needing to make separate vehicle trips.

For simplicity and as a worst-case scenario, no reduction has been applied to the trip generation estimate.

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5.2. Traffic Distribution

Based on the site location and layout of the road network, the development traffic has been distributed as follows:

- 10% north via Point Walter Road
- 75% east via Canning Highway
- 15% west via Canning Highway

Based on the layout of the road network and location of the site relative to the surrounding residential areas, the assumed distribution of development traffic is as shown in **Figure 11.**

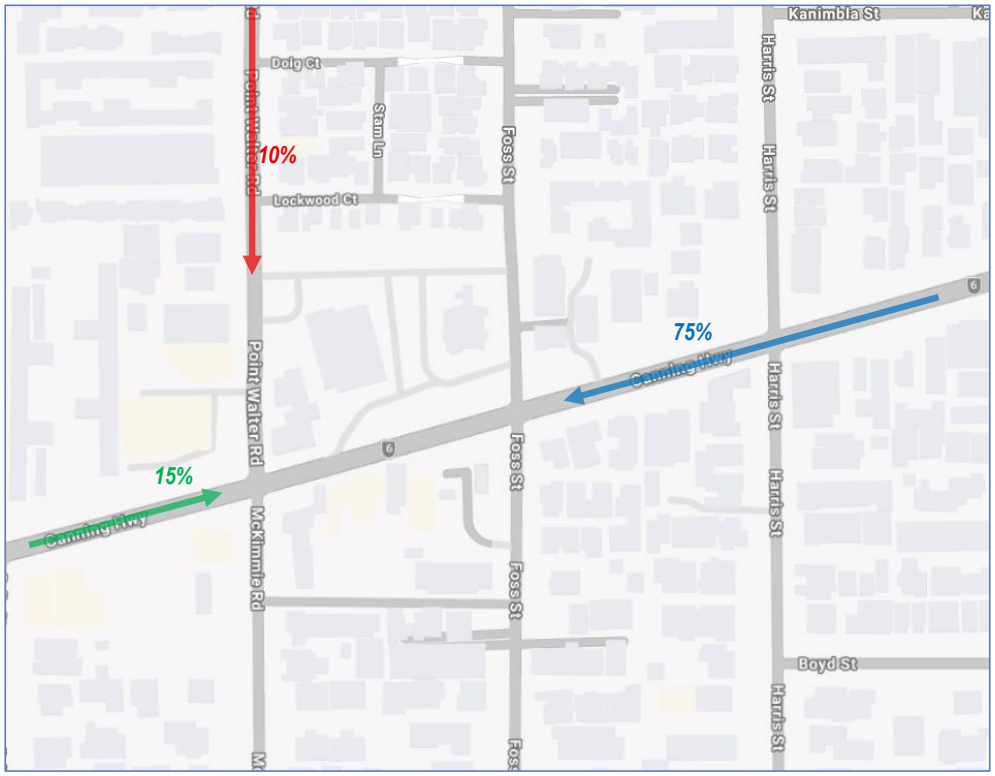

Figure 12:Assumed Distribution of Developments Vehicle Trips

The distribution of development traffic through the site crossovers and key intersections for weekday PM peak and weekend mid-day peak period is shown in **Figure 12** and **Figure 13**. All the development vehicle trips are distributed to the vehicle access on Point Walter Road and Foss Street. Also shown below (highlighted in yellow) are the existing McDonald's peak hour traffic volumes generated towards the McDonald's entry and exit point as captured in the traffic surveys.

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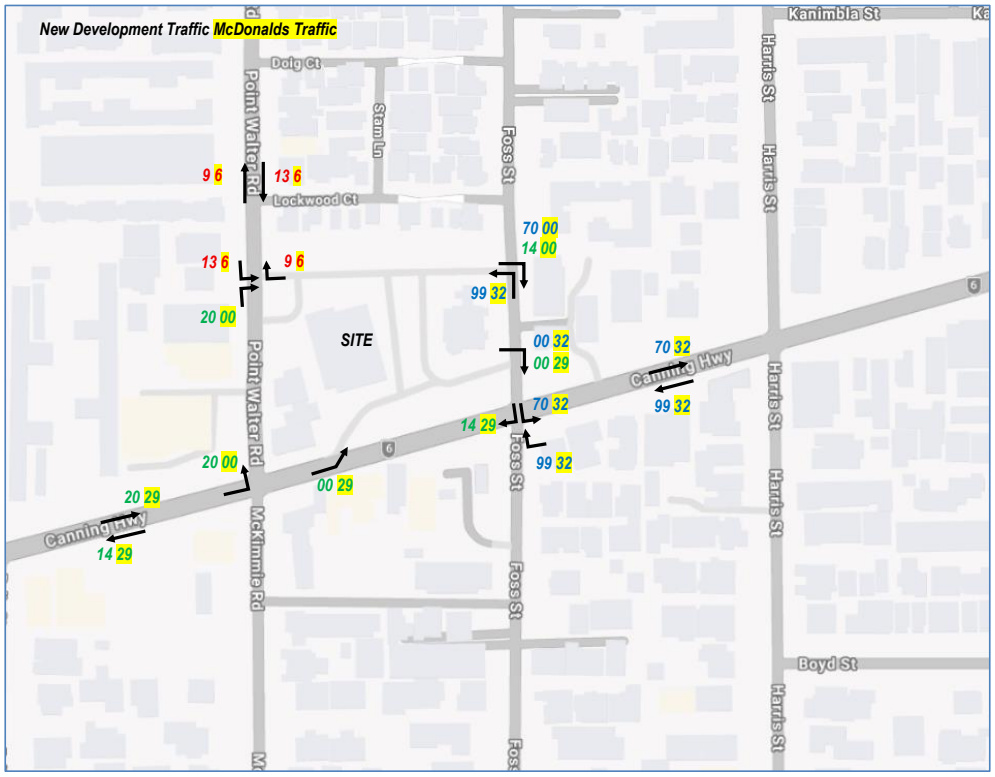

Figure 13: Development Traffic Distribution – Weekday PM Peak

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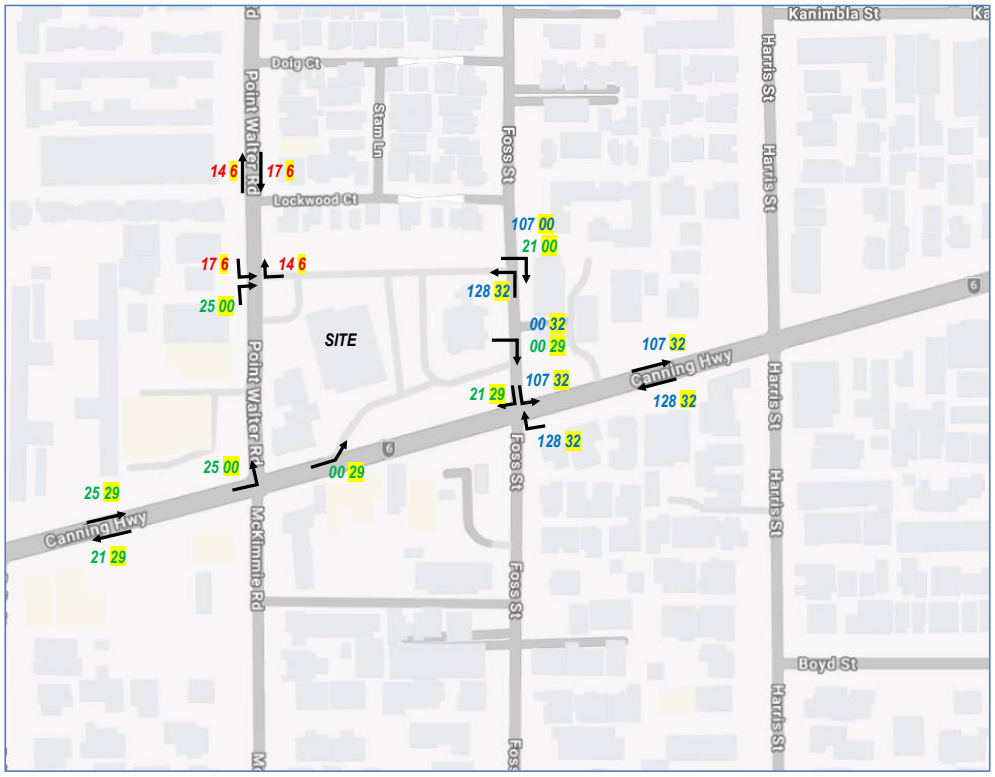

Figure 14: Development Traffic Distribution – Weekend Mid-day Peak

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5.3. Intersection and Access Capacity

A peak hour capacity analysis has been undertaken for the site accesses and the most impacted intersections near the site. The analysis has been undertaken in SIDRA Intersection 10.0 and the model has been set up in accordance with Main Roads WA's *Operational Modelling Guidelines.*

SIDRA is a commonly used intersection modelling tool used by traffic engineers for all types of intersections. Outputs for four standard measures of operational performance can be obtained, being Degree of Saturation (DoS), Average Delay, Queue Length, and Level of Service (LoS).

- Degree of Saturation is a measure of how much physical capacity is being used with reference to the full capability of the particular movement, approach, or overall intersection. A DoS of 1.0 equates to full theoretical capacity although in some instances this level is exceeded in practice. According to Austroads guidelines, the target DoS is 0.9 for signalised intersections, 0.85 for roundabouts and 0.8 for unsignalised intersections.
- Average Delay reports the average delay per vehicle in seconds experienced by all vehicles in a particular lane, approach, or for the intersection as a whole. For severely congested intersections the average delay begins to climb exponentially.
- Queue Length measures the length of approach queues. In this document we have reported queue length in terms of the length of queue at the 95th percentile (the maximum queue length that will not be exceeded for 95 percent of the time). Queue lengths provide a useful indication of the impact of signals on network performance. It also enables the traffic engineer to consider the likely impact of queues blocking back and impacting on upstream intersections and accesses.

Level of Service is a combined appreciation of queuing incidence and delay time incurred, producing an alphanumeric ranking of A through F. A LoS of A indicates an excellent level of service whereby drivers delay is at a minimum and they clear the intersection at each change of signals or soon after arrival with little if any queuing. Values of B through D are acceptable in normal traffic conditions. Whilst values of E and F are typically considered undesirable, within central business district areas with significant vehicular and pedestrian numbers, corresponding delays/queues are unavoidable and hence, are generally accepted by road users.

The current peak hour volumes were captured during surveys undertaken in February and June 2026. For simplicity and a worst-case scenario, the traffic movements generated by the existing tavern and liquor store have not been subtracted from the based base volumes.

The modelled layout of the site accesses and adjacent intersections are shown in **Figure 15**.

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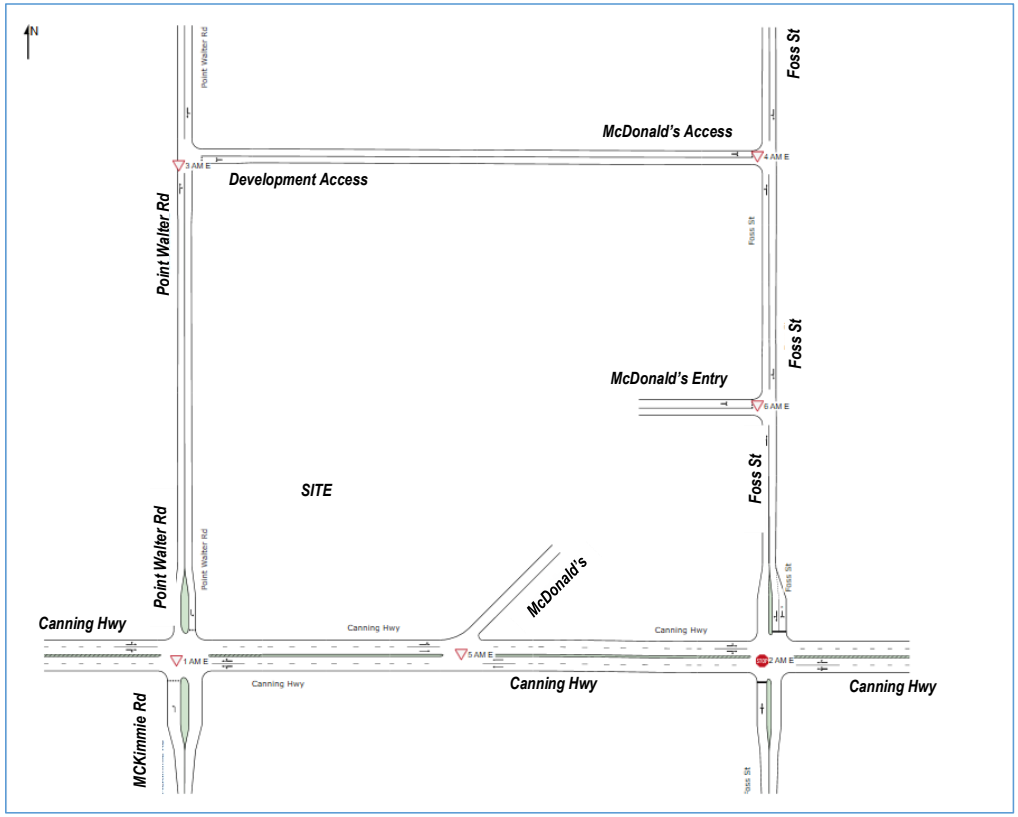

Figure 15: Modelled Network Layout

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The capacity analysis results are summarised in **Table 6** and the movement summaries are attached as **Appendix A**.

Table 6: SIDRA Capacity Analysis Results

Intersection	Scenario	DOS	Average Delay	Worst Delay	Max. Queue	Average LOS	Worst LOS
Canning Highway / Point Walter Road / McKimmie Road	Weekday PM Peak – Existing	0.329	2.0s	15.4s	6.1m	A	C
	Weekday PM Peak – Future	0.330	2.1s	16.0s	6.4m	A	C
	Weekend Peak – Existing	0.275	1.3s	11.6s	2.2m	A	B
	Weekend Peak – Future	0.282	1.4s	12.2s	2.3m	A	B
Canning Highway / Foss Street	Weekday PM Peak – Existing	7.052	144.6s	5903.3s	24.4m	F	F
	Weekday PM Peak – Future	11.012	272.5s	9599.3s	30.5m	F	F
	Weekend Peak – Existing	2.450	46.4s	1537.4s	10m	F	F
	Weekend Peak – Future	6.539	198.6s	5390.1s	10m	F	F
Point Walter Road / Development Access	Weekday PM Peak – Existing	0.065	0.4s	6.7s	0	A	A
	Weekday PM Peak – Future	0.074	1.4s	6.9s	0.3m	A	A
	Weekend Peak – Existing	0.041	0.6s	6.7s	0	A	A
	Weekend Peak – Future	0.053	2.1s	7.0s	0.4m	A	A
Foss Street / McDonald's Access	Weekday PM Peak – Existing	0.068	0.7s	6.6s	0	A	A
	Weekday PM Peak – Future	0.129	2.2s	6.7s	12.4m	A	A
	Weekend Peak – Existing	0.046	1.0s	6.6s	0	A	A
	Weekend Peak – Future	0.192	2.7s	6.7s	22.9m	A	A
Canning Highway McDonald's Entry	Weekday PM Peak – Existing	0.308	0.1s	5.1s	0	A	A
	Weekday PM Peak – Future	0.308	0.1s	5.1s	0	A	A
	Weekend Peak – Existing	0.254	0.1s	5.1s	0	A	A
	Weekend Peak – Future	0.254	0.1S	5.1s	0	A	A
Foss Street / McDonald's Exit	Weekday PM Peak – Existing	0.093	0.6s	6.1s	41.8m	A	A
	Weekday PM Peak – Future	0.121	0.4s	6.2s	50m	A	A
	Weekend Peak – Existing	0.090	0.7s	6.1s	28.3m	A	A
	Weekend Peak – Future	0.117	0.4s	6.2s	50m	A	A

As shown by the SIDRA analysis, all assessed intersections, except the Foss Street / Canning Highway intersection, are currently operating within capacity during the assessed peak hours with negligible queueing and delays under both existing and future development scenarios.

Under the existing scenario, the Foss Street / Canning Highway is modelled as operating at a Level of Service (LOS) F primarily due to the limited capacity for through and right turns the Foss Street approaches. This outcome is considered realistic given the high traffic volumes on Canning Highway, operational characteristics of the four-way intersection and the presence of exit point of the McDonalds drive-thru nearby. The analysis indicates that

the additional traffic generated by the proposed development results in only a moderate increase in traffic volumes and does not materially alter the overall performance of the intersection. Based on the location of the site, the majority of traffic is likely to be generated towards the east and only about 15% of outbound traffic is estimated to head west on Canning Highway.

During peak periods, some drivers may choose alternative routes or avoid certain through and right-turn movements onto Canning Highway, which could reduce actual queue lengths and delays compared to those predicted by the SIDRA model. In addition, the assessment has conservatively assumed the full traffic generation of the proposed development without deducting trips associated with the existing commercial uses currently operating on the site, including the liquor store and hotel. As a result, the actual net increase in traffic is expected to be lower than that adopted in the analysis.

Overall, the SIDRA assessment demonstrates that the proposed development is not expected to result in any significant adverse impacts on the surrounding road network.

It is also noted that there are longer term plans to eventually upgrade and widen Canning Highway which would include intersection modifications to improve safety and capacity. However, the timing of implementation is uncertain.

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6. Pedestrian and Cyclist Access

6.1. Accessibility

All surrounding roads have at least one footpath except for laneways and minor access roads where traffic volumes and speeds are low or where pedestrian movement are unlikely to occur. There are crossing points with median breaks and pram ramps at key intersections.

The external path network is well established and considered to be adequate for pedestrians and cyclists to safely travel between the site and surrounding areas.

6.2. Bicycle Parking

The bicycle parking requirements are also outlined in RDC1 and the City's *Car Parking and Access Local Planning Policy (LPP 1.6)*. The bicycle parking requirements are calculated in **Table 7**.

Table 7: Bicycle Parking Requirements

Land Use	Requirement	Quantum	Required Spaces
Residential	0.5 resident spaces per dwelling 0.1 visitor spaces per dwelling	203	102 resident bays 20 visitor bays
Shop (Retail & Liquor Store)	2 per 10 car parking bays	28	6
Café	2 per 10 car parking bays	28	6
Micro-brewery / Tavern	2 per 10 car parking bays	46	9

As above, the development requires a total of 102 resident bicycle spaces and 41 public bicycle spaces (residential visitor and commercial).

The current plans include 102 residential bicycle spaces and 41 public bicycle spaces which satisfies the minimum requirements.

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7. Public Transport Access

The following public transport services currently operate within walking distance of the site:

- Transperth Bus Route 111 which operates between Hale Street and Fremantle Station.
- Transperth Bus Route 659 which operates between Perth Stadium and Fremantle Station.
- Transperth Bus Route 910 which operates between Fremantle Station and Perth. This route is the high frequency bus route with service running at least every 15 minutes from 7am to 7pm on weekdays, from 8am to 7pm on Saturdays and from 9am to 7pm on Sundays.

The closet stops for Routes 111 and 910 are located on Canning Highway within 90m walking distance of the site.

The existing public transport services are considered to be adequate to meet the likely demand.

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8. Site Specific Issues and Safety Issues

8.1. Crash History

The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. The search included the length of Canning Highway between Bristol Avenue and Harries Street, Foss Street between Canning Highway and View Terrace and Point Walter Road between Canning Highway and View Terrace.

A summary of the crashes recorded over the five-year period from 2021 to 2025 is shown in **Figure 16**.

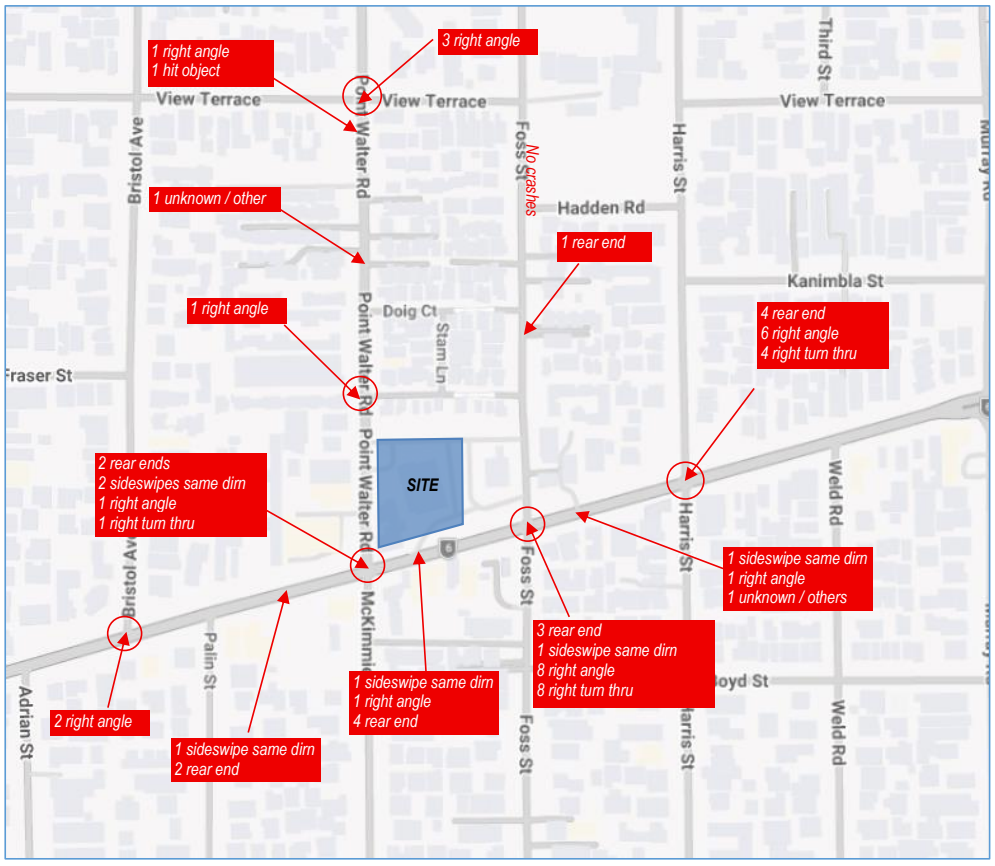

Figure 16: Crash History 2021 to 2025

The number and type of crashes along Canning Highway, Foss Street and Point Walter Road appear to be typical of the road environment and proportional to the traffic volumes along these distributor roads. Minimal crashes have been recorded on the sections of Foss Street and Point Walter Road in the location of the proposed vehicle access.

There is no indication that the development would increase the risk of crashes significantly.

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9. Conclusion

This Transport Impact Assessment for the proposed mixed-use development at 326 Canning Highway in Bicton concluded the following:

- Vehicle access to the site is currently via existing crossovers on Canning Highway, Point Walter Road and Foss Street. It is proposed to mostly retain the existing arrangement. The vehicle access on Canning Highway will be restricted to entry only.
- The minimum required sight distance is fully achieved at both crossovers.
- Under the RDC1 and the City's planning policy, the development would require a minimum of 96 commercial car bays (reduced by MC bays), 24 residential car bays, 54 residential visitor car bays, 12 commercial motorcycle / scooter bays and 8 residential motorcycle / scooter bays. The proposed parking provision comprises 236 resident car bays, 27 commercial / residential visitor car bays, 49 commercial bays, 25 residential motorcycle / scooter bays and 12 commercial motorcycle / scooter bays.
- The proposed provision is considered adequate having regard to the mixed-use nature of the development and the parking concessions available under the planning framework. It is proposed to assign 27 car bays as reciprocal use bays to be shared between the commercial and residential visitor bays as the peak demand periods do not fully overlap. Residential visitors are mostly on weeknights and on weekends when some of the commercial uses may be closed. In addition, the various commercial tenancies are expected to have different operating and peak demand periods, reducing the likelihood of simultaneous parking demand.
- With regards to residential visitor parking, Residential Design Codes states that residential visitor parking may be reduced where there is adequate on-street parking or public parking in the near vicinity of the development. In this case, there is ample existing street parking bays in the surrounding roads which would reasonably accommodate the relatively minor shortfall. In reality, some residential visitors may also be customers of the retail uses and could reasonably use the dedicated retail bays without significantly impacting the parking availability for other users. These provisions support a reduction in the calculated commercial and residential visitor parking requirement. On this basis, the parking provision is considered to be adequate to meet the expected demand.
- The residential visitor parking requirement generated under Residential Design Code 1 (RDC1) is considered to be higher than the parking demand likely to occur in practice. Under R-Codes Volume 2, which adopts a more demand-based approach for higher-density developments, the equivalent visitor parking requirement would be approximately 27 bays, consistent with the proposed shared visitor/commercial parking supply. Accordingly, the proposed parking provision is considered sufficient to accommodate the anticipated demand, with any minor shortfall in residential visitor parking expected to be absorbed through the shared-use arrangement and available on-street parking.

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- A Traffic and Parking Management Plan has been prepared to support the management of the parking facilities.
- The car parking layout complies with the minimum AS2890.1 requirements.
- A vehicle swept path analysis has been undertaken to check the site access, critical turning areas and parking bays at the end of blind aisles. The analysis demonstrates adequate circulation and parking manoeuvres.
- A swept path analysis also indicates that the site will accommodate the manoeuvring of the expected service vehicles in a satisfactory manner.
- The proposed development is predicted to generate approximately 225 vehicle trips during the weekday PM peak hour, and 312 vehicle trips the weekend mid-day peak hour.
- A SIDRA intersection capacity analysis demonstrates that all assessed intersections, except the Foss Street / Canning Highway intersection, are currently operating well within capacity during the assessed peak hours with negligible queueing and delays under both existing and future development scenarios.
- Under the existing scenario, the Foss Street / Canning Highway is modelled as operating at a Level of Service (LOS) F primarily due to the limited capacity for through and right turns the Foss Street approaches. This outcome is considered realistic given the high traffic volumes on Canning Highway, operational characteristics of the four-way intersection and the presence of exit point of the McDonalds drive-thru nearby. The analysis indicates that the additional traffic generated by the proposed development results in only a moderate increase in traffic volumes and does not materially alter the overall performance of the intersection. Based on the location of the site, the majority of traffic is likely to be generated towards the east and only about 15% of outbound traffic is estimated to head west on Canning Highway.
- Overall, the SIDRA assessment demonstrates that the additional traffic generated by the proposed development results in only a moderate increase in traffic volumes and is not expected to result in any significant adverse impacts on the surrounding road network.
- The external path network is well established and is considered to be adequate for pedestrians and cyclists to safely travel between the site and surrounding areas.
- The development requires a total of 102 resident bicycle spaces, 41 public bicycle spaces (residential visitor and commercial). The current plans include 102 residential bicycle spaces and 41 public bicycle spaces which satisfies the minimum requirements.
- The existing available public transport services are considered to be adequate to meet the demand for these services.
- The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. The search included the length of Canning Highway between Bristol Avenue and Harries Street, Foss Street

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between Canning Highway and View Terrace and Point Walter Road between Canning Highway and View Terrace.

- The number and type of crashes along Canning Highway, Foss Street and Point Walter Road appear to be typical of the road environment and proportional to the traffic volumes along these distributor roads. Minimum crashes have been recorded on the sections of Foss Street and Point Walter Road in the location of the proposed vehicle access.
- There is no indication that the development would increase the risk of crashes significantly.

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Appendix A – SIDRA Movement Summaries

MOVEMENT SUMMARY

Site: [WD PM E 1] Canning Hwy / Point Walter Rd / McKimmie Rd (Weekday PM Peak - Existing)

Network: [1] Weekday PM Peak - Existing (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: McKimmie Rd															
10	L2	All MCs	27	0.0	27	0.0	0.040	7.9	LOS A	0.1	0.4	0.52	0.71	0.52	47.1
Approach			27	0.0	27	0.0	0.040	7.9	LOS A	0.1	0.4	0.52	0.71	0.52	47.1
East: Canning Hwy															
1	L2	All MCs	28	0.0	28	0.0	0.329	3.6	LOS A	0.0	0.0	0.00	0.03	0.00	55.2
2	T1	All MCs	929	2.5	884	2.6	0.329	1.9	LOS A	0.9	6.1	0.15	0.19	0.16	55.7
3	R2	All MCs	62	0.0	61	0.0	0.329	15.4	LOS C	0.9	6.1	0.48	0.53	0.49	19.9
Approach			1020	2.3	972	2.4	0.329	2.7	NA	0.9	6.1	0.17	0.20	0.17	55.0
North: Point Walter Rd															
4	L2	All MCs	83	2.5	83	2.5	0.118	7.9	LOS A	0.2	1.2	0.52	0.74	0.52	25.0
Approach			83	2.5	83	2.5	0.118	7.9	LOS A	0.2	1.2	0.52	0.74	0.52	25.0
West: Canning Hwy															
7	L2	All MCs	62	0.0	62	0.0	0.320	5.6	LOS A	0.0	0.0	0.00	0.06	0.00	58.7
8	T1	All MCs	1099	1.9	1099	1.9	0.320	0.4	LOS A	0.2	1.3	0.04	0.08	0.04	58.4
9	R2	All MCs	17	0.0	17	0.0	0.320	13.3	LOS B	0.2	1.3	0.08	0.10	0.08	52.6
Approach			1178	1.8	1178	1.8	0.320	0.8	NA	0.2	1.3	0.04	0.08	0.04	58.3
All Vehicles			2308	2.0	2261	2.0	0.329	2.0	NA	0.9	6.1	0.12	0.16	0.12	55.9

OFFICIAL

MOVEMENT SUMMARY

Site: [WD PM F 1] Canning Hwy / Point Walter Rd / McKimmie Rd (Weekday PM Peak-Future)

Network: [1 (3)] Weekday PM Peak - Future (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: McKimmie Rd															
10	L2	All MCs	27	0.0	27	0.0	0.041	8.0	LOS A	0.1	0.4	0.52	0.71	0.52	47.0
Approach			27	0.0	27	0.0	0.041	8.0	LOS A	0.1	0.4	0.52	0.71	0.52	47.0
East: Canning Hwy															
1	L2	All MCs	28	0.0	28	0.0	0.330	3.6	LOS A	0.0	0.0	0.00	0.03	0.00	55.2
2	T1	All MCs	944	2.5	880	2.6	0.330	2.0	LOS A	0.9	6.4	0.15	0.19	0.16	55.5
3	R2	All MCs	62	0.0	60	0.0	0.330	16.0	LOS C	0.9	6.4	0.49	0.55	0.52	18.9
Approach			1035	2.2	968	2.4	0.330	2.9	NA	0.9	6.4	0.17	0.21	0.18	54.8
North: Point Walter Rd															
4	L2	All MCs	83	2.5	83	2.5	0.117	7.8	LOS A	0.2	1.2	0.52	0.74	0.52	25.1
Approach			83	2.5	83	2.5	0.117	7.8	LOS A	0.2	1.2	0.52	0.74	0.52	25.1
West: Canning Hwy															
7	L2	All MCs	83	0.0	83	0.0	0.326	5.6	LOS A	0.0	0.0	0.00	0.08	0.00	58.4
8	T1	All MCs	1099	1.9	1099	1.9	0.326	0.4	LOS A	0.2	1.3	0.04	0.09	0.04	58.3
9	R2	All MCs	17	0.0	17	0.0	0.326	13.3	LOS B	0.2	1.3	0.08	0.10	0.08	52.6
Approach			1199	1.8	1199	1.8	0.326	0.9	NA	0.2	1.3	0.04	0.09	0.04	58.1
All Vehicles			2344	2.0	2278	2.0	0.330	2.1	NA	0.9	6.4	0.12	0.17	0.12	55.8

MOVEMENT SUMMARY

Site: [WD PM E 2] Canning Hwy / Foss St (Weekday PM Peak - Existing)

Network: [1] Weekday PM Peak - Existing (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
10	L2	All MCs	20	0.0	20	0.0	1.461	479.0	LOS F	3.5	24.4	1.00	1.64	3.10	4.3
11	T1	All MCs	4	0.0	4	0.0	1.461	779.6	LOS F	3.5	24.4	1.00	1.64	3.10	4.3
12	R2	All MCs	6	0.0	6	0.0	1.461	665.0	LOS F	3.5	24.4	1.00	1.64	3.10	7.9
Approach			31	0.0	31	0.0	1.461	558.9	LOS F	3.5	24.4	1.00	1.64	3.10	5.1
East: Canning Hwy															
1	L2	All MCs	8	0.0	8	0.0	0.360	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	57.3
2	T1	All MCs	945	2.3	945	2.3	0.360	2.2	LOS A	1.1	8.1	0.15	0.18	0.19	54.8
3	R2	All MCs	81	0.0	81	0.0	0.360	17.8	LOS C	1.1	8.1	0.55	0.62	0.69	45.4
Approach			1035	2.1	1035	2.1	0.360	3.5	NA	1.1	8.1	0.18	0.21	0.23	54.0
North: Foss St															
4	L2	All MCs	97	0.0	97	0.0	0.159	167.8	LOS F	0.2	1.6	0.55	0.98	0.55	45.3
5	T1	All MCs	3	0.0	3	0.0	7.052	5903.3	LOS F	1.4	10.0	1.00	1.42	2.95	1.8
6	R2	All MCs	48	0.0	48	0.0	7.052	5848.0	LOS F	1.4	10.0	1.00	1.42	2.95	0.1
Approach			148	0.0	148	0.0	7.052	2142.9	LOS F	1.4	10.0	0.71	1.14	1.38	2.4
West: Canning Hwy															
7	L2	All MCs	43	2.4	43	2.4	0.307	5.5	LOS A	0.0	0.0	0.00	0.04	0.00	56.2
8	T1	All MCs	1078	2.1	1078	2.1	0.307	0.3	LOS A	0.2	1.1	0.03	0.06	0.03	58.9
9	R2	All MCs	13	0.0	13	0.0	0.307	13.9	LOS B	0.2	1.1	0.07	0.08	0.07	48.4
Approach			1134	2.0	1134	2.0	0.307	0.6	NA	0.2	1.1	0.03	0.06	0.03	58.7
All Vehicles			2347	1.9	2347	1.9	7.052	144.6	NA	3.5	24.4	0.15	0.22	0.24	27.1

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MOVEMENT SUMMARY

Site: [WD PM F 2] Canning Hwy / Foss St (Weekday PM Peak- Future)
Network: [1 (3)] Weekday PM Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
10	L2	All MCs	20	0.0	20	0.0	1.796	761.8	LOS F	4.4	30.5	1.00	1.67	3.40	3.6
11	T1	All MCs	4	0.0	4	0.0	1.796	1084.8	LOS F	4.4	30.5	1.00	1.67	3.40	3.6
12	R2	All MCs	6	0.0	6	0.0	1.796	861.8	LOS F	4.4	30.5	1.00	1.67	3.40	6.7
Approach			31	0.0	31	0.0	1.796	827.1	LOS F	4.4	30.5	1.00	1.67	3.40	4.3
East: Canning Hwy															
1	L2	All MCs	8	0.0	8	0.0	0.489	5.7	LOS A	0.0	0.0	0.00	0.01	0.00	57.1
2	T1	All MCs	945	2.3	945	2.3	0.489	0.4	LOS A	1.1	7.6	0.01	0.02	0.02	58.9
3	R2	All MCs	185	0.0	185	0.0	0.489	20.4	LOS C	1.1	7.6	0.86	1.04	1.28	36.5
Approach			1139	1.9	1139	1.9	0.489	3.7	NA	1.1	7.6	0.15	0.19	0.23	53.6
North: Foss St															
4	L2	All MCs	171	0.0	171	0.0	0.281	207.7	LOS F	0.5	3.3	0.59	1.02	0.66	44.6
5	T1	All MCs	3	0.0	3	0.0	11.012	9599.3	LOS F	1.4	10.0	1.00	1.39	2.79	1.8
6	R2	All MCs	63	0.0	63	0.0	11.012	9437.0	LOS F	1.4	10.0	1.00	1.39	2.79	0.1
Approach			237	0.0	237	0.0	11.012	2794.1	LOS F	1.4	10.0	0.70	1.12	1.26	2.7
West: Canning Hwy															
7	L2	All MCs	43	2.4	43	2.4	0.308	5.5	LOS A	0.0	0.0	0.00	0.04	0.00	56.2
8	T1	All MCs	1078	2.1	1078	2.1	0.308	0.4	LOS A	0.2	1.3	0.04	0.07	0.04	58.8
9	R2	All MCs	13	0.0	13	0.0	0.308	15.2	LOS C	0.2	1.3	0.08	0.09	0.08	48.3
Approach			1134	2.0	1134	2.0	0.308	0.7	NA	0.2	1.3	0.04	0.07	0.04	58.6
All Vehicles			2540	1.8	2540	1.8	11.012	272.5	NA	4.4	30.5	0.16	0.24	0.28	22.3

MOVEMENT SUMMARY

Site: [WD PM E 3] Point Walter Rd / Development Access (Weekday PM Peak - Existing)
Network: [1] Weekday PM Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Point Walter Rd															
11	T1	All MCs	126	0.0	125	0.0	0.065	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	49.9
12	R2	All MCs	1	0.0	1	0.0	0.065	6.7	LOS A	0.0	0.0	0.00	0.01	0.00	49.5
Approach			127	0.0	126	0.0	0.065	0.1	NA	0.0	0.0	0.00	0.01	0.00	49.9
East: Deverlopment Access															
1	L2	All MCs	1	0.0	1	0.0	0.006	0.2	LOS A	0.0	0.0	0.16	0.49	0.16	25.0
3	R2	All MCs	7	0.0	7	0.0	0.006	5.3	LOS A	0.0	0.0	0.16	0.49	0.16	43.2
Approach			8	0.0	8	0.0	0.006	4.7	LOS A	0.0	0.0	0.16	0.49	0.16	42.3
North: Point Walter Rd															
4	L2	All MCs	7	0.0	7	0.0	0.047	5.0	LOS A	0.0	0.0	0.00	0.06	0.00	49.9
5	T1	All MCs	83	2.5	83	2.5	0.047	0.1	LOS A	0.0	0.0	0.00	0.06	0.00	49.9
Approach			91	2.3	91	2.3	0.047	0.5	NA	0.0	0.0	0.00	0.06	0.00	49.9
All Vehicles			226	0.9	225	0.9	0.065	0.4	NA	0.0	0.0	0.01	0.05	0.01	49.6

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MOVEMENT SUMMARY

Site: [WD PM F 3] Point Walter Rd / Development Access (Weekday PM Peak- Future)
Network: [1 (3)] Weekday PM Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Point Walter Rd															
11	T1	All MCs	126	0.0	125	0.0	0.074	0.0	LOS A	0.0	0.3	0.06	0.15	0.06	48.6
12	R2	All MCs	22	0.0	22	0.0	0.074	6.9	LOS A	0.0	0.3	0.06	0.15	0.06	42.8
Approach			148	0.0	147	0.0	0.074	1.1	NA	0.0	0.3	0.06	0.15	0.06	48.4
East: Deverlopment Access															
1	L2	All MCs	1	0.0	1	0.0	0.013	0.2	LOS A	0.0	0.1	0.18	0.48	0.18	21.4
3	R2	All MCs	17	0.0	17	0.0	0.013	3.7	LOS A	0.0	0.1	0.18	0.48	0.18	38.8
Approach			18	0.0	18	0.0	0.013	3.5	LOS A	0.0	0.1	0.18	0.48	0.18	38.4
North: Point Walter Rd															
4	L2	All MCs	21	0.0	21	0.0	0.055	6.7	LOS A	0.0	0.0	0.00	0.18	0.00	48.6
5	T1	All MCs	83	2.5	83	2.5	0.055	0.1	LOS A	0.0	0.0	0.00	0.18	0.00	48.6
Approach			104	2.0	104	2.0	0.055	1.4	NA	0.0	0.0	0.00	0.18	0.00	48.6
All Vehicles			271	0.8	269	0.8	0.074	1.4	NA	0.0	0.3	0.05	0.19	0.05	47.5

MOVEMENT SUMMARY

Site: [WD PM E 4] Foss St / McDonald's Access (Weekday PM Peak - Existing)
Network: [1] Weekday PM Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	35	0.0	35	0.0	0.068	3.9	LOS A	0.0	0.0	0.00	0.19	0.00	40.7
5	T1	All MCs	95	1.1	93	1.1	0.068	0.2	LOS A	0.0	0.0	0.00	0.19	0.00	50.7
Approach			129	0.8	128	0.8	0.068	1.2	NA	0.0	0.0	0.00	0.19	0.00	50.2
North: Foss St															
11	T1	All MCs	84	0.0	84	0.0	0.068	0.0	LOS A	0.0	0.0	0.01	0.01	0.01	49.9
12	R2	All MCs	1	0.0	1	0.0	0.068	6.6	LOS A	0.0	0.0	0.01	0.01	0.01	49.9
Approach			85	0.0	85	0.0	0.068	0.1	NA	0.0	0.0	0.01	0.01	0.01	49.9
West: McDonald's Access															
1	L2	All MCs	1	0.0	1	0.0	0.002	0.2	LOS A	0.0	0.0	0.17	0.05	0.17	26.1
3	R2	All MCs	1	0.0	1	0.0	0.002	0.3	LOS A	0.0	0.0	0.17	0.05	0.17	9.9
Approach			2	0.0	2	0.0	0.002	0.2	LOS A	0.0	0.0	0.17	0.05	0.17	20.3
All Vehicles			217	0.5	216	0.5	0.068	0.7	NA	0.0	0.0	0.00	0.12	0.00	49.5

OFFICIAL

MOVEMENT SUMMARY

Site: [WD PM F 4] Foss St / McDonald's Access (Weekday PM Peak- Future)
Network: [1 (3)] Weekday PM Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	139	0.0	139	0.0	0.125	6.2	LOS A	0.0	0.0	0.00	0.52	0.00	27.7
5	T1	All MCs	95	1.1	93	1.1	0.125	0.1	LOS A	0.0	0.0	0.00	0.52	0.00	46.7
Approach			234	0.5	232	0.5	0.125	3.8	NA	0.0	0.0	0.00	0.52	0.00	42.5
North: Foss St															
11	T1	All MCs	84	0.0	84	0.0	0.044	0.0	LOS A	1.7	11.6	0.01	0.01	0.01	49.8
12	R2	All MCs	1	0.0	1	0.0	0.044	6.7	LOS A	1.7	11.6	0.01	0.01	0.01	49.8
Approach			85	0.0	85	0.0	0.044	0.1	NA	1.7	11.6	0.01	0.01	0.01	49.8
West: McDonald's Access															
1	L2	All MCs	1	0.0	1	0.0	0.129	0.2	LOS A	1.8	12.4	0.20	0.13	0.20	26.2
3	R2	All MCs	89	0.0	89	0.0	0.129	0.4	LOS A	1.8	12.4	0.20	0.13	0.20	9.9
Approach			91	0.0	91	0.0	0.129	0.4	LOS A	1.8	12.4	0.20	0.13	0.20	10.2
All Vehicles			409	0.3	408	0.3	0.129	2.2	NA	1.8	12.4	0.05	0.33	0.05	33.3

MOVEMENT SUMMARY

Site: [WD PM E 5] Canning Hwy / McDonald's Entry (Weekday PM Peak - Existing)
Network: [1] Weekday PM Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: Canning Hwy															
2	T1	All MCs	1014	2.2	966	2.3	0.251	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			1014	2.2	966	2.3	0.251	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
West: Canning Hwy															
10a	L1	All MCs	32	0.0	32	0.0	0.308	5.1	LOS A	0.0	0.0	0.00	0.06	0.00	24.3
8	T1	All MCs	1152	2.0	1152	2.0	0.308	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	57.4
Approach			1183	2.0	1183	2.0	0.308	0.1	NA	0.0	0.0	0.00	0.03	0.00	53.7
All Vehicles			2197	2.1	2149	2.1	0.308	0.1	NA	0.0	0.0	0.00	0.02	0.00	57.2

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MOVEMENT SUMMARY

Site: [WD PM F 5] Canning Hwy / McDonald's Entry (Weekday PM Peak- Future)
Network: [1 (3)] Weekday PM Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: Canning Hwy															
2	T1	All MCs	1028	2.1	962	2.3	0.250	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			1028	2.1	962	2.3	0.250	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
West: Canning Hwy															
10a	L1	All MCs	32	0.0	32	0.0	0.308	5.1	LOS A	0.0	0.0	0.00	0.06	0.00	24.3
8	T1	All MCs	1152	2.0	1152	2.0	0.308	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	57.4
Approach			1183	2.0	1183	2.0	0.308	0.1	NA	0.0	0.0	0.00	0.03	0.00	53.7
All Vehicles			2212	2.0	2145	2.1	0.308	0.1	NA	0.0	0.0	0.00	0.02	0.00	57.2

MOVEMENT SUMMARY

Site: [WD PM E 6] Foss St / McDonald's Exit (Weekday PM Peak - Existing)
Network: [1] Weekday PM Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	1	0.0	1	0.0	0.067	5.1	LOS A	0.0	0.0	0.00	0.01	0.00	19.8
5	T1	All MCs	128	0.8	127	0.8	0.067	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	50.8
Approach			129	0.8	128	0.8	0.067	0.0	NA	0.0	0.0	0.00	0.01	0.00	49.8
North: Foss St															
11	T1	All MCs	84	0.0	84	0.0	0.044	0.0	LOS A	6.0	41.8	0.01	0.01	0.01	48.9
12	R2	All MCs	1	0.0	1	0.0	0.044	6.1	LOS A	6.0	41.8	0.01	0.01	0.01	31.5
Approach			85	0.0	85	0.0	0.044	0.1	NA	6.0	41.8	0.01	0.01	0.01	48.5
West: McDonald's Exit															
1	L2	All MCs	1	0.0	1	0.0	0.093	0.3	LOS A	4.6	32.4	0.18	0.47	0.18	18.7
3	R2	All MCs	65	0.0	65	0.0	0.093	2.2	LOS A	4.6	32.4	0.18	0.47	0.18	18.7
Approach			66	0.0	66	0.0	0.093	2.2	LOS A	4.6	32.4	0.18	0.47	0.18	18.7
All Vehicles			281	0.4	280	0.4	0.093	0.6	NA	6.0	41.8	0.04	0.12	0.04	39.6

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MOVEMENT SUMMARY

Site: [WD PM F 6] Foss St / McDonald's Exit (Weekday PM Peak- Future)
Network: [1 (3)] Weekday PM Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	1	0.0	1	0.0	0.121	5.2	LOS A	0.0	0.0	0.00	0.01	0.00	16.0
5	T1	All MCs	233	0.5	231	0.5	0.121	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	54.5
Approach			234	0.5	232	0.5	0.121	0.0	NA	0.0	0.0	0.00	0.01	0.00	53.7
North: Foss St															
11	T1	All MCs	173	0.0	173	0.0	0.090	0.0	LOS A	7.1	50.0	0.00	0.01	0.00	54.4
12	R2	All MCs	1	0.0	1	0.0	0.090	6.2	LOS A	7.1	50.0	0.00	0.01	0.00	33.4
Approach			174	0.0	174	0.0	0.090	0.0	NA	7.1	50.0	0.00	0.01	0.00	54.1
West: McDonald's Exit															
1	L2	All MCs	1	0.0	1	0.0	0.103	0.6	LOS A	4.0	28.0	0.27	0.53	0.27	17.6
3	R2	All MCs	65	0.0	65	0.0	0.103	2.6	LOS A	4.0	28.0	0.27	0.53	0.27	17.6
Approach			66	0.0	66	0.0	0.103	2.5	LOS A	4.0	28.0	0.27	0.53	0.27	17.6
All Vehicles			474	0.2	472	0.2	0.121	0.4	NA	7.1	50.0	0.04	0.08	0.04	46.3

MOVEMENT SUMMARY

Site: [WE MD E 1] Canning Hwy / Point Walter Rd / McKimmie Rd (Weekend Mid-day Peak - Existing)
Network: [1 (2)] Weekend Mid-day Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: McKimmie Rd															
10	L2	All MCs	29	7.1	29	7.1	0.038	7.0	LOS A	0.1	0.4	0.46	0.64	0.46	47.4
Approach			29	7.1	29	7.1	0.038	7.0	LOS A	0.1	0.4	0.46	0.64	0.46	47.4
East: Canning Hwy															
1	L2	All MCs	22	0.0	22	0.0	0.247	3.6	LOS A	0.0	0.0	0.00	0.03	0.00	55.3
2	T1	All MCs	840	1.6	810	1.7	0.247	0.7	LOS A	0.3	2.2	0.08	0.11	0.08	58.0
3	R2	All MCs	28	0.0	28	0.0	0.247	11.6	LOS B	0.3	2.2	0.19	0.22	0.19	37.2
Approach			891	1.5	859	1.6	0.247	1.1	NA	0.3	2.2	0.08	0.11	0.08	57.8
North: Point Walter Rd															
4	L2	All MCs	59	3.6	59	3.6	0.076	7.2	LOS A	0.1	0.8	0.48	0.68	0.48	26.1
Approach			59	3.6	59	3.6	0.076	7.2	LOS A	0.1	0.8	0.48	0.68	0.48	26.1
West: Canning Hwy															
7	L2	All MCs	51	0.0	51	0.0	0.275	5.6	LOS A	0.0	0.0	0.00	0.06	0.00	58.8
8	T1	All MCs	925	1.5	925	1.5	0.275	0.4	LOS A	0.2	1.5	0.06	0.10	0.06	58.2
9	R2	All MCs	22	4.8	22	4.8	0.275	12.3	LOS B	0.2	1.5	0.11	0.14	0.11	52.3
Approach			998	1.5	998	1.5	0.275	1.0	NA	0.2	1.5	0.05	0.09	0.05	58.0
All Vehicles			1977	1.7	1946	1.7	0.275	1.3	NA	0.3	2.2	0.09	0.13	0.09	57.1

OFFICIAL

MOVEMENT SUMMARY

Site: [WE MD F 1] Canning Hwy / Point Walter Rd / McKimmie Rd (Weekend Mid-Day Peak- Future)

Network: [1 (4)] Weekend Mid-day Peak - Future (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: McKimmie Rd															
10	L2	All MCs	29	7.1	29	7.1	0.038	7.0	LOS A	0.1	0.4	0.46	0.64	0.46	47.4
Approach			29	7.1	29	7.1	0.038	7.0	LOS A	0.1	0.4	0.46	0.64	0.46	47.4
East: Canning Hwy															
1	L2	All MCs	22	0.0	22	0.0	0.245	3.6	LOS A	0.0	0.0	0.00	0.03	0.00	55.3
2	T1	All MCs	862	1.6	800	1.7	0.245	0.7	LOS A	0.3	2.3	0.09	0.12	0.09	57.9
3	R2	All MCs	28	0.0	28	0.0	0.245	12.0	LOS B	0.3	2.3	0.20	0.23	0.20	36.2
Approach			913	1.5	849	1.6	0.245	1.2	NA	0.3	2.3	0.09	0.12	0.09	57.7
North: Point Walter Rd															
4	L2	All MCs	59	3.6	59	3.6	0.075	7.1	LOS A	0.1	0.8	0.47	0.67	0.47	26.3
Approach			59	3.6	59	3.6	0.075	7.1	LOS A	0.1	0.8	0.47	0.67	0.47	26.3
West: Canning Hwy															
7	L2	All MCs	77	0.0	77	0.0	0.282	5.6	LOS A	0.0	0.0	0.00	0.08	0.00	58.4
8	T1	All MCs	925	1.5	925	1.5	0.282	0.4	LOS A	0.2	1.5	0.05	0.11	0.05	58.0
9	R2	All MCs	22	4.8	22	4.8	0.282	12.2	LOS B	0.2	1.5	0.11	0.13	0.11	52.3
Approach			1024	1.4	1024	1.4	0.282	1.1	NA	0.2	1.5	0.05	0.11	0.05	57.8
All Vehicles			2025	1.6	1962	1.7	0.282	1.4	NA	0.3	2.3	0.09	0.14	0.09	57.0

OFFICIAL

MOVEMENT SUMMARY

Site: [WE MD E 2] Canning Hwy / Foss St (Weekend Mid-day Peak - Existing)
Network: [1 (2)] Weekend Mid-day Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
10	L2	All MCs	12	0.0	12	0.0	0.335	20.9	LOS C	0.4	2.7	0.94	1.04	1.07	15.9
11	T1	All MCs	1	0.0	1	0.0	0.335	130.7	LOS F	0.4	2.7	0.94	1.04	1.07	15.9
12	R2	All MCs	5	0.0	5	0.0	0.335	205.4	LOS F	0.4	2.7	0.94	1.04	1.07	24.5
Approach			18	0.0	18	0.0	0.335	81.6	LOS F	0.4	2.7	0.94	1.04	1.07	18.9
East: Canning Hwy															
1	L2	All MCs	5	0.0	5	0.0	0.278	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	57.3
2	T1	All MCs	828	1.7	828	1.7	0.278	1.0	LOS A	0.5	3.7	0.13	0.16	0.13	57.0
3	R2	All MCs	63	0.0	63	0.0	0.278	12.4	LOS B	0.5	3.7	0.36	0.42	0.36	52.6
Approach			897	1.5	897	1.5	0.278	1.8	NA	0.5	3.7	0.14	0.17	0.14	56.6
North: Foss St															
4	L2	All MCs	79	1.3	79	1.3	0.114	42.0	LOS E	0.2	1.2	0.50	0.95	0.50	46.2
5	T1	All MCs	2	0.0	2	0.0	2.450	1489.0	LOS F	1.4	10.0	1.00	1.86	4.77	2.6
6	R2	All MCs	53	0.0	53	0.0	2.450	1537.4	LOS F	1.4	10.0	1.00	1.86	4.77	0.1
Approach			134	0.8	134	0.8	2.450	653.6	LOS F	1.4	10.0	0.70	1.32	2.25	3.4
West: Canning Hwy															
7	L2	All MCs	23	4.5	23	4.5	0.249	5.4	LOS A	0.0	0.0	0.00	0.03	0.00	57.5
8	T1	All MCs	872	1.3	872	1.3	0.249	0.3	LOS A	0.2	1.2	0.05	0.07	0.05	58.9
9	R2	All MCs	18	0.0	18	0.0	0.249	11.6	LOS B	0.2	1.2	0.10	0.12	0.10	48.2
Approach			913	1.4	913	1.4	0.249	0.7	NA	0.2	1.2	0.05	0.07	0.05	58.6
All Vehicles			1961	1.4	1961	1.4	2.450	46.4	NA	1.4	10.0	0.14	0.21	0.25	34.2

OFFICIAL

MOVEMENT SUMMARY

Site: [WE MD F 2] Canning Hwy / Foss St (Weekend Mid-Day Peak- Future)
Network: [1 (4)] Weekend Mid-day Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Stop (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
10	L2	All MCs	12	0.0	12	0.0	0.918	137.6	LOS F	1.1	7.7	1.00	1.11	1.38	7.4
11	T1	All MCs	1	0.0	1	0.0	0.918	327.1	LOS F	1.1	7.7	1.00	1.11	1.38	7.4
12	R2	All MCs	5	0.0	5	0.0	0.918	363.2	LOS F	1.1	7.7	1.00	1.11	1.38	12.9
Approach			18	0.0	18	0.0	0.918	215.1	LOS F	1.1	7.7	1.00	1.11	1.38	9.2
East: Canning Hwy															
1	L2	All MCs	5	0.0	5	0.0	0.406	5.7	LOS A	0.0	0.0	0.00	0.00	0.00	57.2
2	T1	All MCs	828	1.7	828	1.7	0.406	0.6	LOS A	1.0	6.8	0.05	0.06	0.06	58.2
3	R2	All MCs	198	0.0	198	0.0	0.406	14.4	LOS B	1.0	6.8	0.75	0.93	1.04	42.1
Approach			1032	1.3	1032	1.3	0.406	3.3	NA	1.0	6.8	0.18	0.23	0.25	54.2
North: Foss St															
4	L2	All MCs	192	0.5	192	0.5	0.277	109.8	LOS F	0.5	3.3	0.55	0.97	0.59	45.7
5	T1	All MCs	2	0.0	2	0.0	6.539	5294.2	LOS F	1.4	10.0	1.00	1.68	3.99	1.8
6	R2	All MCs	75	0.0	75	0.0	6.539	5390.1	LOS F	1.4	10.0	1.00	1.68	3.99	0.1
Approach			268	0.4	268	0.4	6.539	1620.6	LOS F	1.4	10.0	0.68	1.17	1.56	3.2
West: Canning Hwy															
7	L2	All MCs	23	4.5	23	4.5	0.250	5.4	LOS A	0.0	0.0	0.00	0.03	0.00	57.5
8	T1	All MCs	872	1.3	872	1.3	0.250	0.4	LOS A	0.2	1.3	0.05	0.07	0.05	58.8
9	R2	All MCs	18	0.0	18	0.0	0.250	12.3	LOS B	0.2	1.3	0.10	0.13	0.10	48.1
Approach			913	1.4	913	1.4	0.250	0.7	NA	0.2	1.3	0.05	0.07	0.05	58.5
All Vehicles			2231	1.2	2231	1.2	6.539	198.6	NA	1.4	10.0	0.19	0.29	0.33	22.7

MOVEMENT SUMMARY

Site: [WE MD E 3] Point Walter Rd / Development Access (Weekend Mid-day Peak - Existing)
Network: [1 (2)] Weekend Mid-day Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Point Walter Rd															
11	T1	All MCs	79	0.0	79	0.0	0.041	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	49.9
12	R2	All MCs	1	0.0	1	0.0	0.041	6.7	LOS A	0.0	0.0	0.00	0.01	0.00	49.3
Approach			80	0.0	80	0.0	0.041	0.1	NA	0.0	0.0	0.00	0.01	0.00	49.9
East: Deverlopment Access															
1	L2	All MCs	1	0.0	1	0.0	0.006	0.1	LOS A	0.0	0.0	0.13	0.48	0.13	25.2
3	R2	All MCs	7	0.0	7	0.0	0.006	5.2	LOS A	0.0	0.0	0.13	0.48	0.13	43.3
Approach			8	0.0	8	0.0	0.006	4.6	LOS A	0.0	0.0	0.13	0.48	0.13	42.4
North: Point Walter Rd															
4	L2	All MCs	7	0.0	7	0.0	0.033	5.0	LOS A	0.0	0.0	0.00	0.09	0.00	49.9
5	T1	All MCs	57	0.0	57	0.0	0.033	0.1	LOS A	0.0	0.0	0.00	0.09	0.00	49.9
Approach			64	0.0	64	0.0	0.033	0.7	NA	0.0	0.0	0.00	0.09	0.00	49.9
All Vehicles			153	0.0	152	0.0	0.041	0.6	NA	0.0	0.0	0.01	0.07	0.01	49.4

OFFICIAL

MOVEMENT SUMMARY

Site: [WE MD F 3] Point Walter Rd / Development Access (Weekend Mid-Day Peak-Future)

Network: [1 (4)] Weekend Mid-day Peak - Future (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Point Walter Rd															
11	T1	All MCs	79	0.0	78	0.0	0.053	0.1	LOS A	0.1	0.4	0.09	0.24	0.09	47.8
12	R2	All MCs	27	0.0	27	0.0	0.053	6.8	LOS A	0.1	0.4	0.09	0.24	0.09	39.3
Approach			106	0.0	106	0.0	0.053	1.8	NA	0.1	0.4	0.09	0.24	0.09	47.2
East: Deverlopment Access															
1	L2	All MCs	1	0.0	1	0.0	0.016	0.1	LOS A	0.0	0.1	0.15	0.46	0.15	19.7
3	R2	All MCs	22	0.0	22	0.0	0.016	3.1	LOS A	0.0	0.1	0.15	0.46	0.15	37.2
Approach			23	0.0	23	0.0	0.016	3.0	LOS A	0.0	0.1	0.15	0.46	0.15	36.9
North: Point Walter Rd															
4	L2	All MCs	25	0.0	25	0.0	0.043	7.0	LOS A	0.0	0.0	0.00	0.28	0.00	47.8
5	T1	All MCs	57	0.0	57	0.0	0.043	0.1	LOS A	0.0	0.0	0.00	0.28	0.00	47.8
Approach			82	0.0	82	0.0	0.043	2.2	NA	0.0	0.0	0.00	0.28	0.00	47.8
All Vehicles			212	0.0	211	0.0	0.053	2.1	NA	0.1	0.4	0.06	0.28	0.06	45.7

MOVEMENT SUMMARY

Site: [WE MD E 4] Foss St / McDonald's Access (Weekend Mid-day Peak - Existing)

Network: [1 (2)] Weekend Mid-day Peak - Existing (General)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	35	0.0	35	0.0	0.046	4.0	LOS A	0.0	0.0	0.00	0.27	0.00	37.8
5	T1	All MCs	53	0.0	53	0.0	0.046	0.3	LOS A	0.0	0.0	0.00	0.27	0.00	51.1
Approach			87	0.0	87	0.0	0.046	1.7	NA	0.0	0.0	0.00	0.27	0.00	49.9
North: Foss St															
11	T1	All MCs	67	0.0	67	0.0	0.042	0.0	LOS A	0.0	0.0	0.01	0.01	0.01	49.8
12	R2	All MCs	1	0.0	1	0.0	0.042	6.6	LOS A	0.0	0.0	0.01	0.01	0.01	49.8
Approach			68	0.0	68	0.0	0.042	0.1	NA	0.0	0.0	0.01	0.01	0.01	49.8
West: McDonald's Access															
1	L2	All MCs	1	0.0	1	0.0	0.001	0.1	LOS A	0.0	0.0	0.12	0.03	0.12	26.1
3	R2	All MCs	1	0.0	1	0.0	0.001	0.2	LOS A	0.0	0.0	0.12	0.03	0.12	9.9
Approach			2	0.0	2	0.0	0.001	0.1	LOS A	0.0	0.0	0.12	0.03	0.12	20.4
All Vehicles			158	0.0	158	0.0	0.046	1.0	NA	0.0	0.0	0.00	0.16	0.00	49.0

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MOVEMENT SUMMARY

Site: [WE MD F 4] Foss St / McDonald's Access (Weekend Mid-Day Peak- Future)
Network: [1 (4)] Weekend Mid-day Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	169	0.0	169	0.0	0.120	6.4	LOS A	0.0	0.0	0.00	0.63	0.00	24.6
5	T1	All MCs	53	0.0	53	0.0	0.120	0.1	LOS A	0.0	0.0	0.00	0.63	0.00	45.6
Approach			222	0.0	222	0.0	0.120	4.9	NA	0.0	0.0	0.00	0.63	0.00	37.1
North: Foss St															
11	T1	All MCs	67	0.0	67	0.0	0.036	0.0	LOS A	1.6	11.4	0.01	0.02	0.01	49.8
12	R2	All MCs	1	0.0	1	0.0	0.036	6.7	LOS A	1.6	11.4	0.01	0.02	0.01	49.8
Approach			68	0.0	68	0.0	0.036	0.1	NA	1.6	11.4	0.01	0.02	0.01	49.8
West: McDonald's Access															
1	L2	All MCs	1	0.0	1	0.0	0.192	0.1	LOS A	3.3	22.9	0.19	0.11	0.19	26.3
3	R2	All MCs	136	0.0	136	0.0	0.192	0.4	LOS A	3.3	22.9	0.19	0.11	0.19	9.9
Approach			137	0.0	137	0.0	0.192	0.4	LOS A	3.3	22.9	0.19	0.11	0.19	10.1
All Vehicles			427	0.0	427	0.0	0.192	2.7	NA	3.3	22.9	0.06	0.37	0.06	26.0

MOVEMENT SUMMARY

Site: [WE MD E 5] Canning Hwy / McDonald's Entry (Weekend Mid-day Peak - Existing)
Network: [1 (2)] Weekend Mid-day Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: Canning Hwy															
2	T1	All MCs	893	1.5	861	1.6	0.223	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			893	1.5	861	1.6	0.223	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
West: Canning Hwy															
10a	L1	All MCs	32	0.0	32	0.0	0.254	5.1	LOS A	0.0	0.0	0.00	0.07	0.00	24.2
8	T1	All MCs	949	1.4	949	1.4	0.254	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	57.0
Approach			981	1.4	981	1.4	0.254	0.2	NA	0.0	0.0	0.00	0.03	0.00	52.7
All Vehicles			1874	1.5	1843	1.5	0.254	0.1	NA	0.0	0.0	0.00	0.02	0.00	56.8

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MOVEMENT SUMMARY

Site: [WE MD F 5] Canning Hwy / McDonald's Entry (Weekend Mid-Day Peak- Future)
Network: [1 (4)] Weekend Mid-day Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
East: Canning Hwy															
2	T1	All MCs	915	1.5	851	1.6	0.221	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
Approach			915	1.5	851	1.6	0.221	0.0	NA	0.0	0.0	0.00	0.00	0.00	59.9
West: Canning Hwy															
10a	L1	All MCs	32	0.0	32	0.0	0.254	5.1	LOS A	0.0	0.0	0.00	0.07	0.00	24.2
8	T1	All MCs	949	1.4	949	1.4	0.254	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	57.0
Approach			981	1.4	981	1.4	0.254	0.2	NA	0.0	0.0	0.00	0.03	0.00	52.7
All Vehicles			1896	1.4	1832	1.5	0.254	0.1	NA	0.0	0.0	0.00	0.02	0.00	56.8

MOVEMENT SUMMARY

Site: [WE MD E 6] Foss St / McDonald's Exit (Weekend Mid-day Peak - Existing)
Network: [1 (2)] Weekend Mid-day Peak - Existing (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Base Year
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	1	0.0	1	0.0	0.046	5.1	LOS A	0.0	0.0	0.00	0.02	0.00	23.6
5	T1	All MCs	87	1.2	87	1.2	0.046	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	51.1
Approach			88	1.2	88	1.2	0.046	0.1	NA	0.0	0.0	0.00	0.02	0.00	50.1
North: Foss St															
11	T1	All MCs	68	1.5	68	1.5	0.036	0.0	LOS A	4.0	28.3	0.01	0.02	0.01	48.7
12	R2	All MCs	1	0.0	1	0.0	0.036	6.1	LOS A	4.0	28.3	0.01	0.02	0.01	31.5
Approach			69	1.5	69	1.5	0.036	0.1	NA	4.0	28.3	0.01	0.02	0.01	48.3
West: McDonald's Exit															
1	L2	All MCs	1	0.0	1	0.0	0.090	0.2	LOS A	3.8	26.6	0.15	0.45	0.15	19.1
3	R2	All MCs	65	0.0	65	0.0	0.090	2.1	LOS A	3.8	26.6	0.15	0.45	0.15	19.1
Approach			66	0.0	66	0.0	0.090	2.1	LOS A	3.8	26.6	0.15	0.45	0.15	19.1
All Vehicles			224	0.9	224	0.9	0.090	0.7	NA	4.0	28.3	0.05	0.15	0.05	38.1

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MOVEMENT SUMMARY

Site: [WE MD F 6] Foss St / McDonald's Exit (Weekend Mid-Day Peak- Future)
Network: [1 (4)] Weekend Mid-day Peak - Future (General)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA
Site Category: Future Conditions 1
Give-Way (Two-Way)
Network Scenario: 1 | Local Volumes **Site Scenario: 1 | Local Volumes**

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Foss St															
4	L2	All MCs	1	0.0	1	0.0	0.117	5.2	LOS A	0.0	0.0	0.00	0.01	0.00	16.4
5	T1	All MCs	222	0.5	222	0.5	0.117	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	56.1
Approach			223	0.5	223	0.5	0.117	0.0	NA	0.0	0.0	0.00	0.01	0.00	55.1
North: Foss St															
11	T1	All MCs	203	0.5	203	0.5	0.107	0.0	LOS A	7.1	50.0	0.00	0.01	0.00	56.0
12	R2	All MCs	1	0.0	1	0.0	0.107	6.2	LOS A	7.1	50.0	0.00	0.01	0.00	33.9
Approach			204	0.5	204	0.5	0.107	0.0	NA	7.1	50.0	0.00	0.01	0.00	55.8
West: McDonald's Exit															
1	L2	All MCs	1	0.0	1	0.0	0.104	0.5	LOS A	3.9	27.0	0.28	0.53	0.28	17.4
3	R2	All MCs	65	0.0	65	0.0	0.104	2.6	LOS A	3.9	27.0	0.28	0.53	0.28	17.4
Approach			66	0.0	66	0.0	0.104	2.6	LOS A	3.9	27.0	0.28	0.53	0.28	17.4
All Vehicles			494	0.4	494	0.4	0.117	0.4	NA	7.1	50.0	0.04	0.08	0.04	47.9

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Appendix B - Swept Path Analysis

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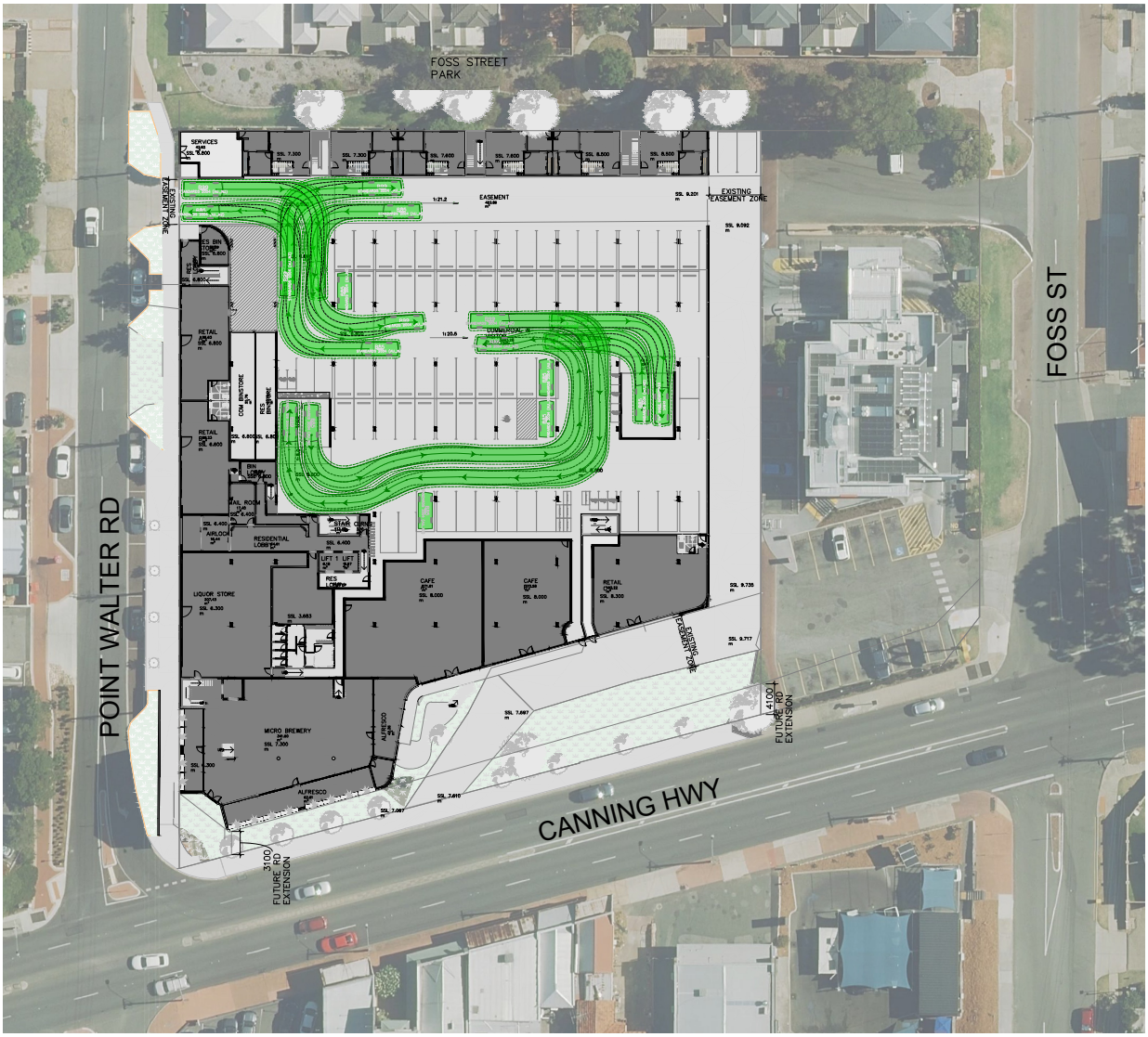
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EXISTING EASEMENT ZONE
RETAIL
RESIDENTIAL LOBBY
LIQUOR STORE
CAFE
CAFE
RETAIL
MICRO BREWERY
ALFRESCO
ALFRESCO

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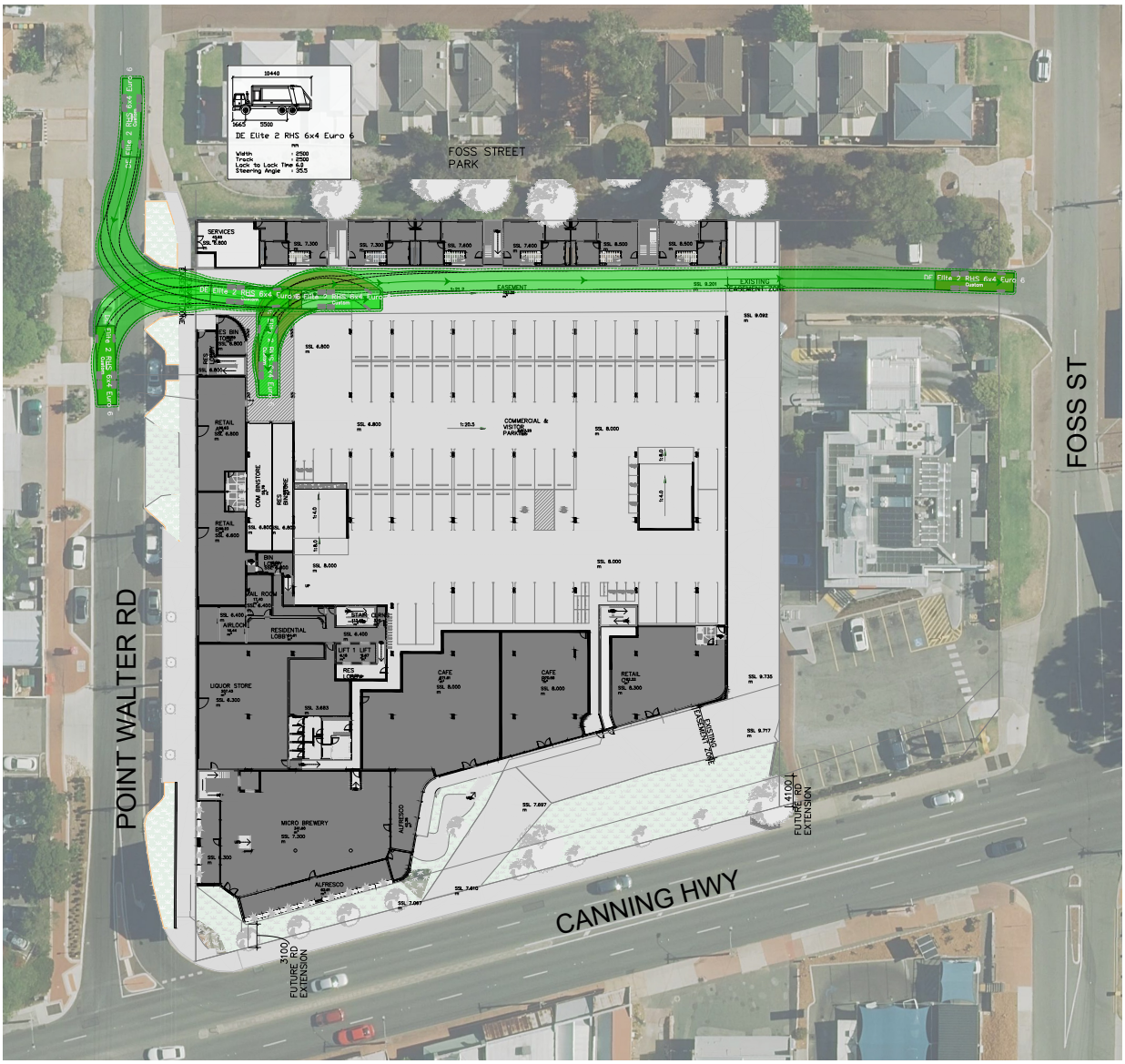
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COMMERCIAL & VISITOR PARKING
LIQUOR STORE
MICRO BREWERY
ALFRESCO
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RESIDENTIAL LOBBY
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3100 FUTURE RD EXTENSION
4100 FUTURE RD EXTENSION

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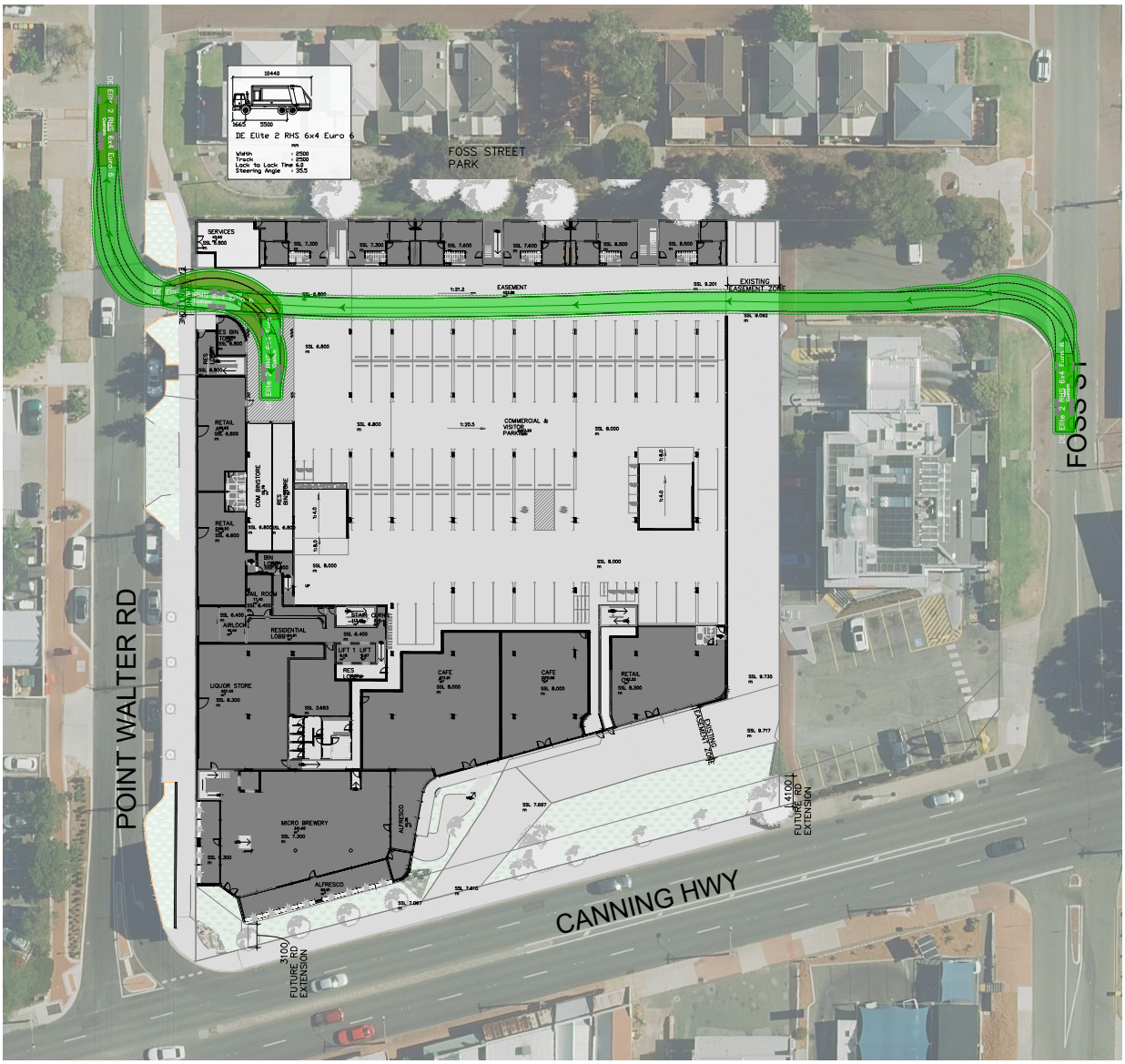
DE Elite 2 RHS 6x4 Euro 6
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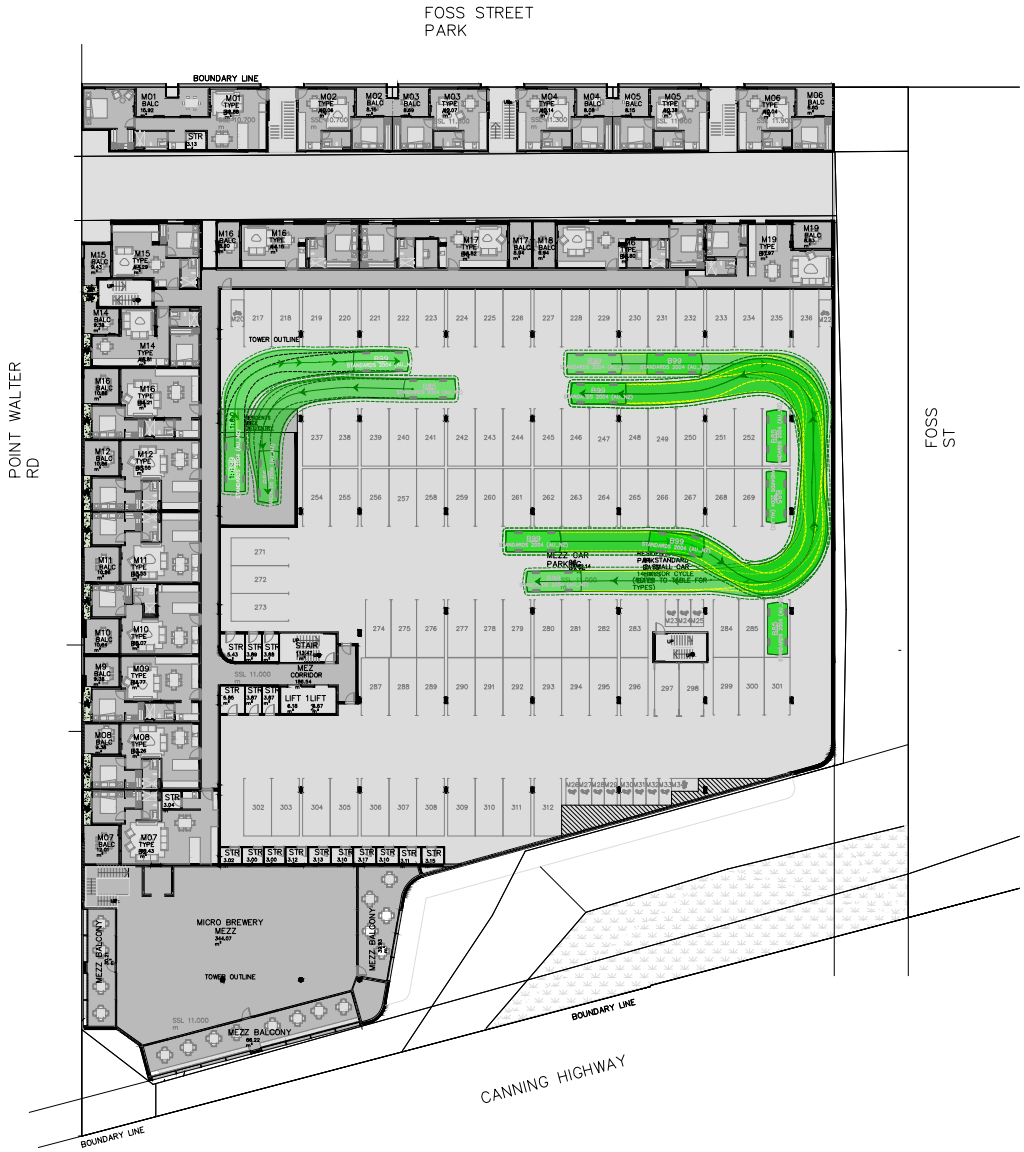
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BOUNDARY LINE
POINT WALTER
RD
FOSS
ST
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PARK
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MEZZ
MEZZ BALCONY
CANNING HIGHWAY
BOUNDARY LINE
BOUNDARY LINE

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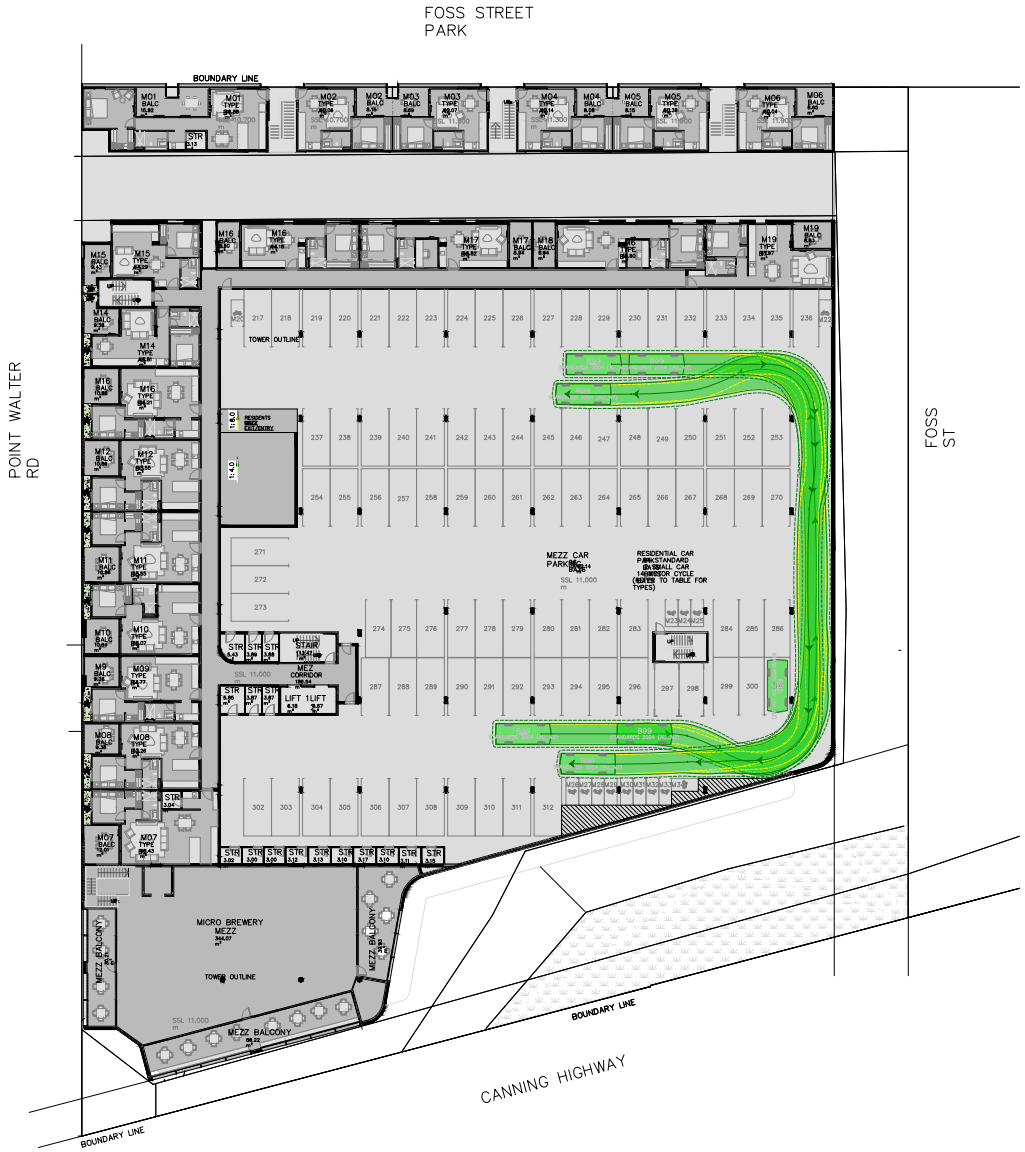
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BOUNDARY LINE

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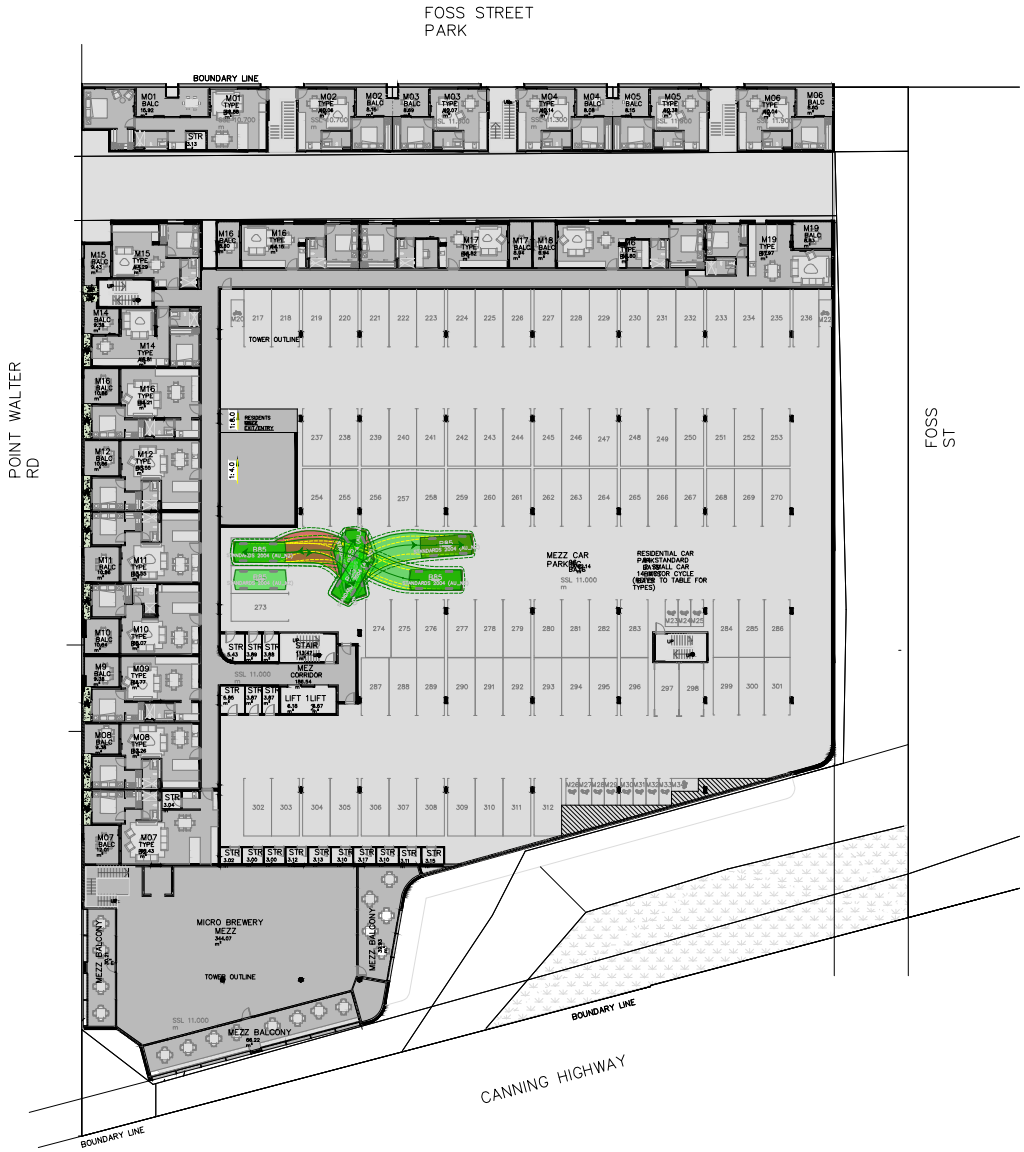
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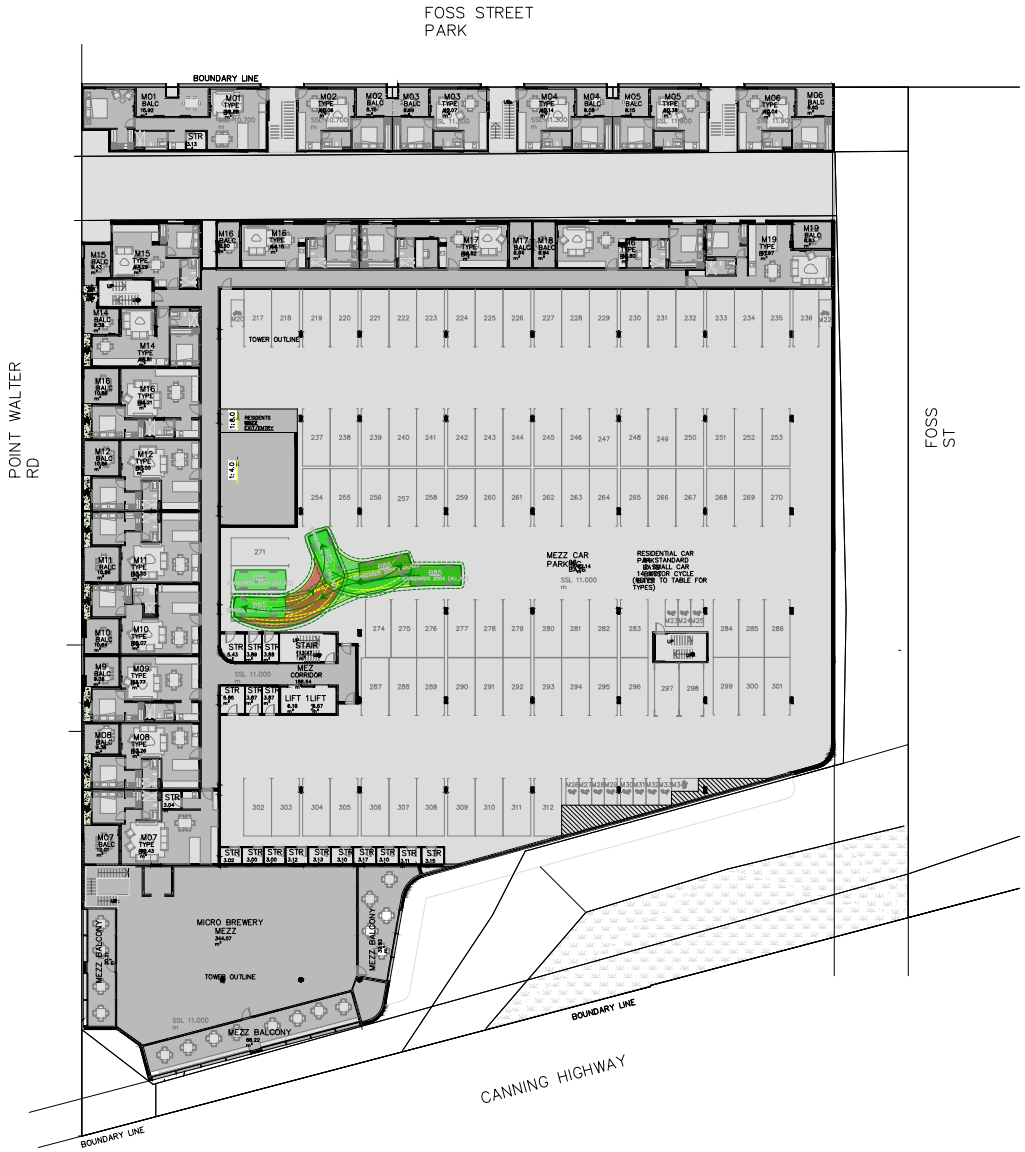
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TOWER OUTLINE
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RESIDENTIAL CAR PARK
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LIFT 1
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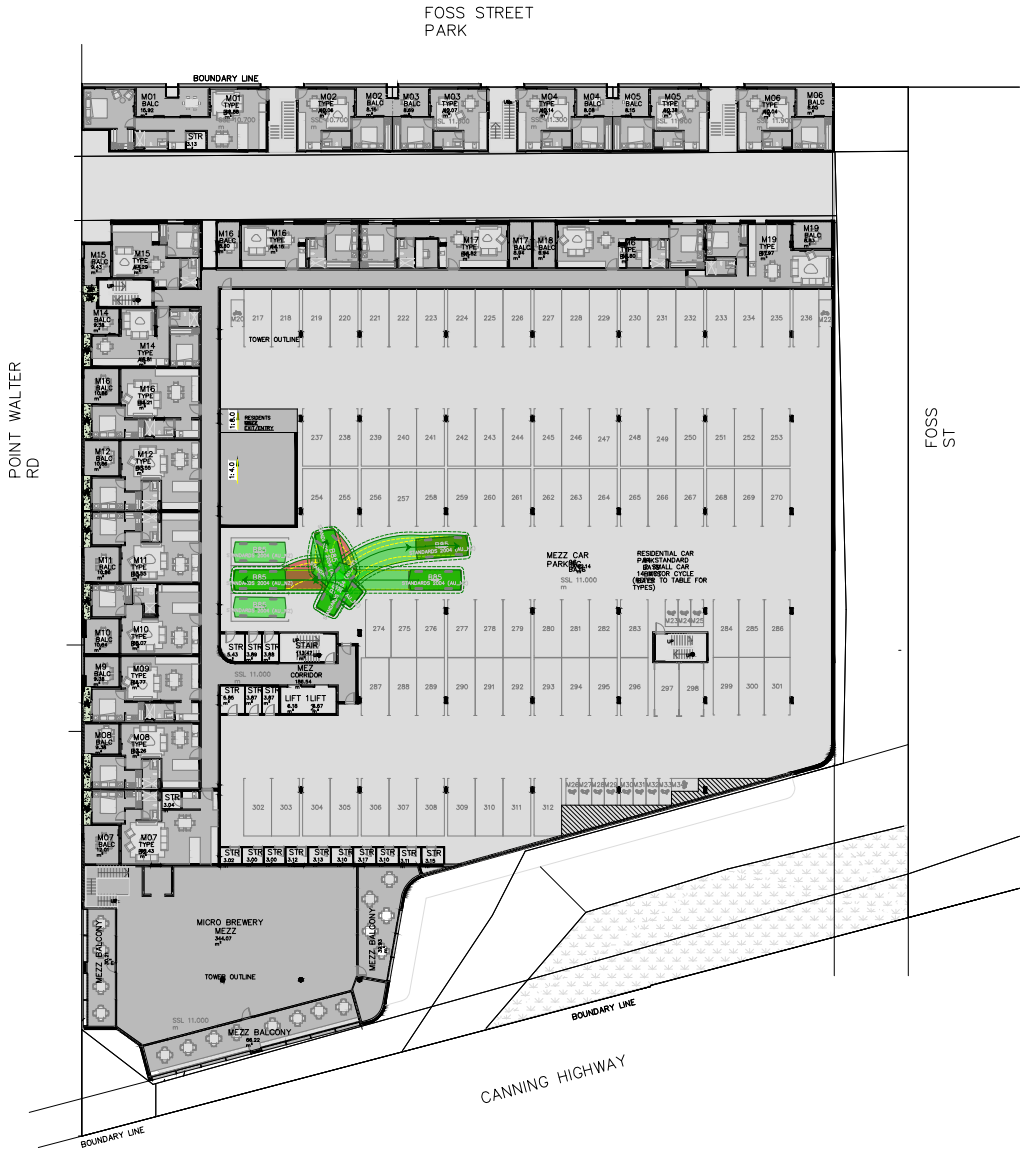
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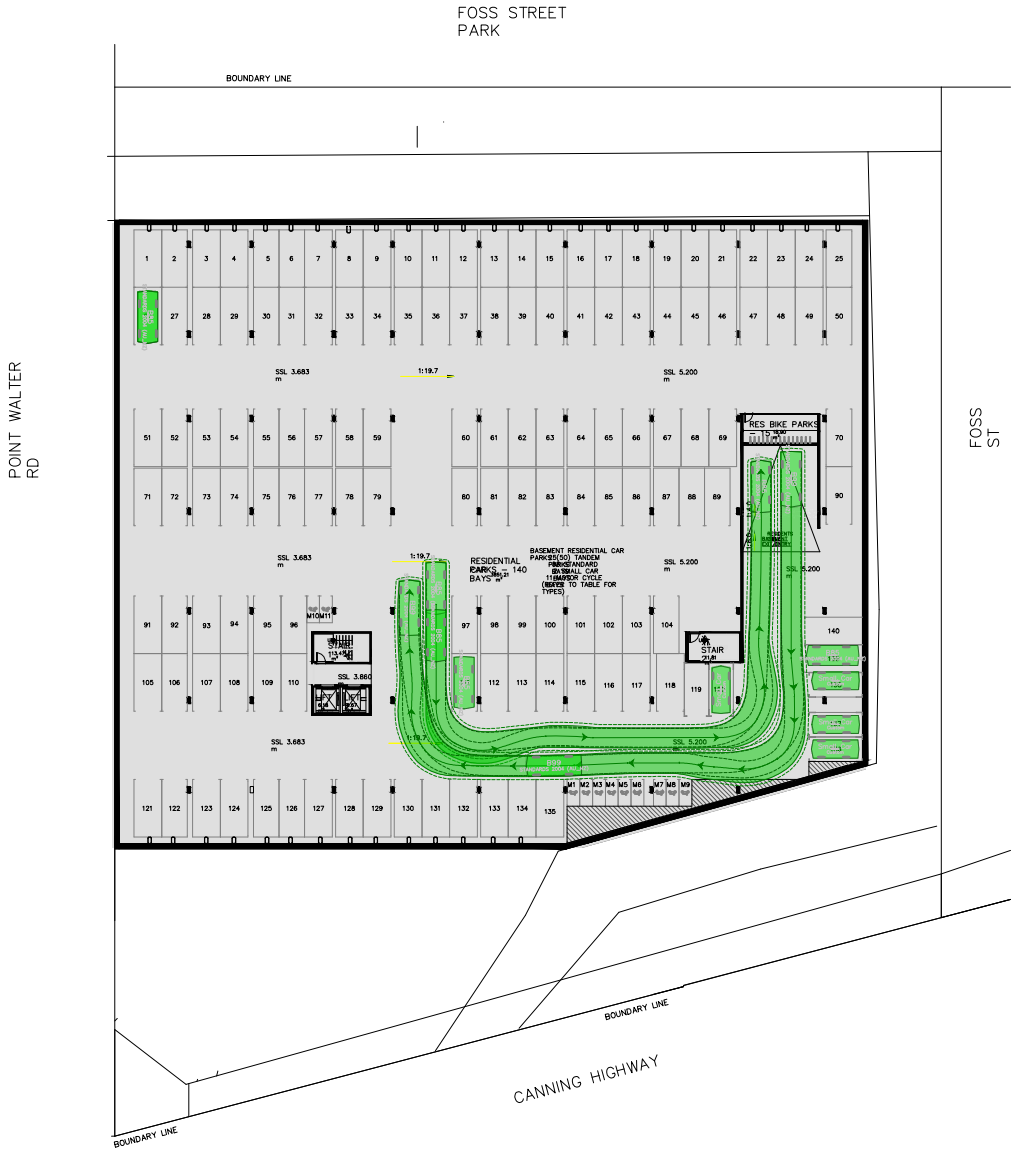
FOSS STREET
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BOUNDARY LINE

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026 FILE SD-053-25

E-LAB

326 Canning Highway, Bicton

Acoustic Report – Development Application

Project No. P03424
Revision 01
Issued 30 June 2026
Client Space Collective Architects

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Issue and Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	19.06.2026	DA Issue	Imran Khan	Teresa D Ngyuen
02	30.06.2026	DA Issue	Imran Khan	Teresa D Ngyuen
03				
04				

The project design and construction team are required to review and consider the implications of these recommendations on their design for the project. The design team shall coordinate with any specific condensation, acoustic, wind, structural, safety, constructability, maintenance or architectural design requirement for this particular project.

Engineering Lab NSW Pty Ltd

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Imran Khan | National Technical Director

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Executive Summary

E-Lab Consulting has been commissioned by Yapsen Wong C/-Space Collective Architects to undertake an acoustic assessment for the proposed 11-storey Mixed-use Development at 326 Canning Hwy, Bicton WA 6157.

This Acoustic report has been prepared as part of Development Application for the proposed development. The following acoustic assessments were undertaken, and recommendations are made to maintain compliance:

- Noise Intrusion to the project from external noise sources (road traffic from Canning Highway) in accordance with State Planning Policy 5.4 – Road and Rail Noise
- Noise emissions from the development impacting noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997 (WA EPNR).

Site Survey

An on-site noise survey was conducted to measure the ambient noise levels to assist in the design of the façade of the building and for noise model calibration.

Noise Intrusion – SPP5.4

An evaluation of external noise impacts (road traffic) on the project site was conducted in line with SPP 5.4. The methodology and assessment criteria are outlined in the SPP 5.4 Guidelines (hereafter referred to as the Guidelines). Sound PLAN v9.0, a 3D noise modelling software, was used to simulate noise emissions from roads to assess the resulting noise levels at the building façades of the development.

Noise intrusion calculations were conducted to establish the performance requirement of the façade. A summary of façade treatments is detailed below.

Façade Orientation	Acoustic Façade Type	Required Acoustic Rating (R_w)	Typical Equivalent Glass
Apartments facing Canning Highway **Glazing Type A**	Bedroom Glazing	Double Glazing – Rw 42	6mm Glass / 12mm Air Gap / 10.38mm Glass
	Living Room Glazing	Double Glazing – Rw 43	6mm Glass / 12mm Air Gap / 12.38mm Glass
Apartments facing Foss Street, Point Walter Road & Foss Street Park **Glazing Type B**	Bedroom Glazing	Double Glazing – Rw 36	6mm Glass / 12mm Air Gap / 6mm Glass
	Living Room Glazing	Double Glazing – Rw 36	6mm Glass / 12mm Air Gap / 6mm Glass
-	Solid	Rw45-55	Masonry / Lightweight Construction Façade facing canning highway is recommended to be of masonry construction

It is noted these are preliminary recommendations only and will be further refined in the design stages based on the extent of solid vs glazing and the selection of solid facades. The level 1 Common yard is compliant with State Planning Policy 5.4 outdoor 'noise target' values.

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Noise Emissions – WA EPNR

Noise emissions from the loading bay were also assessed using the 3D sound plan model. The predicted noise levels were found to be compliant with the assigned L_{A10} noise levels outlined in the EPNR

Mechanical services must comply with the Western Australian Environmental Protection (Noise) Regulations (WA EPNR) criteria at the nearest noise-sensitive receivers during all periods of the day. At this stage, detailed mechanical equipment selections are typically unavailable during the development application phase.

A detailed review of mechanical equipment noise emissions will be undertaken during the design phase, prior to the issuance of the Building Permit.

Noise emissions and impact from proposed commercial tenancies would be dependent on the types of actviity and noise emisisons they would generate. At this stage tenancy information is unavialble. During the the design stage noise emissions from the tenancies and impact to both the project site and nearest noise sensitive recivers shall be assessed and mitigate to ensure compliance to WA EPNR is maintained.

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1. Introduction

1.1 Document Purpose

E-Lab Consulting has been commissioned by Yapsen Wong C/- Space Collective Architects to undertake an acoustic assessment for the proposed 11-storey Mixed-use Development at 326 Canning Hwy, Bicton WA 6157.

The proposed development will consist of the following key architectural components.

- Ground Floor, Mezzanine – Parking, retail/ commercial uses, Residential units
- Level 1- Residential Units, Open-deck common yard., Gym/ Wellness Amenity
- Level 2-9 – Residential Units

This Acoustic report has been prepared as part of Development Application for the proposed development. The following acoustic assessments were undertaken, and recommendations are made to maintain compliance:

- Noise Intrusion to the project from external noise sources (road traffic from Canning Highway) in accordance with State Planning Policy 5.4 – Road and Rail Noise
- Noise emissions from the development impacting noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997

1.2 Relevant Documents

The following standards, regulations and guidelines have been used to establish the project specific acoustic design requirements for the development.

- Architectural documentation by Space Collective Architects dated 10 April 2026
- WAPC/DPLH, State Planning Policy 5.4 – Road and Rail Noise, Sep 2019 (SPP 5.4)
- Western Australian Environmental Protection (Noise) Regulations 1997 (WA EPNR)
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107)
- National Construction Code 2022 Volume 1, Building Code of Australia (NCC 2022)

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1.3 Project Description

The proposed project site is located at 326 Canning Hwy, Bicton WA 6157. The area surrounding the site consists of residential dwellings to the North, mixed use residential and commercial developments to the East and West and Commercial Developments to the South. The Site is bordered by Residential Dwellings separated by Foss Street Park to the North, McDonalds commercial establishment to the East, Canning Highway to the South and Point Walter Road to the West.

The project location is within the trigger distance of State Planning Policy 5.4 - Road and Rail Noise due to its proximity to Canning Highway. The Project location and nearest noise sensitive receivers are shown in Figure 1.

Figure 1: Project Location and Nearest Noise Sensitive Receiver (Source: google maps)

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2. Acoustic Design Criteria

This section presents the regulatory requirements, and acoustic design criteria applicable for the proposed project.

2.1 Road Noise – State Planning Policy 5.4

The project site falls within the SPP 5.4 trigger zone (Figure 2) for Canning Highway. SPP 5.4 establishes the indoor and outdoor noise criteria that apply to a noise sensitive land use due to noise emissions from road and rail transport.

Figure 2: Project Location and SPP 5.4 Zone (Department of Planning, Lands and Heritage)

The applicable noise level criteria are presented below in Table 1.

Table 1: State Planning Policy 5.4 Criteria

Proposal	New / Upgraded	Noise Target - Outdoor		Noise Target - Indoor
		DAY 6am – 10pm L_{Aeq},(Day) dB	NIGHT 6am – 10pm L_{Aeq},(Night) dB	
Noise-Sensitive Land-use and/or Development	New Noise-Sensitive Land-use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	Day – L_{Aeq} 40 (Living and Working Areas) Night – L_{Aeq} 35 (Bedrooms)

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SPP5.4 requires assessment of traffic impact for future traffic volumes for the next 20 year. Where predicted noise levels are exceeding the noise targets, mitigation measures are needed to meet the noise targets. The policy requires outdoor targets are to be met at all outdoor areas as far as is reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines.

2.2 Internal Noise Levels

Recommended internal noise levels and reverberation times within the development are outlined by AS2107:2016 Acoustics - Recommended design sound levels and reverberation times for building interiors.

The recommended internal noise levels stated in AS 2107:2016 apply to the combined internal noise levels from building services and external sources. The internal noise level criteria in AS2107 recommend continuous equivalent (L_{Aeq}) levels for background noise.

A summary of the AS2107 criteria is presented in Table 2.

Table 2: Project internal noise and reverberation criteria

TYPE OF OCCUPANCY / ACTIVITY			Recommended design sound level, L_{Aeq}, dB(A)
Residential	Sleeping Areas	10pm to 7am	35 - 40
	Living Areas	Any time	35 - 45
	Common Areas (Foyer, Lobby)	Any time	45-50
Commercial Tenancies	Retail shops, cafes	Any time	40-45
Common Areas	Gym / Wellness Amenity	Any time	<50
	Toilets	Any time	45-55
	Carpark	Any time	<65
	Lobby	Any Time	45-50

2.2.1 Rain Noise

There is no mandatory guidance in relation to internal noise limits due to rain noise. However, it is recommended that the internal noise levels are designed not to exceed the Internal ambient noise levels in Table 2 by 5dBA, for a rainfall of 15mm/hr.

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2.3 Acoustic Separation and Internal Sound Insulation

2.3.1 NCC Criteria – Residential Spaces (Class 2 Buildings)

Inter-Tenancy and Common Walls and Floors Noise Requirements

Inter-tenancy walls and common walls and floors must be installed to meet the requirements of the National Construction Code (NCC) 2022.

The internal wall and floor airborne sound insulation matrix provided in presents the sound transmission and insulation requirements of the deemed-to-satisfy provisions for inter-tenancy and common walls.

Table 3: Internal Wall sound Insulation Matrix – Deemed to Satisfy Provisions

		Internal Wall Airborne Sound Insulation – Deemed To Satisfy Provisions			
Sole-Occupancy Unit Space 1		Sole-Occupancy Unit/Common Space 2			
		Habitable Room	**Wet Area**	**Public Corridor Or Stairs**	**Plant Room Or Lift Shaft**
	Habitable Room	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$ Discontinuous Construction	$R_w \geq 50$	$R_w \geq 50$ Discontinuous Construction
	Wet Area	$R_w + C_{tr} \geq 50$ Discontinuous Construction	$R_w + C_{tr} \geq 50$	$R_w \geq 50$	$R_w \geq 50$ Discontinuous Construction
		Internal Floor Airborne Sound Insulation – Deemed to Satisfy Provisions			
	Habitable Room	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$
	Wet Area	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$
	Public Corridor Or Stairs	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	-	-
	Plant Room Or Lift Shaft	$R_w + C_{tr} \geq 50$	$R_w + C_{tr} \geq 50$	-	-

The internal wall and floor airborne sound insulation matrix provided in Table 4, presents the verification requirements for the performance solution pathway.

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Table 4: Internal Wall sound Insulation Matrix - Performance Solution Verification Requirements

	Internal Wall Airborne Sound Insulation – Performance Solution Verification Requirements			
Sole-Occupancy Unit Space 1	Sole-Occupancy Unit/Common Space 2			
	Habitable Room	**Wet Area**	**Public Corridor Or Stairs**	**Plant Room Or Lift Shaft**
Habitable Room	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$ Discontinuous Construction	$R_w \geq 45$	$R_w \geq 45$ Discontinuous Construction
Wet Area	$R_w + C_{tr} \geq 45$ Discontinuous Construction	$R_w + C_{tr} \geq 45$	$R_w \geq 45$	$R_w \geq 45$ Discontinuous Construction
Internal Floor Airborne Sound Insulation – Performance Solution Verification Requirements				
Habitable Room	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$
Wet Area	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$
Public Corridor Or Stairs	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	-	-
Plant Room Or Lift Shaft	$R_w + C_{tr} \geq 45$	$R_w + C_{tr} \geq 45$	-	-

For the purposes of understanding the classification of particular spaces under the NCC 2022, definitions are provided below:

- Habitable room – means a room used for normal domestic activities, and –
  - includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
  - excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
- Wet area – means an area within a building supplied with water from a water supply system, which includes bathrooms, showers, laundries and sanitary compartments and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

2.3.2 Intra-Tenancy Walls

It should be noted that intra-tenancy walls do not have any specific acoustic performance requirements within the NCC, other than service riser. The following is noted:

- Where walls are not full height it will require the wastewater pipe work within the non-habitable spaces treated to meet R_W+C_{tr} 40 requirement.
- Where there are open bulk heads from non-habitable spaces to habitable spaces it will require the bulk head

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closed with a single layer plasterboard (min. 13mm thick, min weight 8kg/m^2)

2.3.3 Internal Riser Walls

If a duct, soil, storm water, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an Rw + Ctr (airborne not less than):

- 40 if the adjacent room is a habitable room (other than a kitchen); or
- 25 if the adjacent room is a kitchen or non-habitable room / wet area

2.3.4 Apartment Entry Doors

Entry doors to apartments shall be designed and installed to achieve Rw 30 or above.

2.3.5 Inter-Tenancy and Common Floor / Ceilings Impact Requirements

Inter-tenancy and common floors/ceilings must be installed to meet the requirements of the National Construction Code (NCC) 2022, together with an additional uplift for impact noise.

The internal floor/ceiling sound insulation matrix provided in Table 5 presents the sound transmission and insulation requirements of the deemed-to-satisfy provisions for inter-tenancy and common walls.

Table 5: Internal floor/ceiling impact sound insulation matrix - deemed-to-satisfy provisions

Internal Floor/Ceiling Impact Sound Insulation – Deemed To Satisfy Provisions					
Sole-Occupancy Unit/Common Space Below	Sole-Occupancy Unit/Common Space Above				
		Habitable Room	Wet Area	Public Corridor Or Stairs	Plant Room Or Lift Shaft
	Habitable Room	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$
	Wet Area	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$	$L_{n,w} \leq 62$

The internal floor/ceiling sound insulation matrix provided in Table 6 presents the verification requirements for the performance solution pathway.

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Table 6: Internal floor/ceiling sound insulation matrix – performance solution verification requirements

Internal Floor/Ceiling Impact Sound Insulation – Performance Solution Verification Requirements					
Sole-Occupancy Unit/Common Space	Sole-Occupancy Unit/Common Space Above				
		Habitable Room	Wet Area	Public Corridor Or Stairs	Plant Room Or Lift Shaft
	Habitable Room	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$
	Wet Area	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$	$L_{nT,w} \leq 62$

2.4 Noise Emissions – WA Environmental Protection (Noise) Regulations 1997

Environmental noise emissions resulting from the development are addressed through the Environmental Protection Act 1986 with the prescribed standards detailed in the Environmental Protection (Noise) Regulations 1997 (WA EPNR). The regulations are based on maximum allowable noise levels termed the 'assigned noise level".

According to the EPNR, noise emissions from any premises are deemed not to significantly impact the receiver if the emissions are 5 dB or less below the assigned levels. In summary, assigned noise levels are set by evaluating the presence of commercial and industrial zones, major transport routes, and sporting venues around noise-sensitive premises.

The assigned levels apply at premises receiving the noise (noise sensitive receiver) and not to areas within the project site or lot. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A.

- *"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."*

City of Melville's online mapping system (Local Planning Scheme 6) has been used to ascertain land use. Based on these maps the influencing factor at the nearest noise sensitive receivers has been calculated.

The nearest noise sensitive receivers have been identified as detailed below and shown in Figure 1.

- Catchment 1:
  - 5- 7 Point Walter Rd, Bicton WA 6157
  - 4,6 Lockwood Ct, Bicton WA 6157
- Catchment 2:
  - 8-16 Lockwood Ct, Bicton WA 6157
  - 3 Ming Ct, Bicton WA 6157
  - 29 Foss St, Bicton WA 6157

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2.4.1 Influencing Factors

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA). Table 7 presents the traffic data of the nearby roads.

Table 7: Traffic Data (Source: Main Roads WA)

Road	WA EPNR Classification	Annual Average Daily Traffic Volumes / Year
Canning Highway (West of Stock Rd)	Major Road	24,835 (2024 - 2025)

The zoning maps used for the calculation of influencing factor showing the land use types has been presented in Figure 3 and Figure 4.

Table 8 presents the influencing factor for results from identifying major roads, commercial and industrial areas for the nearest noise sensitive receivers is detailed in Table 7.

Table 8: Influencing Factor (IF) Noise Sensitive Receivers

Noise Sensitive Receivers	Commercial	Industrial	Road	Influencing Factor
Catchment 1	31% within 100m Radius 3% within 450m Radius	0% within 100m Radius 0% within 450m Radius	Canning Highway within 450m Radius	4 dB
Catchment 2	30% within 100m Radius 4% within 450m Radius	0% within 100m Radius 0% within 450m Radius	Canning Highway within 100m Radius	8 dB

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Figure 3: Zoning Maps for the Project and Surrounding Areas – Catchment 1 (Source: City of Melville Intramaps)

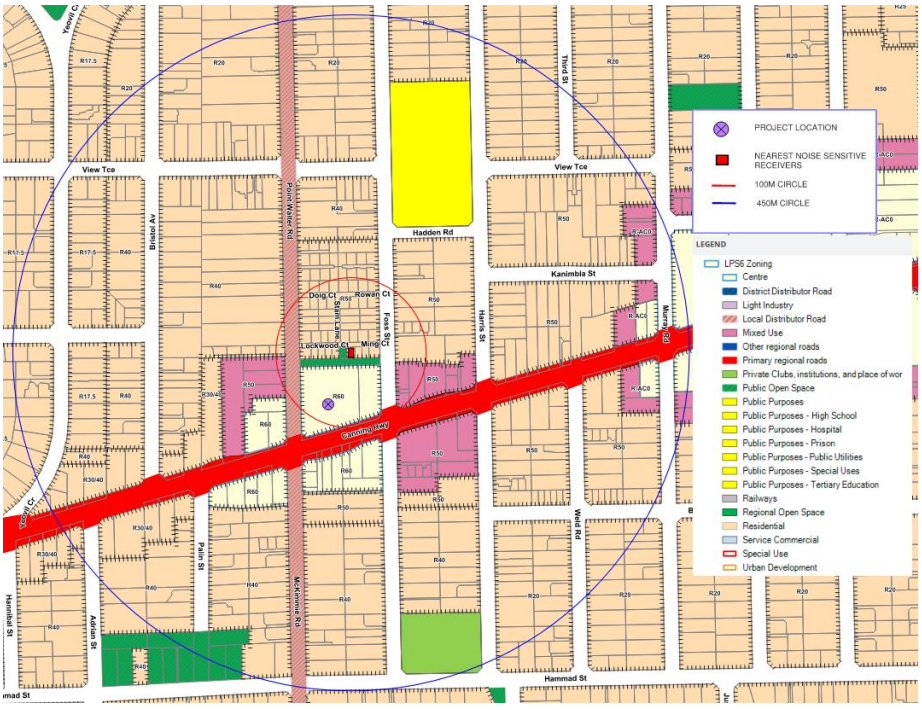

Figure 4: Zoning Maps for the Project and Surrounding Areas – Catchment 2 (Source: City of Melville Intramaps)

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2.4.2 Assigned Noise Levels – Noise Sensitive Receivers

Table 9 to 12 summarises the assigned levels at the nearest noise sensitive receivers. All noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 9: Assigned Levels – Receiver Catchment 1

Types of Premises Receiving Noise	Time of Day	Assigned Levels (dB)		
		L_{A10}	L_{A1}	L_{Aeq}
Noise Sensitive Premises: Highly Sensitive Area	0700 to 1900 hours Monday to Saturday	49	59	69
	0900 to 1900 hours Sunday & public holidays	44	54	69
	1900 to 2200 hours all days	44	54	59
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	39	49	59

Table 10: Assigned Levels – Receiver Catchment 2

Types of Premises Receiving Noise	Time of Day	Assigned Levels (dB)		
		L_{A10}	L_{A1}	L_{Aeq}
Noise Sensitive Premises: Highly Sensitive Area	0700 to 1900 hours Monday to Saturday	53	63	73
	0900 to 1900 hours Sunday & public holidays	48	58	73
	1900 to 2200 hours all days	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	43	53	63

Table 11: Assigned levels – Noise sensitive receivers in other areas and Commercial receivers

Types of Premises Receiving Noise	Time of Day	Assigned Levels (dB)		
		L_{A10}	L_{A1}	L_{Aeq}
Noise Sensitive Premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

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2.4.3 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 12.

Table 12: Noise Character Adjustments

Adjustment Where Noise Emission is not Music These Adjustments are Cumulative to a Maximum Of 15 Db			Adjustment Where Noise Emission is Music		
Where tonality is present	Where modulation is present	Where impulsiveness	Where tonality is present	Where modulation is present	Where impulsiveness
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB	+ 5 dB

2.4.4 Mechanical Services Noise Emissions

Mechanical equipment serving the project is required to meet the assigned levels of the EPNR at the nearest sensitive receivers. It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

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3. Noise Survey

Noise measurements were conducted on 12th June 2026 to ascertain the existing acoustic environment at the project site. The primary objective was to assess noise contributions from traffic along Canning Highway to assist with the noise intrusion assessment, noise model calibration and design of external façade. The location of the measurement is shown in Figure 1.

3.1 Instrumentation

The equipment used for the noise survey is detailed below:

- NTi XL3 Class 1 Sound Level Meter, S/N: A3A-00650-D1
- Larson Davis Sound Calibrator, S/N: 22031

Sound level meter was calibrated before and after the measurements and no significant drift was found. Test measurements were performed using instrumentation equivalent to an integrating sound level meter which met the accuracy requirements of a Class 1 instrument as defined by IEC 60651 and IEC 60804. The sound level meter complied with the requirements documented in AS IEC 61672.1.

The sound level meter is calibrated by an authorised NATA (National Association of Testing Authorities) laboratory less than 2 years prior to assessment and has successfully passed all AS 1259 and AS/NZS 4476 standards and specifications.

The sound level meter was calibrated before and after the measurement session, using a Class 1 acoustic calibrator, also calibrated less than 2 years ago, and in compliance with AS IEC 60942-2004.

The filters complied with the requirements defined in IEC 61260.

3.2 Measurement Summary

Table 13 summaries the measured outdoor noise levels at the project site, accompanied by on-site observations of noise sources contributing to the acoustic environment.

Table 13: Noise Measurement Summary

Measurement Time	Measured Noise Levels		Comments
	L_{Aeq} dB (A)	L_{A90} dB (A)	
3:30 pm – 4:00 pm	73	66	▪ Traffic from Canning Highway ▪ Occasional cars going into the parking lot

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4. Noise Intrusion

4.1 Traffic Noise Intrusion – SPP 5.4

An evaluation of external transport noise impacts on the site was conducted in line with SPP 5.4. The methodology and assessment criteria are outlined in the SPP 5.4 Guidelines (hereafter referred to as the Guidelines). Sound PLAN v9.0, a 3D noise modelling software, was used to simulate noise emissions from major roads and to assess the resulting noise levels at the building façades of the development.

The noise assessment accounts for both current and future traffic volumes that will impact the proposed development. The findings from this assessment were used to evaluate the level of noise intrusion into the apartments.

Noise levels were modelled 1 meter from the building façade. The predicted receiver noise levels at the façade also include a +2.5 dB façade correction, in accordance with SPP 5.4 requirements. Compliance with the relevant sections of the SPP 5.4 Noise Modelling Checklist is documented in Appendix A.

4.2 Modelling Inputs

4.2.1 Topography & Ground Absorption

Topographical data for areas surrounding the site (1m elevation contours) were sourced from Geoscience Australia Digital Elevation Model (DEM) 5 Metre Grid of Australia derived from LiDAR.

A ground condition of 0.6 has been used in the model, which is in between a soft ground condition (1) and a reflective ground condition (0).

A reflection order of 3 has been considered in all assessments.

4.2.2 Road Traffic

The road traffic noise assessment has been conducted based on the methodology described by the Calculation of Road Traffic Noise algorithm (CoRTN, UK Transport Agency).

The CoRTN algorithm has been developed to calculate $L_{A10,18hr}$ noise levels. However, SPP 5.4 requires road noise assessments to be based upon the energy averaged $L_{Aeq,16hr}$ and $L_{Aeq,8hr}$ noise descriptors for the daytime and night-time respectively. Conversions are applied using the method outlined in the DEFRA publication, *"Method for Converting the UK Road Traffic Noise Index $L_{A10,18hour}$ to the EU Noise Indices for Road Noise Mapping."*

- This algorithm considers the following parameters:
- Noise levels measured on site for calibration of the model
- Traffic volume during each period of the day, and for current and future scenarios
- Traffic speeds
- Percentage of heavy vehicles; and
- Gradient and surface of road

The noise model included the heights of road traffic noise sources as specified by the Guidelines. Below are the modelled heights of the vehicle "strings":

- Passenger vehicles: + 0.5 m
- Heavy vehicles — Engine noise: + 1.5 m
- Heavy vehicles — Exhaust: + 3.6 m

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The modelled and observed average daily traffic volumes for 2026 and 2046 were sourced from Main Roads Western Australia (MRWA), Reference No. 43758. This data pertains to traffic on Canning Highway.

SPP 5.4 requires that all noise assessments account for changes in traffic volumes anticipated over the next 20 years. The traffic volume projections provided by MRWA were utilized for this purpose. Table 14 summarises the current and projected future traffic volumes used in the assessment.

Table 14: Traffic Volumes - Current and Future

Road	year	daily vehicle count	daytime vehicle volume / hr	nighttime vehicle volume / hr	percentage of heavy vehicle	Speed (km / hr)
Canning Highway	2026	24,636	1,450	179	Day – 7% Night – 9%	60
	2046	34,786	2,048	252	Day – 7% Night – 9%	60

4.2.3 Model Calibration

The noise model for the current year was calibrated using data obtained from the noise measurement. A correction factor of -1.6 dB was applied to eliminate the discrepancy between the actual measured data and model predictions

4.3 Noise Modelling Results

Road traffic noise impact for the future year (2046) predicted the highest external noise levels for the day and night-time periods:

- Day-time scenario 74 dB(A)
- Night-time scenario 65 dB(A)

Predicted noise levels on the facades (façade noise maps) are provided in Appendix B. The facade sections facing Canning Highway are projected to experience noise levels exceeding the 'noise target' values outlined in SPP5.4. Noise intrusion assessment and recommendations for façade to meet the internal noise levels are provided in section 5.0.

4.3.1 SPP5.4 Outdoor Area Compliance

The predicted outdoor noise levels at the Level 1 Common yard meet compliance to the SPP 5.4 outdoor ‘noise target’ values. Refer to Appendix B for façade noise maps.

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5. Noise Intrusion Assessment

5.1 External Façade

Noise intrusion calculations were conducted using the approach outlined in British Standard BS EN 12354:2000. The calculations were based on the highest on-site measured noise levels to select appropriate glazing for achieving the desired internal noise levels. Adjustments were made to the linear spectral noise levels to account for potential losses from flanking paths and façade corrections. The minimum required external façade configuration have been recommended based on highest measured outdoor noise levels.

5.2 Glazed Façade

The noise intrusion has been calculated for all façade elements, which is relevant to their surface area. Based on the highest measured noise levels, required façade performance is presented in Table 15.

It is noted these are preliminary recommendations only and will be further refined in the design stages based on the extent of solid vs glazing and also the selection of solid facades.

Table 15: Acoustic Façade Categories and Glazing Arrangements

Façade Orientation	Acoustic Façade Type	Required Acoustic Rating (R_w)	Typical Equivalent Glass
Apartments facing Canning Highway **Glazing Type A**	Bedroom Glazing	Double Glazing – Rw 43	6mm Glass / 12mm Air Gap / 10.38mm Glass
	Living Room Glazing	Double Glazing – Rw 43	6mm Glass / 12mm Air Gap / 12.38mm Glass
Apartments facing Foss Street, Point Walter Road & Foss Street Park **Glazing Type B**	Bedroom Glazing	Double Glazing – Rw 36	6mm Glass / 12mm Air Gap / 6mm Glass
	Living Room Glazing	Double Glazing – Rw 36	6mm Glass / 12mm Air Gap / 6mm Glass
-	Solid	Rw45-55	Masonry / Lightweight Construction Façade facing canning highway is recommended to be of masonry construction

Refer to Appendix C with mark-up indicating the glazing types on typical floor.

Note that additional components of the glazing system (e.g., frames, seals etc.) are also required to achieve the nominated performance ratings. There reduction in performance for glazing and frame as an overall should not be reduced by more than 2-3dB.

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5.3 Rain Noise – Roof Treatment

In accordance with the project rain noise criteria for noise-sensitive areas such that internal noise criteria during rainfall of no greater than 5dB(A) above the AS2107 recommended internal noise levels, it has been determined that a system capable of reducing rain noise by circa 38dB(A) would be required.

Typical roof ceiling configuration for controlling rain noise is detailed below.

- Colorbond metal deck roof with 75mm thick High Density Anticon Insulation to be the underside, and a suspended plasterboard ceiling with R3.0 insulation laid directly above.

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6. Noise Emissions

6.1 Loading Bay

Noise emissions from the loading bay are required to be compliant to the assigned levels outlined in the EPNR. The project has a loading bay located at the Southern west side of the project building inside the parking lot. The loading bay location is shown in Figure 5.

Figure 5: Loading Bay Location

Sound Plan9.0 has been used to develop a 3D model of the project site and the surrounding receivers to predict noise emissions from the Loading Bay

6.1.1 Assessment Criteria

Noise emissions from the loading bay are required to be compliant with the assigned levels outlined in WA EPNR (Table 9 and 10). Noise emissions associated with the loading bay primarily result from truck maneuvering and the loading/unloading process. During unloading, truck engines and refrigeration units are typically switched off, substantially limiting the duration and acoustic impact of each delivery.

Overall, noise from truck activity at the loading docks accounts for approximately 1% of the representative measurement period. However, as a worst-case scenario assessment has been undertaken to the most stringent L_{A10} criterion.

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6.1.2 Modelling Parameters and Assumptions

ISO 9613 - *Acoustics – Attenuation of sound during propagation outdoors* algorithm has been used for the noise model predictions with a reflection order of 3. The noise model has considered noise source levels, distance from the source to receivers, and screening effects due to existing, proposed buildings and ground topology. The modelled meteorological conditions are presented in Table 16

Table 16: Modelling Meteorological Conditions

Meteorological conditions	Day time (0700-2200)
Temperature	20 °C
Relative Humidity	50%
Wind Speed	Up to 5m/s
Wind direction	All

The Following Assumptions have been made regarding the model:

- The Trucks coming into the Loading Bay are small (<9m) trucks
- The operation time of the loading bay is 0700 to 1900 hours Monday to Saturday

6.1.3 Sound Level Data

Noise generated by truck movements and related operations in loading bays typically consists of a mix of continuous and intermittent noise events, including Engine noise (such as ignition, idling, acceleration, and deceleration), reversing alarms, brake squeals, and compression release noises and Noise from unloading activities.

The following Sound Power Levels have been used to model this noise:

- Truck arrival and departure movements 96 dB(A)
- Unloading Activities - 85 dB(A)

6.1.4 Predicted Noise Levels

The highest Predicted Noise Levels at the Nearest Noise Sensitive Receivers is L_{A10}36 dB(A). Refer to Grid noise map in Appendix D.

The Assigned EPNR L_{A10} criteria is 49 dB(A). The predicted noise emissions from the loading bay have been evaluated against the respective criteria and is predicted to comply with the requirements of WA EPNR for the given assessment period.

6.2 Mechanical Plant

Mechanical services will be expected to comply with the respective WA EPNR criteria at the nearest noise sensitive receivers for all periods of the day. At this stage no information has been provided regarding mechanical service equipment selection. Typically, this data is not available at the development application phase and review of mechanical equipment is conducted during the design phase prior to the issue of Building Permit.

The following major mechanical equipment generally requires acoustic reviews:

- Mechanical Plant
- Fire Pumps

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Mitigation measures for the mechanical plant shall be considered during the design development stage to ensure compliance with the outlined criteria at the nearest sensitive receivers. These mitigation measures could include but not limited to the following:

- Positioning mechanical plant away from nearby receivers
- Screening around mechanical plant
- Acoustic insulation within duct work

6.3 Noise emissions – Tenancies

Noise emissions and impact from proposed commercial tenancies would be dependent on the types of actviity and noise emisisons they would generate. At this stage tenancy information is unavialble. During the the design stage noise emissions from the tenancies and impact to both the project site and nearest noise sensitive recivers shall be assessed and mitigate to ensure compliance to WA EPNR is maintained.

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7. Conclusion

E-Lab Consulting were commissioned by Space Collective Architects to undertake an acoustic assessment for the proposed 11-storey Mixed-use Development at 326 Canning Hwy, Bicton WA 6157.

This Acoustic report was prepared as part of Development Application for the proposed development. The following acoustic assessments were undertaken, and recommendations are made to maintain compliance:

- Noise Intrusion to the project from external noise sources (road traffic from Canning Highway) in accordance with State Planning Policy 5.4 – Road and Rail Noise
- Noise emissions from the development impacting noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997

To assess each of the acoustic considerations for the proposed development, noise criteria has been established in Section 3 in accordance with the following documents:

- WAPC/DPLH, State Planning Policy 5.4 – Road and Rail Noise, Sep 2019 (SPP 5.4)
- Western Australian Environmental Protection (Noise) Regulations 1997 (WA EPNR)
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107)
- National Construction Code 2022 Volume 1, Building Code of Australia (NCC 2022)

A road traffic noise assessment has been conducted, and the minimum recommended external façade construction has been specified to comply with internal noise level criteria. Predicted noise levels at the building façades were calculated using the 3D noise modelling software package SoundPLAN v9.0.

Noise emissions from the loading bay were also assessed using the model. The predicted noise levels were found to be compliant with the assigned L_{A10} noise levels outlined in the EPNR

Regarding mechanical noise emissions, a comprehensive noise assessment will be undertaken following receipt of the complete mechanical equipment schedule and prior to the issuance of the Building Permit. Appropriate acoustic treatments shall be incorporated to ensure compliance with the applicable assigned noise limits at the nearest noise-sensitive receivers.

Noise emissions and impact from proposed commercial tenancies would be dependent on the types of actviity and noise emisisons they would generate. At this stage tenancy information is unavialble. During the the design stage noise emissions from the tenancies and impact to both the project site and nearest noise sensitive recivers shall be assessed and mitigate to ensure compliance to WA EPNR is maintained.

Having given regard to the analysis conducted within this report, it is the finding of this assessment that the proposed redevelopment is compliant with the relevant criteria for this type of development, and it is expected to comply with the applicable regulations, particularly those listed above.

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Appendix A Noise Modelling Checklist

Checklist Item		Action
Road Traffic Input Data - Current		
Road Name	**Canning Highway 2026**	
	16-hr daytime road traffic volume	21932
	Percentage of heavy vehicles (daytime)	7
	8-hr night-time road traffic volume	2704
	Percentage of heavy vehicles (night-time)	9
Road Pavement	Dense Graded Asphalt	
Road traffic heights	**Have the road emissions sources been modelled at the following heights?**	
	Light and heavy vehicle tyre-road height at +0.5 m	Y
	Heavy vehicle engine height at +1.5 m	Y
	Heavy vehicle exhaust height at +3.6 m	Y
Traffic Speed	What is the modelled road posted (signal) traffic speed?	60 km / hr

Checklist Item		Action
Road Traffic Input Data - Future		
Road Name	**Canning Highway 2046**	
	16-hr daytime road traffic volume	30968
	Percentage of heavy vehicles (daytime)	7
	8-hr night-time road traffic volume	3818
	Percentage of heavy vehicles (night-time	9
Road Pavement	Dense Graded Asphalt	
Road traffic heights	**Have the road emissions sources been modelled at the following heights?**	
	Light and heavy vehicle tyre-road height at +0.5 m	Y
	Heavy vehicle engine height at +1.5 m	Y
	Heavy vehicle exhaust height at +3.6 m	Y
Traffic Speed	What is the modelled road posted (signal) traffic speed?	60 km / hr

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Appendix B Façade Noise Maps

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Appendix C Glazing Mark-up (Typical Floor)

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Appendix D Grid Noise Maps – Loading Bay Activity

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DATE 22-Jul-2026 FILE SD-053-25

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Waste Management Plan

326 Canning Highway, Bicton

Prepared for Space Collective Architects

29 June 2026

Project Number: WMP26014

Assets | Engineering | Environment | Noise | Spatial | Waste

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DOCUMENT CONTROL					
Version	**Description**	**Date**	**Author**	**Reviewer**	**Approver**
1.0	First Approved Release	5/06/2026	JL	AB	JL
2.0	Second Approved Release	29/06/2026	KW	JL	JL

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Executive Summary

Space Collective Architects is seeking development approval for the proposed mixed-use development located at 326 Canning Highway, Bicton (the Proposal).

To support the application for development approval, the City of Melville (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Residential Bin Storage Area					
Refuse	10,340	660	Eight	Twice each week	City of Melville
Recycling	15,120	660	Twelve	Twice each week	City of Melville
FOGO	3,260	240	Seven	Twice each week	City of Melville
Commercial Bin Storage Area					
Refuse	27,022	660	Fourteen	Three times each week	Private Contractor
Recycling	12,930	660	Seven	Three times each week	Private Contractor

The City/private contractor will service the Proposal onsite, directly from the respective Bin Storage Area. The City/private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Point Walter Road.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Space Collective Architects is seeking development approval for the proposed mixed-use development located at 326 Canning Highway, Bicton (the Proposal).

To satisfy the conditions of the development application the City of Melville (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by residential developments to the north, commercial development to the east, Canning Highway to the south and Point Walter Road to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide adequately sized Bin Storage Areas, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and FOGO is based on the number of apartments and the floor area (m^2) of the commercial tenancies at the Proposal. The Proposal consists of the following:

Residential:

- Studio Apartments – 17;
- One Bedroom Apartments – 87;
- Two Bedroom Apartments – 75; and
- Three Bedroom Apartments – 24.

Commercial:

- Retail A – 97m^2;
- Retail B – 99m^2;
- Retail C – 163m^2;
- Liquor Store – 208m^2;
- Micro-Brewery – 342m^2;
- Café A – 272m^2; and
- Café B – 168m^2.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Melville's *Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments* Policy LPP1.3 (2023).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City's Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
Residential				
Studio Apartments	1 Bedroom	40L/week	60L/week	10L/week
One Bedroom Apartments	1 Bedroom	40L/week	60L/week	10L/week
Two Bedroom Apartments	2 Bedrooms	60L/week	80L/week	20L/week
Three Bedroom Apartments	3+ Bedrooms	70L/week	120L/week	30L/week
Commercial				
Café A and B	Café	300L/100m^2/day	200L/100m^2/day	-
Micro-Brewery	Restaurant	660L/100m^2/day	200L/100m^2/day	-
Retail A-C	Shop (non-food)	50L/100m^2/day	50L/100m^2/day	-
Liquor Store	Shop (non-food)	50L/100m^2/day	50L/100m^2/day	-

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

2.3.1 Residential Waste

Residential waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 2-2. It is estimated that the residential apartments at the Proposal will generate 10,340L of refuse, 15,120L of recyclables and 3,260L of FOGO each week.

Table 2-2: Estimated Waste Generation – Residential

Residential Apartments	Number of Apartments	Waste Generation Rate (L/week)	Waste Generation (L/week)
Refuse			
Studio Apartments	17	40	680
One Bedroom Apartments	87	40	3,480
Two Bedroom Apartments	75	60	4,500
Three Bedroom Apartments	24	70	1,680
		Total	**10,340**
Recyclables			
Studio Apartments	17	60	1,020
One Bedroom Apartments	87	60	5,220
Two Bedroom Apartments	75	80	6,000
Three Bedroom Apartments	24	120	2,880
		Total	**15,120**
FOGO			
Studio Apartments	17	10	170
One Bedroom Apartments	87	10	870
Two Bedroom Apartments	75	20	1,500
Three Bedroom Apartments	24	30	720
		Total	**3,260**

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2.3.2 Commercial Waste

Commercial waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 2-3. It is estimated that the commercial tenancies at the Proposal will generate 27,023L of refuse and 12,930L of recyclables each week.

Table 2-3: Estimated Waste Generation – Commercial

Commercial Tenancies	Area (m^2)	Waste Generation Rate (L/100m^2/day)	Waste Generation (L/week)
Refuse			
Retail A	97	50	338
Retail B	99	50	347
Retail C	163	50	569
Liquor Store	208	50	728
Micro-Brewery	342	660	15,800
Café A	272	300	5,712
Café B	168	300	3,528
		Total	**27,022**
Recyclables			
Retail A	97	50	338
Retail B	99	50	347
Retail C	163	50	569
Liquor Store	208	50	728
Micro-Brewery	342	200	4,788
Café A	272	200	3,808
Café B	168	200	2,352
		Total	**12,930**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Areas, as shown in Diagram 1 and Diagram 2, and discussed in the following sub-sections.

3.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, the residential apartments will have room to accommodate two under counter/kitchen bins for the separate disposal of refuse and recycling, and a kitchen caddy for FOGO. Waste from these internal bins will be transferred by residents directly to the Residential Bin Storage Area and deposited in the appropriate bins.

The commercial tenancies will also have a minimum of two internal bins to facilitate the separate disposal of refuse and recycling. These internal bins will be collected by the staff/cleaners and transferred to the Commercial Bin Storage Area for consolidation into the appropriate bins, as required. This internal servicing method may be conducted outside of main operational hours to mitigate disturbances to residents/visitors.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (mm)	Bins Sizes			
	240L	360L	660L	1,100L
Depth	735	885	850	1,245
Width	580	600	1,370	1,370
Height	1,080	1,100	1,250	1,470

Reference: City of Melville's Waste, Recycling and FOGO Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments Policy LPP1.3 (2023).

3.3 Residential Bin Storage Area Size

To ensure sufficient area is available for storage of the residential bins, the amount of bins required for the Residential Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse, recyclables and FOGO twice each week.

Based on the results shown in Table 3-2 the Residential Bin Storage Area has been sized to accommodate:

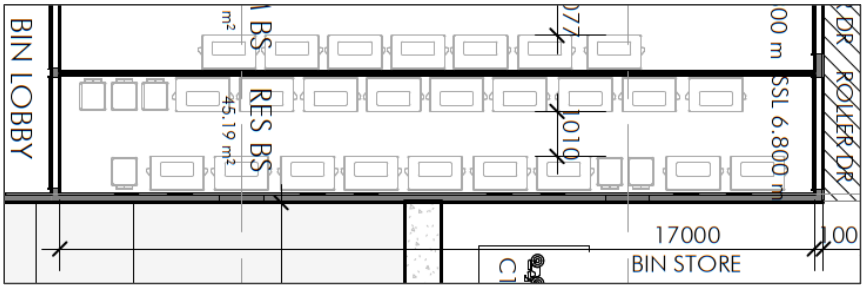
- Eight 660L refuse bins;
- Twelve 660L recycling bins; and
- Seven 240L FOGO bins.

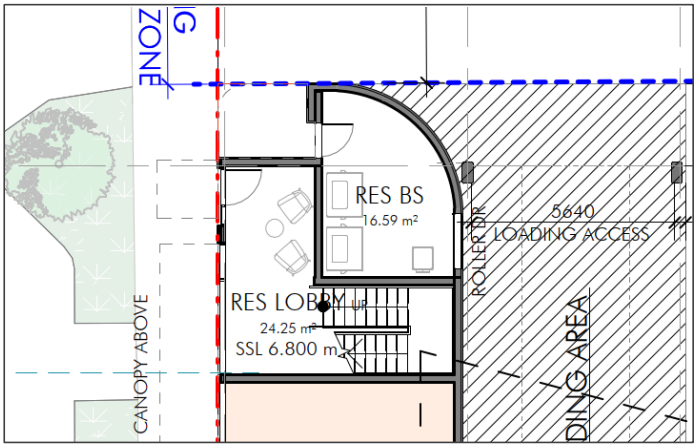
Table 3-2: Bin Requirements for Bin Storage Area – Residential

Waste Stream	Waste Generation (L/week)	Number of Bins Required			
		240L	360L	660L	1,100L
Refuse	10,340	22	-	8	5
Recycling	15,120	32	21	12	7
FOGO	3,260	7	-	-	-

The configuration of these bins within the Residential Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse, recyclables and FOGO.

Diagram 1: Residential Bin Storage Area





3.4 Commercial Bin Storage Area Size

To ensure sufficient area is available for storage of the commercial bins, the amount of bins required for the Commercial Bin Storage Area was modelled utilising the estimated waste generation in Table 2-3, bin sizes in Table 3-1 and based on collection of refuse and recyclables three times each week.

Based on the results shown in Table 2-3 the Commercial Bin Storage Area has been sized to accommodate:

- Fourteen 660L refuse bins; and

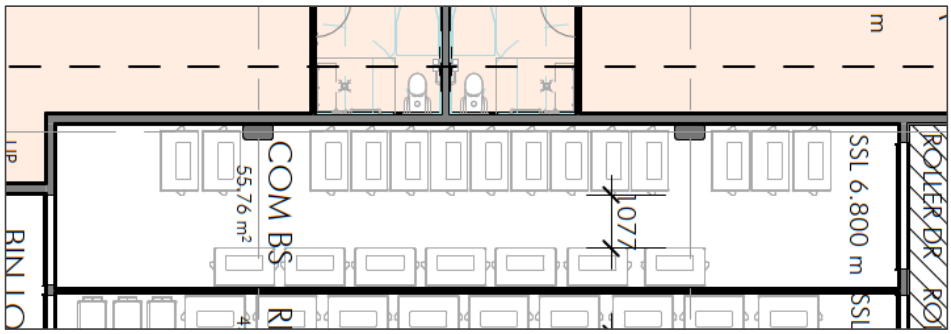
- Seven 660L recycling bins.

Table 3-3: Bin Requirements for Bin Storage Area – Commercial

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	27,023	38	14	9
Recycling	12,930	18	7	4

The configuration of these bins within the Commercial Bin Storage Area is shown in Diagram 2. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 2 represents the maximum requirements assuming three collections each week of refuse and recyclables.

Diagram 2: Commercial Bin Storage Area



3.5 Bin Storage Area Design

The design of the Bin Storage Areas will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Areas;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Areas self-closing and vermin proof;
- Doors to the Bin Storage Areas wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter into the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the building manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

The City will service the residential waste and a private contractor will service the commercial waste from the Proposal, in line with the following bin numbers and collection frequencies:

Residential Bin Storage Area:

- Eight 660L refuse bins, collected twice each week.
- Twelve 660L recycling bins, collected twice each week; and
- Seven 240L FOGO bins, collected twice each week.

Commercial Bin Storage Area:

- Fourteen 660L refuse bins, collected three times each week; and
- Seven 660L recycling bins, collected three times each week.

The City/private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the respective Bin Storage Area. The City/private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Point Walter Road, turn into the Proposal in forward gear, reverse into the Loading Area and pull up directly opposite the Bin Storage Areas for servicing, refer Diagram 3.

Private contractor/City's staff will ferry bins to and from the rear loader waste collection vehicle and the respective Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Areas and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor/City's rear loader waste collection vehicle will exit the Proposal in a forward motion, turning onto Point Walter Road moving with traffic flow.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days. In addition, servicing of bins onsite will reduce the noise generated in the area during collection. Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

The ability for the City/private contractor's rear loader waste collection vehicle to access the Proposal in a safe manner has been assessed by Shawmac and further information will be included within their traffic impact statement.

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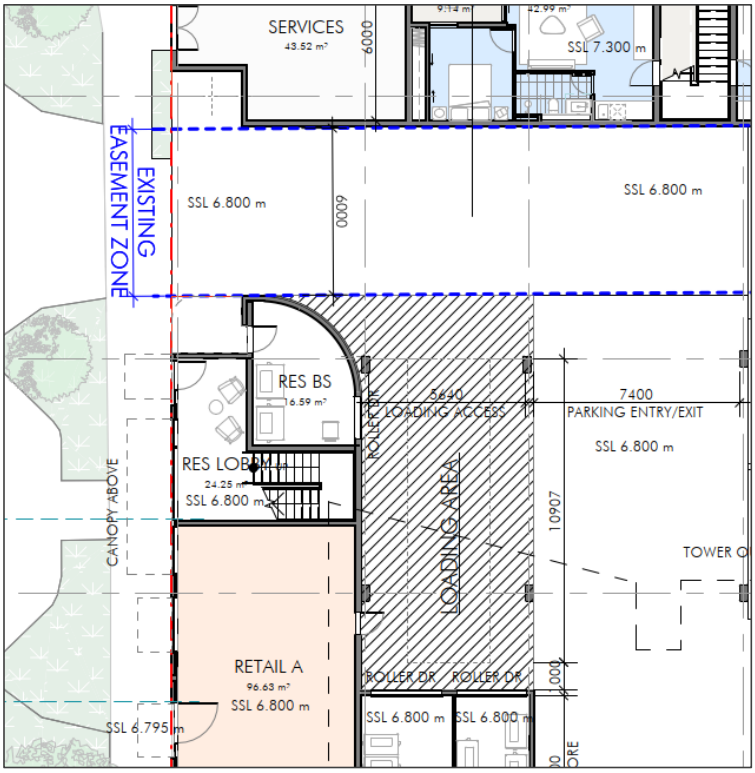
Diagram 3: Loading Area



4.1 Residential Bulk Waste and Green Waste Collection

To assist with the reduction of illegal dumping of bulk waste, each residential apartment has an allocated storage room of at least 3m^2 which could be used for the temporary storage of bulk waste.

The City offers the following on demand services for residents:

- Two (2) Garden Organics Verge Collections; and
- One (1) Bulk Waste Verge Collection.

The building manager/caretaker will liaise with residents on procedures for bulk waste disposal within the Proposal, as required.

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5 Waste Management

A building manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ensure all residents, staff and cleaners at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident/staff/cleaner behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with residents, staff and cleaners to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City/private contractors to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides sufficiently sized Bin Storage Areas for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that adequately designed Bin Storage Areas have been provided, and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

Residential Bin Storage Area:

- Eight 660L refuse bins, collected twice each week.
- Twelve 660L recycling bins, collected twice each week; and
- Seven 240L FOGO bins, collected twice each week.

Commercial Bin Storage Area:

- Fourteen 660L refuse bins, collected three times each week; and
- Seven 660L recycling bins, collected three times each week.

The City/private contractor will service the Proposal onsite, directly from the respective Bin Storage Area. The City/private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Point Walter Road.

A building manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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Figures

Figure 1: Locality Plan

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LEGEND

- Site Boundary

Cadastre

- Crown Allotment
- Freehold
- Strata Plan or Lot
- Road
- Easement
- Reserve

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LOCALITY

0 2 4 6 8 10 km

LOCALITY

326 Canning Highway
Bicton WA 6157

Space Collective Architects

N

0 10 20 30 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:800

Prepared:	Z O'Rourke	Date:	11/02/2026
Reviewed:	K Whelahan	Revision:	A
Project:	WMP26014		

talis consultants

Figure 01

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HEAD OFFICE
604 Newcastle Street,
Leederville, WA 6007

NSW OFFICES
Nowra
76 Bridge Road,
Nowra, NSW 2541

Newcastle
58 Cleary Street,
Hamilton, NSW 2303

QLD OFFICE
Brisbane
35 Boundary Street,
South Brisbane, QLD 4101

P: 1300 251 070 | E: enquiries@talisconsultants.com.au

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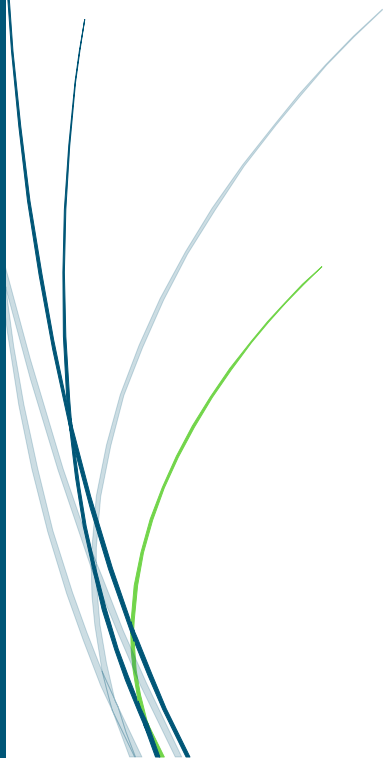
DATE 22-Jul-2026 FILE SD-053-25

Full Circle Design Services

June 2026

326 Canning Highway

Sustainability DA Report



Graham Agar
FULL CIRCLE DESIGN SERVICES

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Full Circle Design Services

Telephone: 0412475819	**Report Nº:** 2026_019_ESD_REP_03
Email: graham.agar@@fcds.com.au	**Original Date of Issue:** 8th June 2026
ACN: 163 742 890	
ABN: 84 163 742 890	

Title:	326 Canning Highway - Sustainability DA Report
Author:	Graham Agar
Client:	Space Collective Agency
Contact:	Felipe Soto
Description:	This report presents the ESD Strategy for the proposed works to be undertaken for the new proposed 326 Canning Highway, located in Bicton, WA – prepared as part of the project DA Submission. The project is targeting formal Green Star certification at a 4-Star level, under Green Star Buildings.

Revision	Date	Checked by		Transmitted by	
A	8th June 2026	X	GEA	X	GEA
B	8th June 2026	X	GEA	X	GEA

Distribution	Revision								
Receiver	A	B							
SCA	X	X							
Planning Solutions	X	X							

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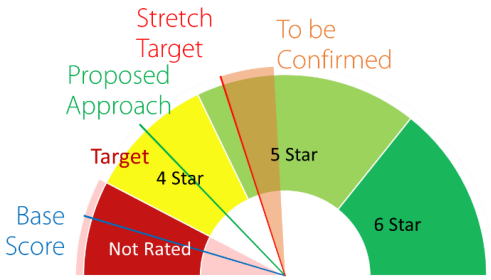
Executive Summary

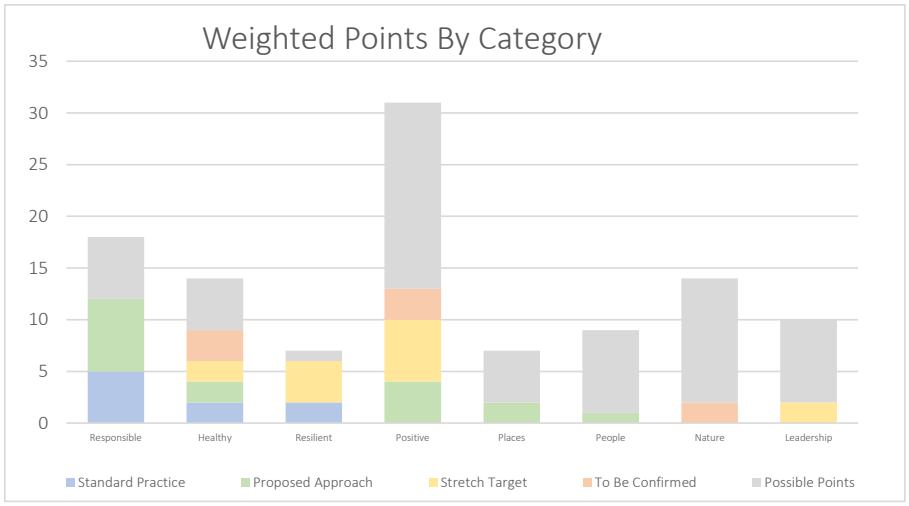
FCDS have been commissioned to assist the 326 Canning Highway project in Bicton.

The project is targeting best practice sustainable design through certification under Green Star Buildings at a 4-Star level.

The project has set an initial pathway towards ~25 points, with potential additional stretch targets to 39 points – some 10 points and 4 points above the 4 Star and 5 Star thresholds respectively.

Proposed features have focused on a healthy and responsible building, with the proposed location also scoring well for places.





As design progresses the project team intend to incorporate:

- Operational waste management strategy, targeting at least four waste streams from site and engaging residents and commercial occupants.
- Carbon neutral concrete slabs to reduce upfront carbon and life cycle emissions
- Selection of GECA certified and low toxicity finishes within flooring, ceilings and joinery
- Air quality and building envelope performance verification at completion
- Independent design review and commissioning oversight – following the soft-landings framework
- Sophisticated building metering and environmental management system, including load management and carbon optimisation features.
- Use of electric cranes and green power during construction phase
- High performance building envelope – targeting 8 Star NatHERS average

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1. Introduction

FCDS have been commissioned to provide sustainable design advice for the 326 Canning Highway residential project. This report is issued as part of the DA submission, summarising the sustainable design strategy for the design review panel.

In compiling this report, FCDS have provided briefing information for the design team, cross-referenced with the Green Star Buildings requirements.:

Overall, the design is to achieve 'Best Practice' sustainable outcomes, by certification to a 4-Star level under the Green Star Buildings framework – considered a nationally accepted benchmark.

1.1 Site Description

The project is new, mixed use residential development, providing 203 dwellings over 11 occupied above ground levels.

Design includes a narrow plan footprint, allowing for good solar access to all apartments, including generous balconies and views.

Project Location:	326 Canning Highway	Contract Value	>$20M
Total GFA:	~17,190m^2	Site Area	~6,830m^2
Occupants:	203 Apartments	685m^2 – Microbrewery	464m^2 Cafe
	576m^2 – Retail	172m^2 Amenity	

1.2 Key Themes

The design strategy has included consideration of multiple ESD themes, including:

- Solar Passive Design
  - Limitation of exposed glazing
  - Narrow apartments for daylight access
  - Ample outdoor living areas
- Transport Oriented
  - Resident and Visitor bike parking
  - Excellent public transport access
  - Convenient amenities for walkability
  - End of trip facilities
- Ecology
  - Infill development, addresses urban sprawl
  - Provides additional F&B amenities in the area
- Community Development
  - Shared amenities
  - Central communal courtyard.
- Carbon Footprint
  - Waste management and landfill diversion
  - Solar panels and energy efficient design

1.3 Project Targets

The project has elected to pursue formal certification, providing confidence in the outcome and independent verification of performance. Specific targets are nominated below:

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Category	Target	Design Team Response
General Sustainability	Best Practice	The project is targeting a certification to 15% under the Green Star Buildings V1.1 rating tool – representative of 4-stars – Best Practice.
	Operational Performance	Monitor and tune building performance in operation – targeting 5 Star NABERS Apartments performance.
Energy Consumption	Renewable Energy	The project should provide for large PV array – exact size pending electrical infrastructure capability – 30kW shown currently.
	On-Site Storage	Cater for future battery connection,
Water Consumption	Low Flow Tapware	Ensure all taps, showers, WC's, urinal, dishwashers and washing machines provided are within 1 star of the best available WELS rating. Target 4-Star showers.
Waste Targets	75%+ Recycling in operation	Design to facilitate capture of recyclable goods and use of comingled recycling.
Embodied Energy	>10 Years for Finishes	Internal finishes shall target >10 year life spans, with minimal repair and maintenance rather than regular replacement.
Indoor Environment Quality	Exposure to Toxins	Low-VOC and formaldehyde finishes, adhesives and sealants. Verification at completion.

FCDS have set the targets for the project energy and water consumption. The table below outlines the metrics that will be measured and how this will be achieved:

Performance Indicator	Target (per annum)	Measurement Method
Greenhouse Gas Emissions	100 $kgCO_2(e)/m^2$	Meter reading system checked monthly and reported on quarterly and annually.
Potable Water Consumption	600 L/m^2	
Air Tightness	10 $m^3/hr/m^2$ @50Pa	Portable Fan, tested by level

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2. Green Star Summary

The project is targeting a 4-Star Green Star certification under Buildings V1.1.

2.1 Responsible Credits

Credit	Status	Comment
Industry Development	On Track	Marketing materials to be developed. Location for display to be confirmed. FCDS managing cost information and reporting with GBCA
Responsible Construction	To be Specified	FCDS will specify these requirements for review with the main contractor as part of tender review (refer Sustainable Procurement Plan).
Verification and Handover	On Track	Performance targets within OPR / ESD reporting S&M reviews ongoing on SD report Commissioning specification to be compiled for IFT FCDS to develop tuning plan during DD/CD Metering brief provided to mechanical, electrical and hydraulics Best practice O+Ms specified.
Operational Waste	On Track	Waste report commissioned. Existing waste areas seem appropriate.
Responsible Procurement	On Track	Sustainable Procurement Plan developed, tender forms to be completed during tender process
Responsible Structure	Specification	Carbon neutral concrete, SSA 2B or 3 Steel. LCA goal setting and risk elements to commence in SD
Responsible Finishes	Specification	Indicative products shown below. Selections part of DD. - Interface / Shaw Contract Carpets - Dulux Paints – Prefer EnvirO2 - Laminex Joinery - Neylor Blinds – Must be Block Out - Ceilings and Plaster TBC – GECA Certification Required

2.2 Healthy Credits

Credit	Status	Comment
Clean Air – Minimum Compliance	On Track	Outside air intakes and exhausts expected to comply
	On Track	Kitchen exhausts to be provided for tenancies and dwellings.
Light Quality	On Track	Lighting specification is achievable. Fitting selections to be reviewed during DD.
Daylight	On Track	Initial daylight modelling underway. Extent of glazing to be confirmed, clear glass to be targeted for NatHERS and IEQ outcomes.
Acoustic Comfort	On Track	Acoustic comfort strategy to be provided. Overall noise levels expected to be compliant. Noise separation will require careful detailing between rooms and levels.
Exposure to Toxins	On Track	Nominated products can be low VOC – paints, adhesives and sealants to be reviewed and confirmed as compliant. Testing to be carried out on site.
Amenity and Comfort	Risk	Design includes numerous areas which can be classified as amenity spaces. Internal and external amenity spaces are available on Level 1.

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2.3 Resilient Credits

Credit	Status	Comment
Climate Change Resilience	On Track	CCAR briefing complete. Design features to be reviewed within documentation. Proposed features include: - Envelope performance - On site solar array - Potential for future battery provision - Energy and water metering - Native planting - Efficient Irrigation - Light coloured roofing and finishes - High durability envelope
Operations Resilience	On Track	ORR briefing complete. Design features to be reviewed within documentation. Proposed features include: - Secure perimeter - Renewable generation / future storage on site - Energy and water metering system
Heat Resilience	On Track	Light colours, landscaping and shading to minimise urban heat island effect.
Grid Resilience	On Track	Recommend provision of PV array to meet the credit. Metering systems and demand management under review.

2.4 Positive Credits

Credit	Status	Comment
Energy Source	On Track	Project to eliminate fossil fuel use on site. Reviewing potential for zero carbon energy supply.
Energy Use	On Track	NatHERS modelling ongoing, target use of clear, low-e double glazing to maximise passive heating.
Upfront Carbon	On Track	LCA modelling ongoing. Carbon Neutral Concrete and SSA Steel is recommended to be specified.
Water Use	On Track	Low flow tapware to be specified. Water modelling ongoing with appliance, tapware and landscape design.

2.5 Places Credits

Credit	Status	Comment
Showers, Lockers, Cyclist Facilities	On Track	Design includes visitor and resident parking and End of Trip facilities at low level.
EV Charging	On Track	Facilitation of charging to all bays. Installation as buyer request.
Sustainable Transport Plan	On Track	Plan to be developed in conjunction with traffic engineer for occupant engagement.
Walkability	On Track	Building is compliant

2.6 People Credits

Credit	Status	Comment
Inclusive Construction Practices	On Track	FCDS to specify requirements. Considered low risk.

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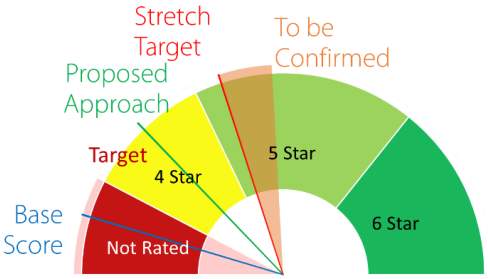
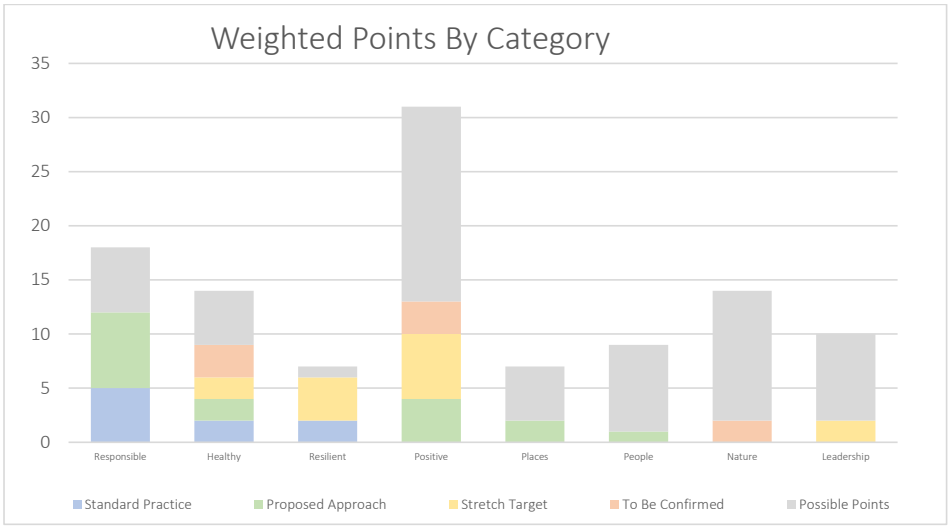
3. Green Star Review

The design intent currently targets more than 25 points, well over the 15 point target for 'Australian Excellence'.

As shown from the chart below, briefed performance requirements score well in responsible, healthy and low carbon (positive) buildings.





Final design approach and credit compliance will be resolved as design progresses.

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www.fullcircledesign.com.au

Please Contact: Graham Agar
0412475819
Graham.agar@fcds.com.au

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CANNING HIGHWAY: SOUTH FACING ELEVATION

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POINT WALTER RD: EAST FACING ELEVATION

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 22-Jul-2026 FILE SD-053-25

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Western Australian Planning Commission

Residential Design Codes

Volume 1

2024

PART C

ASSESSMENT TEMPLATE

DESIGN WA For a Better Built Environment

Disclaimer: This assessment template is not intended to replace R-Codes Volume 1. Applicants and assessors should refer to the R-Codes Volume 1 for information on the relevant provisions that are applicable to a development.

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PART D - LAND

1.1 SITE AREA

DEEMED-TO-COMPLY		YES	NO	N/A	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	COMMENTS / CONDITION OF APPROVAL
C1.1.1	Average & Minimum site area in accordance with Table D	☐	☒	☐	R60 – Multiple Dwelling Average 85m^2 i.e. Yield = 80 dwellings	203 dwellings proposed	Discretion sought under 171R(1) of the P&D Act – refer Planning Report.

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1.0 THE GARDEN

1.1 PRIVATE OPEN SPACE

DEEMED-TO-COMPLY		MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.1.3	Private open space to multiple dwellings (balcony) in accordance with Table 1.1b	☐	☒	☐	Studio/1-Bed: 8m^2 2-Bed: 10m^2 3-Bed: 15m^2 Ground Floor: 15m^2	Studio/1-bed: >8m^2 2-Bed: Min. >10m^2 with the exception of 4 dwellings 3-Bed: Approx half are 12m^2 Ground (north): Min. 8m^2	Refer planning report.	-
C1.1.4	Balconies to be unscreened for 25%	☒	☐	☐	<25% screened	Balconies are unscreened for <25%.	-	-

1.2 TREES AND LANDSCAPING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.2.1 – 15% soft landscaping per site	☐	☒	☐	15% or 1024.2m^2	5.8% or 396.1m^2	Refer planning report.	-
C1.2.2 – 30% soft landscaping of the primary street setback area	☒	☐	☐	(Note: 100% or 142m^2) 30% or 42.6m^2	>42.6m^2	-	-
C1.2.3 – Communal street and communal open space is landscaped and provided with adequate lighting to footpaths and vehicle access areas	☒	☐	☐	-	The access easement is proposed to include landscaping and lighting.	-	-
C1.2.4 – Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	☒	☐	☐	Sites greater than 1000m^2: 2 medium trees or 1 large tree and 1 small tree PLUS 1 medium tree per 400m^2 in excess of 1000m^2 or part thereof	24 small; 2 medium; 1 large	-	-
C1.2.5 – Shade trees for uncovered at grade car-parking for grouped and multiple dwellings	☐	☐	☒	-	-	-	-
C1.2.6 – reduced landscaping subject to retaining a significant existing tree	☐	☐	☒	-	-	-	-
C1.2.7 – Where a significant existing tree is retained on site, tree protection zone is provided in accordance with *AS4970*	☐	☐	☒	-	-	-	-
C1.2.8 – Landscaping plan (for multiple dwellings or 5+ dwellings) in accordance with Appendix 3	☒	☐	☐	-	Landscape plan provided	-	-

1.3 COMMUNAL OPEN SPACE – Multiple dwellings only

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.3.1 – Minimum communal open space requirements	☒	☐	☐	Max 300m^2	Level 1: >300m^2 Located on common property; is universally accessible and for use of residents.	-	-
C1.3.2 – Communal open space separated or screened sources of noise and odour	☒	☐	☐	-	Separated from bins, vents, air conditioning units and vehicle circulation areas.	-	-
C1.3.3 – Design and orientation of communal open space to minimise impacts of noise, odour, lightspill and overlooking	☒	☐	☐	-	Measures undertaken to minimise loss of privacy or noise impact.	-	-

1.4 WATER MANAGEMENT AND CONSERVATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	COMMENTS / CONDITION OF APPROVAL
C1.4.1 – Stormwater retained on site	☒	☐	☐	-	Stormwater will be managed on site.	-	Condition.
C1.4.2 – Notwithstanding C1.4.1, stormwater directed to a district or local stormwater drainage system where required by the decision-maker	☐	☐	☒	-	-	-	-

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2.0 THE BUILDING

2.1 SIZE AND LAYOUT OF DWELLINGS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.1.1 – Designated primary living space, for multiple dwellings the primary living space with a minimum dimension of 3.8m	☒	☐	☐	3.8m x 3.8m PLS	Each dwelling has a PLS with the min. dimension.	-	-
C2.1.3 – Primary living space to have direct access to private open space (multiple dwellings)	☒	☐	☐	PLS direct access to balcony	Each PLS is connected to a balcony.	-	-
C2.1.4 – Max depth of single aspect primary living space (multiple dwellings only)	☒	☐	☐	Max. 3x the ceiling height	Single aspect dwellings have depths <3x ceiling height.	-	-
C2.1.5 – Bedrooms to have a minimum internal floor area of 9m^2 and a minimum dimension of 2.7m (multiple dwellings only)	☒	☐	☐	Area: 9m^2 Dim: 2.7m	Each bedroom meets min area and dimension.	-	-
C2.1.6 – Minimum ceiling height (multiple dwellings)	☒	☐	☐	Habitable: 2.65m Non-habitable: 2.4m	All rooms >2.65m	-	-
C2.1.7 –Minimum internal dwelling floor area (multiple dwellings)	☐	☒	☐	Minimum: Studio: 37m^2 1-Bed: 47m^2 2-Bed x 1 Bath: 67m^2 2-Bed x 2 Bath: 72m^2 3-Bed x 1 Bath: 90m^2 3-Bed x 2 Bath: 95m^2	Minimum: Studio: 40m^2 1-Bed: 49m^2 2-Bed x 1 Bath: N/A 2-Bed x 2 Bath: 6 x 70m^2 3-Bed x 1 Bath: N/A 3-Bed x 2 Bath:5 x 91-94m^2	Refer planning report.	
C2.1.8 – Dwelling mix (10+ multiple dwellings)	☒	☐	☐	<80% with same dwelling type	17 (8.3%) studio 88 (43.3%) 1-Bed 74 (36.6%) 2-Bed 24 (11.8%) 3-Bed	-	-
C2.1.9 – Storage requirements in Table 2.1b	☒	☐	☐	Dedicated storage for each dwelling.	Each dwelling has a dedicated storeroom.	-	-
C2.1.10 – Reduced storage area dimension	☒	☐	☐	Studio/1-Bed: 3m^2 2-Bed: 4m^2 3-Bed: 5m^2	Each store room meets the min. area and dimensions.	-	-
C2.1.11 – Major openings setback a minimum of 3m where facing directly onto car parking and corridors (multiple dwellings)	☒	☐	☐	-	No major openings into internal vehicle circulation area.	-	-
C2.1.12 – Separation of noise sources (multiple dwellings)	☒	☐	☐	Habitable rooms not within 1m of noise source.	Northern townhouse style dwellings adjoining vehicle circulation area.	-	Condition recommendations.

2.2 SOLAR ACCESS AND NATURAL VENTILATION

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.2.1 – Openable external window requirements for habitable rooms	☒	☐	☐	Every habitable room with opening.	Each habitable room includes a major opening.	-	-
C2.2.2 – Courtyard requirements (when proposed as the only source of daylight to a habitable room)	☐	☐	☒	-	-	-	-
C2.2.3 – Openable window requirements for bathrooms on external walls (excluding boundary walls)	☐	☐	☒	-	-	-	-
C2.2.5 – Percentage of dwellings achieving solar access to major openings to primary living spaces (multiple dwellings)	☐	☒	☐	70% of dwellings have PLS achieving min 2 hrs direct sunlight; max 15% no direct sunlight.	36 (17.7%) are south facing	Refer planning report.	-

2.3 PARKING

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.3.1 – Occupant parking in accordance with Table 2.3a	☒	☐	☐	**Location A:** <u>Minimum:</u> 1-Bed: 0 per dwelling (105 dwellings) 2-Bed: 0 per dwelling (74 dwellings) 3-Bed: 1 per dwelling i.e. 24 (24 dwellings) Total Minimum: **24 bays** <u>No maximum as the dwellings are located within a basement.</u>	236 residential bays	-	-
C2.3.2 – Motorcycle/scooter parking (multiple dwellings)	☒	☐	☐	10 for every car bays. 24 car bays required = **2.3** motorcycle bays	25 bays	-	-
C2.3.3 – Design of car spaces and manoeuvring areas as per *AS2890.1*	☒	☐	☐	-	Parking spaces are in designed in accordance with AS	-	Condition
C2.3.4 – Visitor parking in accordance with Table 2.3a	☐	☒	☐	3, plus 1 additional space per 4 dwellings. 3 + 51 = 54 bays	27 reciprocal bays on ground floor with commercial parking.	Refer planning report.	-
C2.3.5 – Design and location of visitor parking	☐	☒	☐	Marked On common property Connected to building entries	Visitor parking will be clearly marked.	-	-

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C2.3.6 – Bicycle parking in accordance with Table 2.3b	☒	☐	☐	Occupant 0.5 x dwellings (i.e. 0.5 x 203 = 101.5) Visitor 0.1 x dwellings (i.e. 0.1 x 203 = 20.3)	102 resident spaces 20 visitor spaces	-	-

2.4 WASTE MANAGEMENT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.4.1 – Space for bin storage	☒	☐	☐	Dedicated waste store	Dedicated waste stores are provided.	-	-
C2.4.2 – Waste management plan (multiple dwellings or 5+ grouped dwellings)	☒	☐	☐	Submit WMP	WMP submitted.	-	-
C2.4.3 – Screening of waste storage	☒	☐	☐	Bins screened	Bin stores are integrated into the building, screened from view	-	-
C2.4.4 – Communal waste storage area requirements	☒	☐	☐	Separated from sensitive areas	Located on ground floor, not adjoining dwellings.	-	-

2.5 UTILITIES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.5.1 – Service utilities	☒	☐	☐	Accessible Clear sightlines Integrated	Utilities are integrated into the building, accessible and do not obstruct vehicle sightlines.	-	-
C2.5.2 – Functional utilities	☒	☐	☐	Behind primary street Integrated into development Screened	Located to be integrated into the building, not visible from the street or dwellings.	-	-
C2.5.3 – Solar collectors (where provided)	☒	☐	☐	Located on roof	PVs will be on the roof	-	-

2.6 OUTBUILDINGS – N/A

2.7 UNIVERSAL DESIGN

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C2.7.1 – 20% of dwellings to achieve silver level universal design (10 + grouped or multiple dwellings)	☒	☐	☐	20% or 40 dwellings	40 dwellings are silver level.		
C2.7.2 – Gold level universal design requirements where seeking to apply site area variation in Part D, C1.1.6 or C1.1.7	☐	☐	☒	-	-	-	-

2.8 ANCILLARY DWELLINGS – N/A

2.9 SMALL DWELLINGS – N/A

2.10 HOUSING ON LOTS LESS THAN 100m^2 – N/A

3.0 NEIGHBOURLINESS

3.1 SITE COVER

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.1.1 – Site cover in accordance with Table 3.1a *(For single house and grouped dwelling development, refer section 5, C5.1 until 10 April 2026)*	☐	☒	☐	70% or 4,779.5m^2	72.5% or 4,953.61m^2	Refer planning report	-

3.2 BUILDING HEIGHT

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.2.1 – Building height in accordance with Table 3.2a	☐	☒	☐	R60: 3 storeys	11 storeys	Refer planning report	-

3.3 STREET SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.3.1 – Setback of buildings in accordance with Table 3.3a	☐	☒	☐	R60: Primary: 2m Secondary: 1m	 Canning: 4.1m Point Walter: Nil	Refer planning report	-
C3.3.2 – Porch, verandah, balcony projections into the street setback area	☐	☐	☒	-	-	-	-

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C3.3.3 – Setback from corner truncations	☒	☐	☐	2m x 2m	No development in corner truncation	-	-
C3.3.4 – Garages setback from primary street in accordance with Table 3.3b	☐	☐	☒	-	-	-	-
C3.3.5 – Setback of carports from a primary street	☐	☐	☒	-	-	-	-
C3.3.6 – Setback of garages and carports from a secondary street, right-of way and communal street in accordance with Table 3.3a	☐	☐	☒	-	-	-	-

3.4 LOT BOUNDARY SETBACKS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a	☒	☐	☐	Up to 3.5m: 1m 3.6-7m: 1.5m 7.1-10m: 3m >10.1m: 3m	Development is setback >3m from eastern lot boundary.	-	-
C3.4.2 – Maximum length for two storey walls	☐	☒	☐	Up to 14m	Continuous wall for >14m		
C3.4.3 – Setback of carports, patios, verandahs or equivalent structure	☐	☐	☒	-	-	-	-
C3.4.4 – Maximum height and length of boundary walls in accordance with Table 3.4b	☐	☐	☒	-	-	-	-
C3.4.5 – Boundary wall abutting an existing or simultaneously constructed wall	☐	☐	☒	-	-	-	-
C3.4.7 – Multiple dwelling buildings on the same lot set back as though there is a lot boundary	☐	☐	☒	-	-	-	-

3.5 SITE WORKS AND RETAINING WALLS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.5.1 – Retaining walls, fill and excavation in the street setback area max 0.5m, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling	☒	☐	☐	<0.5m	No site works proposed in street setback area.	-	-
C3.5.2 - Retaining walls and fill behind the street setback in accordance Table 3.5a	☒	☐	☐	Height of retaining to align with setback req	Site works setback from the boundary.	-	-
C3.5.3 – Excavation behind the street setback line and up to the lot boundary	☒	☐	☐	Permitted	Basement proposed.	-	-

3.6 STREETSCAPE

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.6.2 – Multiple dwelling upper level balconies address the street	☒	☐	☐	Balconies overlook street	Balconies overlook street and public domain	-	-
C3.6.4 – Ground floor multiple dwellings access to the street	☒	☐	☐	Direct access for ground floor	Northern apartments have direct access to Foss Street Park	-	-
C3.6.5 – Maximum garage door width	☐	☐	☒	-	-	-	-
C3.6.6 – Maximum carport width	☐	☐	☒	-	-	-	-
C3.6.7 – Fence or wall within the primary street setback area requirements	☐	☐	☒	-	-	-	-
C3.6.8 – Pillars as part of street fence/wall	☐	☐	☒	-	-	-	-
C3.6.9 – Secondary street fencing for corner sites	☐	☐	☒	-	-	-	-

3.7 ACCESS

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.7.1 – Vehicle access hierarchy	☐	☒	☐	Lowest available street in the hierarchy	Access maintained from Canning Hwy and Point Walter Rd.	Refer planning report.	-
C3.7.2 – One vehicle access per lot	☐	☒	☐	One access	Two maintained.	Refer planning report.	-
C3.7.3 – Driveway dimension requirements	☐	☐	☐	Min. 3m Max. 6m	6m	-	-
C3.7.4 – Driveways that allow vehicles to exit in forward gear	☒	☐	☐	-	Two-way access	-	-
C3.7.5 – Driveway allow passing (when 30m+)	☒	☐	☐	-	Yes	-	-
C3.7.6 – Driveways onto primary distributor or integrator arterial roads	☐	☐	☒	-	Access only – existing arrangement	-	-
C3.7.7 - Sightlines	☒	☐	☐	Structure no higher than 1.75m within 1.5m truncation area	No structures in truncation area	-	-
C3.7.8 – Pedestrian access (grouped and multiple dwellings)	☒	☐	☐	Legible and continuous	Dedicated residential lobbies proposed	-	-
C3.7.9 – Delineated or separate pedestrian access (10+ grouped and multiple dwellings)	☐	☐	☒	-	-	-	-
C3.7.10 – Pedestrian access legs	☐	☐	☒	-	-	-	-
C3.7.11 – Communal street or battleaxe leg requirements	☐	☐	☒	-	-	-	-
C3.7.12 – Lighting and landscaping of communal streets or battleaxe legs	☐	☐	☒	-	-	-	-
C3.7.13 – Notwithstanding C3.7.11, communal streets to 20 or more lots requirements	☐	☐	☒	-	-	-	-

3.8 RETAINING EXISTING DWELLINGS – N/A

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3.9 SOLAR ACCESS FOR ADJOINING SITES

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.9.1 – Maximum overshadowing in accordance with Table 3.9a	☒	☐	☐	R60: 50%	<50%	-	-
C3.9.2 – Maximum overshadowing where R40 or greater and has a lot frontage of 7.5m or less	☐	☐	☒	-	-	-	-
C3.9.3 – Maximum overshadowing requirements where the adjoining property shares a northern lot boundary with more than one lot	☐	☐	☒	-	-	-	-

3.10 VISUAL PRIVACY

DEEMED-TO-COMPLY	MEETS DEEMED-TO-COMPLY	ADDRESSES DESIGN PRINCIPLE	NOT APPLICABLE	DEEMED-TO-COMPLY REQUIREMENT	PROVIDED	DESIGN PRINCIPLE (IF APPLIED)	CONDITION OF APPROVAL (IF APPLIED)
C3.10.1 – Visual privacy requirements where adjoining a developed site	☒	☐	☐	Sources of overlooking are offset	No direct overlooking	-	-
C3.10.2 – Notwithstanding C3.10.1, Visual privacy design solutions	☒	☐	☐	Screening	Screening proposed to minimise direct overlooking	-	-
C3.10.3 – Offsetting of bedroom and study windows	☒	☐	☐	Offset	Windows designed so COV is offset	-	-
C3.10.4 – Overlooking for grouped or multiple dwellings within a lot	☒	☐	☐	As above	As above	-	-
C3.10.5 – Visual privacy where adjoining a vacant or unknown site	☐	☐	☒	-	-	-	-
C3.10.6 – Notwithstanding C3.10.5, visual privacy design solutions where adjoining a vacant or unknown site	☐	☐	☒	-	-	-	-

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Recommended Conditions

1. The development is to be undertaken in accordance with the approved plans, subject to any modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage (conditions clearance stage), to the satisfaction of the Western Australian Planning Commission (WAPC), on advice from the City of Melville.

2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and have no further effect.

3. Prior to the commencement of development, amended plans demonstrating that all bicycle parking as required by LPP 1.6 and the R-Codes are wholly contained within the subject lot.

4. Prior to the commencement of development, amended plans demonstrating that all pedestrian access to the north-facing dwellings is not located through the adjoining public open space.

5. Prior to the commencement of development, a stormwater design and stormwater management plan is to be submitted for the approval of the City, to the satisfaction of the WAPC. Prior to initial occupation of the development a Certificate of Compliance certifying that the development has been constructed in accordance with the approved plan is to be submitted to the City and thereafter all stormwater generated on site is to be retained on site in accordance with the approved plan.

6. Prior to the commencement of development (including demolition), a Construction Management Plan (CMP) is to be submitted to and approved by the WAPC on the advice of the City of Melville. The CMP shall be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans. Once approved in writing by the WAPC, the demolition and construction is to be carried out in accordance with the CMP to the satisfaction of the WAPC. Any modifications to the CMP are to be approved by the WAPC, on advice from the City of Melville.

7. Prior to the commencement of development, updated plans and supporting documentation shall be submitted to and approved by the WAPC in writing, on advice from the City of Melville to demonstrate all the measures identified in the Sustainability Report by Full Circle Design Services, dated 8 June 2026 have been incorporated into the design. Prior to occupation, evidence shall be provided from a suitably qualified consultant, confirming that the development has been constructed in accordance with the approved plans and sustainability report, to the satisfaction of the WAPC, on advice from the City of Melville.

8. Prior to construction commencing, a Public Art Plan is to be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. In lieu of the provision of art on site, a cash in lieu contribution may be made for all or portion of the required contribution prior to construction commencing, to the satisfaction of the City.

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9. Prior to commencement of development, a detailed landscaping and reticulation plan for the subject site and the road verge(s) adjacent to the site shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The landscaping plan is to include proposed details of (but is not limited to):
    a) The location, number and type of proposed trees and shrubs including planter size and planting density;
    b) Any lawns to be established;
    c) Any existing vegetation and/or landscaped areas to be retained;
    d) Any verge treatments;
    e) Maintenance agreement details with the City to ensure responsibilities for verge landscaping are defined; and
    f) Irrigation adhering to the City's guidelines.

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

10. Prior to the commencement of development, a crossover application accompanied with a detailed crossover design shall be submitted to and approved by the City of Melville to the satisfaction of the WAPC. The approved crossover/s are to be constructed prior to the initial occupation of the development in accordance with the City of Melville's specifications, to the satisfaction of the WAPC, on advice from the City of Melville.

11. Prior to the commencement of development, a Road Safety Audit shall be submitted to and approved in writing by the WAPC, on the advice of the City of Melville in accordance with the City's Road Safety Audit Policy. Recommendations of the Road Safety Audit are to be incorporated into the design to the satisfaction of the WAPC, on advice from the City of Melville.

12. The vehicle access sightlines and any development within the sightline areas are to be provided and designed in accordance with the relevant section of AS2890.1:2004 (or as amended) and thereafter maintained to the satisfaction of the WAPC, on advice from the City of Melville.

13. All gradients of access driveways are to be designed and provided in accordance with AS2890.1:2004 (as amended), to the satisfaction of the WAPC, on advice from the City of Melville.

14. Prior to the commencement of development, a detailed Acoustic Report is to be submitted to the WAPC for approval, on the advice of the City of Melville to demonstrate how all mechanical services associated with the development will comply with the 'Assigned Noise Levels' contained in the Environmental Protection (Noise) Regulations 1997 when the noise is received at any neighbouring noise sensitive premises. The development is required to operate in accordance with the recommendations set out in the approved Acoustic Report to the satisfaction of the WAPC, on advice from the City of Melville.

15. Prior to commencement of development, plans are to be submitted which demonstrate compliance with the recommendations set out in the Acoustic Report by E-Lab, dated 30 June 2026 to the satisfaction of the WAPC, on advice from the City of Melville.

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Prior to occupation, it is required to be demonstrated that the acoustic report recommendations have been implemented to the satisfaction of the WAPC, on advice from the City of Melville.

The development is required to operate in accordance with the recommendations set out in the approved Acoustic Report to the satisfaction of the WAPC, on advice from the City of Melville.

16. Prior to the commencement of development, details of the exterior colours, materials and finishes are to be submitted and approved in writing, by the WAPC, on the advice of the City of Melville. The development shall thereafter be constructed in accordance with those approved details to the satisfaction of the WAPC, on advice from the City of Melville.

17. Prior to the commencement of development, the detailed design plans for a minimum of 40 multiple dwellings are to demonstrate meeting a minimum silver level universal design in accordance with the R-Codes Vol 1 Appendix A4 universal design requirements. The detailed design plans must be submitted to, and approved in writing by the WAPC, on advice from the City of Melville.

    Prior to occupation, all required universal design features shall be installed and operational.

18. Prior to the commencement of construction, plans are to be provided demonstrating a secure, permanent and enclosed storage area being provided for each dwelling with minimum dimensions to satisfy the Residential Design Codes Volume 1 Part C to the satisfaction of the WAPC, on advice from the City of Melville.

    Prior to the initial occupation of the development, the storage areas are to be provided to the satisfaction of the WAPC, on advice from the City of Melville.

19. Prior to the commencement of development, a detailed lighting plan is to be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The lighting plan shall account for all car parking areas, communal open space and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting shall be provided such that the light source does not compromise safety and/or amenity. The development shall thereafter operate in accordance with the approved lighting plan, to the satisfaction of the WAPC, on advice from the City of Melville.

20. Prior to the commencement of development, a way-finding strategy shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The approved strategy shall be implemented prior to initial occupation, to the ongoing satisfaction of the WAPC, on advice from the City of Melville.

21. Prior to the installation of signage or occupancy (whichever is sooner), a signage strategy shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The strategy shall demonstrate how the future signage requirements for all uses are to be accommodated as well as integrated into the built form. Once approved, the signage strategy will inform the future signage for the development with deviation from the signage strategy to require development approval.

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22. Prior to the initial occupation of the development, the boundary wall/s is to be finished to either the same finish as the rest of the development or at a minimum, be finished to a clean face brick standard, to the satisfaction of the WAPC, on advice from the City of Melville.

23. Prior to the initial occupation of the development, a Travel Plan is to be submitted to and approved by the City. Once approved, the management of the on-site parking and access is to be undertaken in accordance with the Travel Plan, to the satisfaction of the WAPC, on advice from the City of Melville.

24. Prior to the initial occupation of the development, all vehicle parking bays, bicycle parking facilities, manoeuvring areas, line markings, vehicle access sightlines, directional arrows and points of ingress and egress shall be provided in accordance with the approved plans, AS 2890.3 and AS/NZS 2890.1:2004, to the satisfaction of the WAPC, on advice from the City of Melville. These shall be retained for the life of the development.

    All car parking and vehicle access and circulation areas shall be maintained and available for car parking/loading, and vehicle access and circulation on an ongoing basis, to the satisfaction of the WAPC, on advice from the City of Melville.

25. Prior to the initial occupation of the development, the visitor car parking bays must be individually marked on site as 'Visitor Bays'. The visitor bays must be made available for use by visitors at all times to the satisfaction of the WAPC, on advice from the City of Melville.

26. Prior to the occupation of the development, an Operational Management Plan for the control of deliveries and service vehicles to and from the site shall be submitted to and approved in writing by the WAPC, on advice from the City of Melville. The Operational Management Plan shall be prepared to ensure that all service vehicles entering and exiting the site do so in forward motion and are timed appropriately to minimise impact on the local traffic network and amenity of the locality. The development shall operate in accordance with the approved Operational Management Plan for the lifetime of the development, to the satisfaction of the WAPC, on advice from the City of Melville.

27. Unless otherwise approved, the development is to be constructed and maintained in accordance with the Waste Management Plan by Talis dated 29 June 2026 and the City's Waste Management Guideline for New Developments, to the satisfaction of the WAPC, on advice from the City of Melville.

28. Prior to the initial occupation of the development, the commercial development is to be provided with end of trip facilities comprising 20 lockers and 1 unisex shower, 1 male shower and 1 female shower on site, and maintained for the life of the development, to the satisfaction of the WAPC, on advice from the City of Melville.

29. All external clothes drying facilities are to be screened from view of the primary and secondary street to the satisfaction of the WAPC, on advice from the City of Melville.

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30. Any roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding street(s), to the satisfaction of the WAPC, on advice from the City of Melville.

31. All service equipment such as air conditioners, fire boosters, meter service boards or water heaters are to integrated into the building or screened so as not to be visible from the street, to the satisfaction of the WAPC, on advice from the City of Melville.

32. The removal of, or permanent covering of shopfront windows and openings, including reflective or heavily tinted glazing is not permitted. The windows at ground floor level are to remain visually permeable at all times, to the satisfaction of the WAPC, on advice from the City of Melville.

33. This approval does not relate to any works within the road reserves, with the exception of the proposed awnings. Prior to the commencement of development, appropriate indemnification of the City for awning encroachments in road reservations needs to be provided to the specification of the City and satisfaction of the WAPC.

34. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the WAPC, on advice from the City of Melville, and are to be removed prior to initial occupation of the development.

35. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.

Recommended Advice Notes

i. This is a development approval only. The applicant is advised that it is their responsibility to ensure that the proposed development complies with all other application legislation, local laws and/or license/permit applications that may relate to the development. Please contact the City of Melville for further advice on building, health, engineering and road reserve requirements.

ii. To enable the easy removal of graffiti, it is encouraged that the ground floor level of the building and walls are to be treated with a non-sacrificial anti-graffiti agent.

iii. The development and land use is required comply with the Environmental Protection (Noise) Regulations 1997.

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iv. Please be advised that the development appears to be located within/over a (insert relevant authority) asset/easement. It is suggested that the applicant liaises with the (insert relevant authority) and obtains any necessary approvals in relation to the proposed developments proximity to the asset/easement prior to construction/lodging a building permit application (amend to suit depending on whether building permit is required).

v. The City is responsible for the allocation of street numbers in accordance with AS/NZS 4819:2011 Geographic Information – Rural and Urban Addressing. The applicant/owner is encouraged to liaise with the City for the provision of appropriate street numbers prior to the completion of works.

vi. The end of trip facilities are to be made available to all non-residential tenants of the building and be located within common property.

vii. In regard to the construction management plan (CMP) condition, the CMP is required to be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans and it is recommended to be submitted at least 30 days prior to the lodgement of a Building or Demolition Permit to avoid delays in the processing of the Permit/s. As the Construction Management practices may impact construction methodology, staging and other matters related to demolition, the permit will not be issued until such time as the CMP is approved by the City.

Please note that no noisy works may be conducted outside the hours of 7am to 7pm, Monday to Saturday, unless a separate application with an out-of-hours noise management plan addressing particular criteria has been submitted to, and approved by the City.

viii. In regard to the public art condition, the Public Art Plan is required to be prepared or contribution calculated in accordance with Local Planning Policy 1.4 – Provision of Art in Development Proposals (LPP 1.4).

ix. In regard to the road safety audit condition, the road safety audit is to be completed in accordance with the City's Road Safety Audit Policy (CP- 034). If the audit makes recommendations to modify the road conditions, detailed designs are required to be submitted to and approved by the City prior to works commencing. Please note that as part of any approval granted for these works, the City may require a supervision fee to be paid to ensure that the works are installed to the City's specifications and standards. Failure to comply with this condition within the specified timeframes will result in further compliance action being undertaken.

x. In regard to the sightlines condition, please see clause 3.2.4 and Figure 3.3 of AS2890.1:2004 for the relevant sightline requirement which should be taken from the property boundary as the footpath location is subject to change.

xi. In regard to the driveway gradients condition, please see section 3.3 (a) of AS2890.1:2004 for detail in relation to the required driveway gradient.

xii. In regard to the signage strategy condition, the signage strategy is required to ensure coordination in the design and delivery of signage for the development – content can be interchangeable. Changes to the signage strategy once approved may be made through an amendment or a new development application – this is determined by the nature of the change, the land tenure and the timing of the application in relation to occupancy of the development.

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xiii. In regard to the Travel Plan condition, the Travel Plan is to be prepared in accordance with Part 9 of the City's Local Planning Policy 1.6 Parking and Access.

xiv. In regard to the Operational Management Plan condition, the Operational Management Plan is to specify how car parking allocation and management will occur to minimise on-street car parking and on-site conflicts between building users.

xv. In regard to the service equipment condition, the screening is recommended to be designed and located to ensure effective operation of the mechanical plant equipment.

xvi. In regard to the shop front windows condition, please note that the windows for the shop fronts are required to be clear glazed and unobstructed to allow for passive surveillance with the adjacent public realm. Coverings and fittings which obstruct the view would need to be subject to further development approval and appropriately justified against the provisions/objectives of Local Planning Policy 2.1 – Non-Residential Development.

xvii. Prior to commencement of construction of a crossover, an application is to be submitted to and approved in writing by the City. The crossover is to be designed to be:

a) a maximum width of in accordance with City of Melville crossover specifications;
b) located a minimum of 2m away from the outside of the trunk of any street tree; and
c) a minimum of 1m from any existing street/verge infrastructure.

Prior to the initial occupation of the development, all unused crossover(s) are to be removed, and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.

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OFFICER ADVICE NOTE

Presented to	Ordinary Meeting of Council to be held 15 September 2026
Related to Item	Item UP26/122 - State Development Assessment Unit Referral Response - 326 Canning Highway, Bicton
Submitted by	Director Planning
Attachments	Nil.

This advice note is prepared to advise Council of a proposed change to the officer recommendation for item UP26/122 after publication of the agenda and consideration of the item at the Agenda Briefing Forum held on 8 September 2026.

The published officer recommendation identifies that the proposed development is inconsistent with the City of Melville local planning framework and highlights key concerns relating to the scale of the proposal, the Foss Park interface, parking and the absence of a public art contribution. During the Agenda Briefing Forum, Elected Members sought greater emphasis on the extent of discretion being requested and raised additional matters concerning community benefit, landscaping and mature trees, reliance on Foss Park, access and parking, and recognition of the Leopold Hotel site.

Reason for the Change
The proposed change does not alter the substantive officer position that the development is inconsistent with the City's local planning framework. It expands recommendation 3 so that the City's referral response more clearly records the matters of particular concern identified through the officer assessment and the Agenda Briefing Forum discussion.

The change is considered appropriate because the City is a referral agency rather than the decision-maker for this application. Council's adopted recommendation will form part of the City's submission to the State Development Assessment Unit and the Western Australian Planning Commission. Clearly expressing the City's principal concerns within the resolution strengthens the referral response and ensures the matters raised at the Agenda Briefing Forum are evident without changing the asst.

Key Matters Reflected in the Revised Recommendation

- The substantial departures sought from the local planning framework in relation to bulk, scale, height, plot ratio and dwelling yield, and the relationship of those departures to the site's Neighbourhood Centre designation.
- The absence of clear and enduring community benefits proportionate to the extent of planning discretion sought.
- The shortfall in soft landscaping and deep-soil provision, the reliance on landscaping within the road reservation or on structure, and opportunities to retain or transplant mature trees.
- The proposed building encroachments and access arrangements into Foss Park, and the separate concern that the development relies on the reserve for private residential access and servicing functions.
- The shortfall in residential visitor and commercial parking, potential overflow and reciprocal parking conflicts, and the proposed access, parking and verge arrangements.
- The social and cultural significance of the Leopold Hotel site and the opportunity for broader heritage interpretation and recognition through the redevelopment and public art contribution.

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Effect of the Change
The revised recommendation replaces the published officer recommendation in full. Recommendations 1, 2 and 4 remain substantively unchanged. Recommendation 3 is expanded to provide a consolidated statement of the City's specific concerns. The revised wording does not introduce a new determination pathway, does not change the City's role as a referral agency and does not modify the recommended conditions in Attachment 12.

Revised Officer Recommendation

That the Council:

1. **Provides a referral response to the State Development Assessment Unit consistent with the information detailed in the report.**
2. **Advises that the proposed development is inconsistent with the City of Melville's local planning framework.**
3. **Advises the Western Australian Planning Commission that, in addition to the matters outlined in the City's referral response, the City of Melville has specific concerns regarding:**
   - **(a) The proposed bulk, scale, height and dwelling yield of the development, which significantly exceed the expectations of the City's local planning framework, including the applicable building height, plot ratio and dwelling yield provisions, and do not appropriately respond to the site's designation as a Neighbourhood Centre or its surrounding urban context and contravene State Planning Policy 4.2 – Activity Centres.**
   - **(b) The absence of demonstrated community benefits proportionate to the significant discretion sought in relation to building height, plot ratio, dwelling yield and overall scale. Should the Western Australian Planning Commission consider approving the application, the development should provide clear, tangible and enduring community benefits that extend beyond the site and appropriately respond to the extent of departure from the applicable planning framework.**
   - **(c) The proposed landscaping and deep-soil outcomes, including the substantial shortfall in soft landscaping, reliance on landscaping located within the Canning Highway road reservation or on structure, and the proposed removal of all existing mature trees. The applicant should be required to demonstrate an improved landscaping outcome through increased deep-soil areas capable of supporting medium and large canopy trees, together with all reasonable opportunities for the retention or transplantation of existing mature trees within the development site or, where appropriate and subject to the City's agreement, to a suitable nearby location.**
   - **(d) The proposed building encroachments and access arrangements into Foss Street Park to the north of the subject site, which require consent from the City of Melville as manager of the reserve or Minister for Lands. The City has not granted this consent. The proposed encroachments and access arrangements are not consistent with the reserve's local recreation purpose, do not provide a demonstrated public benefit and therefore should be removed from the proposal.**
   - **(e) The proposed development's reliance on Foss Street Park to provide access and servicing functions for ground-floor dwellings, including access to dwelling entrances, waste collection and other residential facilities. These arrangements would contravene the public reserve purpose to support private development and therefore should be removed, with primary pedestrian access, servicing and residential connections accommodated wholly within the development site.**

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(f) The proposed parking provision does not adequately respond to the intensity of the development which includes the identified shortfall in residential visitor and commercial parking. When assessed against the City's local planning framework, and the lack of visitor and commercial car parking has potential for parking overflow, reciprocal parking conflicts and therefore negative impacts on the surrounding local road network and residential area.

(g) The absence of a public art proposal needs to be addressed with contribution that appropriately recognises the social and cultural history of the Leopold Hotel site, including its former role as a local entertainment venue. Any on-site public art contribution should, where appropriate, incorporate interpretive or place-based references to the site's music and entertainment history.

(h) The loss of the Leopold Hotel as a longstanding local landmark and venue of social and cultural significance within the community. While the building is not formally protected through heritage listing, should the Western Australian Planning Commission consider approving the application, consideration should be given to measures that appropriately acknowledge, interpret and retain the site's cultural heritage, social history and contribution to the identity of Bicton within the redevelopment outcome.

4. Advises that, in the event the Western Australian Planning Commission considers the development capable of being approved under the Metropolitan Region Scheme and the City of Melville Local Planning Scheme No. 6, the conditions listed in Attachment 12 are provided for consideration.