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, 19 August 2025 commencing at 6:30 PM.

Gail Bowman
Chief Executive Officer

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

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

Vision

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

- **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.

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.

Audio-Visual Recording and Live Streaming

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

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

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

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1 OFFICIAL OPENING

2 ATTENDANCE AND APOLOGIES

In Attendance

Councillors	Ward

Officers

Apologies

On Approved Leave of Absence

Cr K Wheatland	Palmyra - Melville - Willagee Ward

3 DECLARATIONS BY MEMBERS

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

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

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Approved Written Submission

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

5.2 Disclosure of Interest That May Cause a Conflict

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

6 PUBLIC QUESTION TIME

6.1 Questions Received with Notice

6.2 Questions Received at the Meeting

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 Ms J Mazalevskis, Kardinya

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

Question 1:

Is it appropriate to have 100 – 150 birds flying over people surrounding this property every morning, afternoon and night screeching?

Response 1:

The City of Melville acknowledges that bird activity can be disruptive however birds are part of the natural ecosystem and as such are not under the City's control.

6.3.2 City of Melville Residents and Ratepayers Association

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

Preamble to Question 1:

The Post newspaper published the "Sandy unravels mysteries" article by Brett Christian on page 11 (https://issuu.com/postnews/docs/post_newspaper_5_july_2025). The article describes a handbook the Local Government Elected Members Association (LGEMA) has produced as "Words of wisdom" … Sandra Boulter's (a retired lawyer) 800-page handbook has impressed former MLA Larry Graham (Handbook).

Question 1:

Will the City provide a copy of the Handbook to all Elected Members (current, future and candidates) free of charge from this point in time to encourage their training and development? In the event the City say no, why would it not provide a copy of the Handbook to Elected Members?

Response 1:

The book "Boulter on Local Government" currently retails for $300 for one, and has a one-month delivery timeframe. It would be impractical at that cost to provide a copy to each candidate.

The City of Melville currently reimburses Elected Members the cost of membership to the Local Government Elected Members Association (LGEMA). Members of the LGEMA can purchase the book at a reduced cost of $150.00

Elected Members may wish to join the LGEMA and purchase this publication.

Preamble to Questions 2 to 6:

The July 8 2025 ABF livestream recording shows Ms Jenny Mazalevskis' asked public questions, including by reference to an email previously sent, which were accepted by the Presiding Member (https://youtu.be/ELWYbQnSSkw?t=484). The questions were:

> "*I just don't understand why two councillors or whoever they have been to this person's property and then its just been left and um is it appropriate to have 100 – 150 birds flying over people surrounding this property every morning, every afternoon and every night screeching? [Interrupted] There's rats. You sent letters around to tells us to kill the rats. My question is I've seen owls on my clothesline. I do not intend to use second generation rat bait in my backyard because of the owls. So, there is a lot of stuff happening and I am concerned also about the variety of birds being less and less. I have a son who is suffering mental health issues who hears these birds screeching. So, is that really good for mental health person to be woken constantly with screeching birds because I'm suffering as a result of this as well. [interrupted] Yes please because I did go to biodiversity like you told me to, they said it was a council problem."*

Question 2:

Why didn't City officers properly and completely record the Questions in the written ABF notes?

Question 3:

Why would it not be considered misleading or inappropriate by not recording the context and questions in the required written ABF records?

Response to Questions 2 & 3:

In accordance with section 6.8(1) & 6.9 of the *City of Melville (Meeting Procedures) Local Law 2022*, the question asked was taken on notice, and a summary of the question included in the minutes. The summary and a response are provided in the August 2025 Ordinary Meeting of Council agenda.

Question 4:

We applaud the City for being part the PSWMA alliance's with the fox control program (https://heraldonlinejournal.com/2025/07/11/outfoxing-a-killer/), so what are Council's plans to establish similar control programs to address others pests problems such as rats and birds.

Response 4:

Foxes and rabbits are listed Key Threatening Processes under the *Federal Environmental Protection and Biodiversity Conservation Act 1999*. They are also listed as declared pests under Biosecurity and Agriculture Management Act 2007. The City is aware of its obligations regarding managing these threats to its natural areas and carries out annual control program for these species.

At the December 2022 and April 2023 Council meetings the Council considered reports relating to Corella Management Plans. The Council resolved to endorse a phased approach to manage Corellas in the City through education and managed control and for the City to implement relevant actions that form part of the Department of Primary Industries and Regional Development (DPIRD) a Pest Parrot and Cockatoo Management Strategy, as appropriate.

Rats, mice and native birds are not listed as key threatening processes in Western Australia. As such, there are no plans to carry out control programs for these animals in our natural areas and parks.

Rodent control is the responsibility of the landowner in accordance with the *City of Melville Health Local Law 1997*.

Question 5:

How is the adoption of Council's October 15, 2024, Owl Friendly Rodenticides motion improving the City's support Ms Mazalevskis complaints and the broader rat and other pest issues.

Response 5:

The City of Melville's declaration as an Owl Friendly City is a bid to protect birds and other animals, and we have stopped the use of second-generation rodenticide treatments (SGARs). SGARs can kill wildlife and domestic pets, either directly or through secondary poisoning.

In residential areas, the responsibility for preventing and managing rodent issues primarily lies with property owners and occupants in accordance with the City of Melville Health Local Law 1997. This includes properly storing waste, sealing potential entry points, and removing food sources or conditions that may attract rodents. The City will support these efforts by offering guidance on rodent control and investigating reports of infestation and harbourage when a specific location is identified.

The Owl Friendly declaration does not mean that rats are not to be controlled, just that they should be managed in less harmful ways. These include using spring traps, capture boxes and as a last resort, First Generation rat baits. If choosing this method, Birdlife Australia's recommendations are to use poisons with sodium chloride, warfarin, coumatetralyl or diphacinone as active ingredients. All these methods are still effective in controlling rats and residents are encouraged to use them if rats are causing issues at their property.

Question 6:

Which City directorate is responsible for policing and enforcing compliance with State (incl. BAM Act) and local (incl Health etc) laws to ensure control of health and pests such as bird and rat across the district?

Response 6:

The Department of Primary Industry and Regional Development (DPIRD) is responsible for the enforcement of the *Biosecurity and Agriculture Management Act 2007*. The City works collaboratively with DPIRD and other stakeholders regarding biosecurity needs.

The City's Environmental Health Officers, situated within the Planning Directorate are responsible for Compliance with the City of Melville's *Health Local Law 1997*. Part 6 of the local law is applicable to the control of pests and specifies pests to include flies, mosquitoes, rodents, cockroaches, Argentine ants, European wasps, bees, fleas, bedbugs, crab lice, body lice and head lice.

Preamble to Questions 7 to 9:

The DLGSC 2019 Inquiry report highlighted concerns with the City's complaint management. Council accepted DLGSC adverse findings and the subsequent 2020 Customer Science Complaints Review report recommendations (10/01/2020). There still appears to be broader community concerns about the City's complaints management performance. We ask Council to answer the following questions:

Question 7:

What is the process for applying the managing complainants policy?

Response 7:

The City of Melville has comprehensive processes and frameworks based on best practices and standards that support the application of the City's Complaint Management Policy. Full details on the City's complaint handling process can be found on the City's website:

https://www.melvillecity.com.au/our-city/online-services/lodge-a-complaint

Question 8:

How is the application of that policy recorded for evidence of integrity?

Response 8:

To ensure transparency and accountability, complaints are recorded and managed within the City's Customer Request Management System (CRMS) and Document Management System (DMS).

Each complaint is assigned a unique reference number to allow for effective tracking and maintain the integrity of our records.

Question 9:

How is the assurance of procedural fairness and natural justice facilitated?

Response 9:

To ensure transparency and accountability, complaints are recorded and managed within the City's Customer Request Management System (CRMS) and Document Management System (DMS).

Each complaint is assigned a unique reference number to allow for effective tracking and maintain the integrity of our records.

Complaints received by the City are assessed in a fair and objective manner by qualified Customer Service professionals to ensure all parties are treated equitably. To maintain impartiality, the Management Leadership Team (MLT) is responsible for the investigation and resolution of complaints.

Complainants who are dissatisfied with the outcome, can also request a review by the Executive Leadership Team (ELT), ensuring a second level of impartial consideration.

As part of the external escalations or appeals processes, complainants may also contact external agencies like WA Ombudsman and the State Administrative Tribunal who can conduct independent investigations thus assuring further layers of procedural fairness.

Copies of the Council Policy and Operational Policy in relation to complaints management can be found on the City's website:

- Complaints Management Policy (CP-101)
- Customer Complaints Handling Policy (OP-39)
- Managing Unreasonable Behaviour Policy (OP-42)

6.3.3 Mr G Jenke, Applecross

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

Preamble to Question 1 and Question 2:

UP25/73 Proposed Reclassification of Lots 2674 and 2335 (4-6) Almondbury Road, Ardross and part of Lot 52 (10 Almondbury Road) from Public Open Space to A Class Reserve.

Question 1:

Will the council ask its Natural Areas and Parks department to present a case for the reclassification of the land under consideration from C Class to A Class from an ecological, environmental and heritage perspective?

Response 1:

The item to Council highlights a methodology to consider the reclassification of the subject land from C Class reserve to A Class. It is confirmed the City's Natural Areas and Parks team will have a key role in the assessment process in advocating for the ecological, environmental and heritage considerations associated with the reclassification proposal. A direction for the City to consider ecological and environmental aspects, as part of this assessment, is also reflected in the Council resolution on this item.

Question 2:

Will the council allocate the necessary time and resources for a thorough survey of the flora and fauna in the land under consideration to establish its general condition in relation to the adjacent A Class reserve before the end of the year?

Response 2:

The City acknowledges the importance of understanding the environmental values of the land as part of the assessment of the reserve classification. Future investigations will include engagement of appropriate expertise to undertake a detailed review of the flora and fauna in the area. Timing of these investigations is proposed to align with the review of the Booragoon/Melville City Centre structure plan. The importance of aligning flora surveys with the Spring season is recognised and this will be taken into account when finalising timing of this work.

6.3.4 Mr G Beard, Applecross

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

Preamble to Question1 and Question 2:

CD25/48 petition response - city made a commitment in July 22 and again in May 23 to undertake a thorough review of dog exercise areas. Neither have been undertaken. This petition tabled March 25 and city was tasked with preparing a report for July meeting. Again nothing. All you have done is propose that city will begin consultation in Nov 25 to present a draft animal management plan in July 2026.

Question 1:

How can electors have any confidence that you will deliver to this timeline given you have failed to do so at least twice previously?

Response 1:

The City is dedicated to resolving the issue of dog exercise areas within the community. The Community Safety Team who will lead this investigation have recently undergone a significant transformation resulting in a more productive and efficient way of working. As a result there is now greater capacity within the team to undertake strategic work such as this.

Question 2:

I appreciate it is a large community project so with this in mind, why will the City not consider and act on the specific request in the petition to reclassify use of Tompkins Park as this appears to be the process that has classified other playing fields in the City for the same use?

Response 2:

Rather than treating the request for a dog exercise area on Tomkins Park in isolation, considering this request in a broader strategic context and balance recreation demand, off-leash access, environmental protection, and equitable treatment across other sites of similar character. Whilst the petition indicates that there is strong support within in some sectors of the community for this request, undertaking a city-wide consultation will ensure that Council is made aware of all stakeholder perspectives such as sporting clubs, adjacent residents, foreshore conservation groups, and local dog owner networks and decisions are made that reflect the needs and values of all user groups.

7 AWARDS AND PRESENTATIONS

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting of the Council – 15 July 2025

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

9.2 Policy and Legislation Committee – 21 July 2025

That the minutes of the Ordinary Policy and Legislation Committee Meeting held on 21 July 2025 be noted.

9.3 Governance Committee – 23 July 2025

That the minutes of the Ordinary Governance Committee Meeting held on 23 July 2025 be noted.

9.4 Governance Committee – 11 August 2025

That the minutes of the Ordinary Governance Committee Meeting held on 11 August 2025 be noted

9.5 Agenda Briefing Forum – 12 August 2025

That the Notes of the Agenda Briefing Forum held on 12 August 2025 be confirmed as a true and accurate record.

10 NEW BUSINESS OF AN URGENT NATURE

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

12 PETITIONS

Nil.

13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

Policy and Legislation Committee Meeting held on 21 July 2025

UP25/77 New Council Policy - State Administrative Tribunal

File Number:	
Responsible Officer:	Acting 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. DRAFT Council Policy CP-131 State Administrative Tribunal ⇩

COUNCIL'S ROLE

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

SUMMARY

- The State Administrative Tribunal (SAT) was established in Western Australia in 2005 as an independent body that makes and reviews a range of administrative decisions. The SAT was established by the *State Administrative Tribunal Act 2004* (SAT Act) and the *State Administrative Tribunal (Conferral of Jurisdiction) Amendment and Repeal Act 2004* (Conferral Act). The Conferral Act refers to more than 130 existing Acts of Parliament, known as enabling Acts. The enabling Acts give the SAT the jurisdiction to make decisions on specific matters.
- Individuals, businesses, public officials and vocational boards can bring before the SAT many different types of applications related to civil, commercial and personal matters. These range from reviews of multi-million dollar tax judgements and dog destruction orders to disciplinary proceedings, guardianship questions and town planning and compensation issues.
- Currently, there is no Council Policy that outlines the approach by which elected members and the City's administration deal with such applications in acting as a respondent or third party in applications for review to the SAT.
- To provide clarity and guidance on what should take place when an application is made to SAT for review on a specific matter that the City has been involved in, a proposed new Council Policy – State Administrative Tribunal Policy is recommended for endorsement by the Council.

COMMITTEE RECOMMENDATION

That the Council endorse the new Council Policy CP-131 State Administrative Tribunal Policy (Attachment 1).

PURPOSE

To present a proposed new Council Policy – State Administrative Tribunal Policy to provide clarity and guidance by which Elected Members and the City's administration deal with applications for review made to the SAT to ensure consistency across directorates, impartiality and appropriate transparency in dealings.

STRATEGIC ALIGNMENT

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

BACKGROUND

The City of Melville's (the City) Statutory Planning service area are currently undertaking a comprehensive review of all Local Planning Policies (LPPs). As part of this review, it was determined that there was a need firstly within the Planning Directorate and then more broadly across the City as a whole, for a policy to outline the City's procedures in acting as a respondent or third party in applications for review to the SAT. The City receives appeals on a range of matters including fines and applications under the applicable local government act and local laws and state government applications delegated to local government (or required to be determined by local government) for decision making.

The City does not have a policy which outlines the City's general position and approach to proceedings before the SAT. This Policy is proposed as it also includes procedures around elected member participation in SAT processes.

Whilst many other local governments have Local Planning Policies for SAT procedures, this limits the processes to planning items only. Given SAT can review decisions under legislation administered by local government in other matters (i.e. Rangers, Environmental Health, Building, Natural Areas and Parks, Engineering and Governance) a Council Policy is considered more appropriate to ensure consistency in approach across the City.

A Council Policy will aid in supporting the City's continued efforts to operate in an open and transparent, financially responsible manner.

CONSIDERATION

A Council Policy provides an important outline of how the City will consider applications for review by the SAT, addressing the level of involvement and expectations of the various parties that may be involved as well as help to ensure consistency, impartiality, and transparency.

A draft Council Policy has been prepared which has included consideration of:

- Current processes/issues in dealing with SAT matters;
- Similar policies of other local governments; and
- Alignment with relevant State legislation, policy, and/or guidelines (where applicable).

A new policy is proposed, CP-131 State Administrative Tribunal Policy (See Attachment 1). The new policy covers the following:

- City's role in SAT proceedings (including elected members);
- Representation;
- Mediation;
- Appeals against Decisions of the Tribunal;
- Costs;
- Notifying and involvement of other parties; and
- Subsequent appeals.

ENGAGEMENT

The proposed Policy has been presented to the City's Executive Leadership Team.

Public consultation is not required under the *Local Government Act 1995* for adoption of a Council Policy.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this matter.

LEGISLATIVE AND POLICY ALIGNMENT

This Policy is consistent with the current *Local Government Act 1995*.

Section 2.7 (2)(b) of the *Local Government Act 1995* states that the Council is to 'determine the local government's policies.

Under the *Local Government Act 1995*, the general function of a local government is to provide for the good government of the persons in its district (Section 3.1(1)).

The preparation of a Council Policy to aid in supporting the City's continued efforts to operate in an open and transparent, financially responsible manner is seen as aligning with the general function of a local government.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the recommendations of this report.

The engagement of legal and other consultants to represent the City in SAT proceedings does have budget implications, however there will be no additional budget impact relative to the current situation as a result of adopting this Council Policy.

CONSEQUENCE

The Council could choose not to adopt the proposed policy which would mean the City's administration and Elected Members do not have guidance on how to deal with applications for review made to the SAT. Implication of this may be inconsistency in approach across the organisation.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Given that all Elected Members are to support a decision of the Council, is it necessary to the stipulate in the Policy that representation is to be by Elected Member who voted for the decision attend?

Response 1:

The Policy provides guidance on the first step that the City would adopt, which is that the mover and seconder are the representatives. However, it is open to Council to make a decision that suits them or that someone else may attend. It is also expected that if the mover and seconder are not available on the day, that the City would seek someone else to attend.

Question 2:

If an item is returned from State Administrative Tribunal for reconsideration, who reconsiders the initial decision, is there separation or independence of the decision makers, generally made by the officers?

Response 2:

Where a decision has been made at an officer level, any reconsideration after mediation would be made by a different officer.

Question 3:

Would the officer undertaking the reconsideration after mediation be a more senior officer?

Response 3:

Yes, the reconsideration would be undertaken by a more senior officer.

Question 4:

Does the City have the capacity to undertake this process?

Response 4:

Yes, the city has capacity to undertake this work. The decisions are normally made at the Manager level or below. If the initial decision was made at Manager level, then following mediation, the Director would review the decision.

14.2 Reports of the Chief Executive Officer

Management Services

M25/56 Request to Attend WALGA Local Government Convention 2025

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

COUNCIL'S ROLE

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

SUMMARY

- A request has been received from an Elected Member to attend the Western Australian Local Government Association (WALGA) Convention to be held 22 – 24 September 2025.
- Council Policy CP-092 Elected Member Professional Development requires that an Elected Member wishing to attend a conference or training opportunity after 30 June in the year their terms ends, is to seek the approval of the Council.

OFFICER RECOMMENDATION

That the Council approve Cr T Lee attending the 2025 Western Australian Local Government Association Convention at his own cost, with the cost being reimbursed from the Elected Member Corporate Training Budget should Cr T Lee be successful in being re-elected to Council in the 2025 Local Government Election.

PURPOSE

Council Policy Cp-092 Elected Member Professional Development requires that any request from an Elected Member to attend professional development after 30 June in the year their term ends is required to seek the approval of the Council. This report advises the Council of a request from Cr Terry Lee attend the WALGA Convention 2025 and seeks direction.

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

The City of Melville is a member of the Western Australian Local Government Association (WALGA). Elected Members and staff are able to attend the annual WALGA Convention each year.

The 2025 Convention will be held Monday 22 September to Wednesday 24 September 2025 at the Perth Exhibition and Convention Centre, with the theme "Lean into Legacy". The Convention comprises two days of speakers, collaborative sessions and discussions with key decision-makers and additional add-on events including the Convention Cocktail Gala and an "Icons Breakfast", both of which Cr T Lee would like to attend.

CONSIDERATION

Cr T Lee has requested to attend the WALGA 2025 Convention to be held in September 2025, however Cr T Lee's term of office will conclude in October 2025.

Council Policy CP-09 2 requires:

"5.1 Prior approval must be obtained from the Council:

- *For attendance at Conference/ Training/ Seminars after 30 June in the year an Elected Member's term of office ends;"*

In support of Cr T Lee's request to attend and acknowledging that his term concludes on 18 October 2025, in line with the local government election, Cr T Lee has advised he is prepared to pay for his conference attendance, with the expenditure to be reimbursed should he be re-elected at the October 2025 local government election.

ENGAGEMENT

There is no engagement process associated with this report

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

Council Policy CP-092 Elected Member Professional Development is related to this matter and this report is presented in accordance with clause 5.1 of that policy.

Council Policy CP-105 Election Caretaker Period provides for Elected Members to attend events hosted by external bodies that are authorised events, which includes events hosted by WALGA.

FINANCIAL IMPLICATIONS

The adopted budget for 2025/2026 provides a Corporate Training Budget for Elected Members.

Council Policy CP-092 Elected Member Professional Development, provides as follows:

"*2. ELECTED MEMBER TRAINING AND DEVELOPMENT FROM CORPORATE FUNDS*

To assist Elected Members to perform their duties efficiently and effectively, the following training and development opportunities will be provided to Elected Members from the Elected Members Corporate Training budget:

- *Attendance at the Annual Western Australian Local Government Association conference and/or Annual General Meeting."*

The Corporate Training budget for Elected Members for 2025/2026 has sufficient funds available to re-imburse the costs for the WALGA convention if required.

CONSEQUENCE

The Council may choose to not approve the Elected Member's request to attend the WALGA Convention and consequently, the Elected Member may choose to attend and make payment as an individual in accordance with Council Policy CP-105 Election Caretaker Period and Council Policy CP-113 Attendance at Events.

"*5 ATTENDANCE AND PARTICIPATION AT EVENTS/FUNCTIONS*

5.1 Public Events Hosted by External Bodies

During Caretaker, Elected Members may continue to attend events and functions hosted by external bodies outlined in Council Policy CP-113 Attendance at Events."

It is noted that events authorised for attendance under Council Policy CP-113 Attendance at Events includes events hosted by WALGA.

Corporate Services

C25/301 WALGA Annual General Meeting - Nomination of City of Melville Voting Delegates

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

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

SUMMARY

- The Western Australian Local Government Association (WALGA) will hold its Annual General Meeting on Tuesday, 23 September 2025, at 2:15pm.
- As the City of Melville is a member council, it may nominate two voting delegates and two proxy delegates to represent the City of Melville and attend and vote at the WALGA Annual General Meeting. Each voting delegate is entitled to one vote.

OFFICER RECOMMENDATION

That the Council:

1. Nominate the following Elected Members as the City of Melville delegates:

1. Cr
2. Cr

and the following Elected Members to be proxy voting delegates:

1. Cr
2. Cr

to the Western Australian Local Government Association Annual General Meeting to be held on Tuesday 23 September 2025.

2. Confirms that Councillor ..... is to be Proxy Member one and Councillor ..... is to be Proxy Member two.

3. Requests the Chief Executive Officer to forward advice of the City of Melville voting delegates to the Western Australian Local Government Association Annual General Meeting to the Western Australian Local Government Association by the deadline of 8 September 2025.

PURPOSE

The Western Australian Local Government Association (WALGA) will hold its Annual General Meeting on Tuesday 23 September 2025, at 2:15pm, as part of the Annual WALGA Convention. As a member, the Council is able to nominate two voting delegates and two proxy voting delegates to attend the Annual General Meeting and to vote on the City's behalf.

STRATEGIC ALIGNMENT

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

BACKGROUND

The City of Melville is a member of the Western Australian Local Government Association (WALGA). Membership entitles the City to nominate two voting delegates and two proxy voting delegates to attend the Annual General Meeting and vote on the City's behalf

CONSIDERATION

The WALGA Annual General Meeting is scheduled to be held as part of the 2025 WALGA Convention, which will be held 22 – 24 September 2025 at the Perth Convention Centre. The WALGA AGM will occur on the second day of the convention.

The City is required to advise WALGA of its nominated voting delegates by Friday 8 September 2025. In the event a voting delegate is unable to attend the AGM, the first proxy delegate will take their place. In the event first proxy delegate is unable to attend second proxy delegate will be take their place. The AGM will be conducted in accordance with the WALGA AGM Standing Orders.

Only registered voting delegates or proxy delegates will be permitted to exercise voting entitlements on behalf of member Councils. Delegates may be Elected Members or serving officers. Each year the City nominates Elected Members to attend and votes on the WALGA AGM.

The agenda for the Annual General Meeting is scheduled to be published and distributed on Friday 22 August 2025, at 5:00pm.

ENGAGEMENT

No engagement with the community or external stakeholders is associated with this matter.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

There are no costs associated with the City's Voting Delegates attending the AGM.

CONSEQUENCE

The Council may choose not to nominate voting delegates and consequently the City's vote on matters affecting local government at a state and national level may be lost.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, no questions or requests for further information were received from Elected Members.

C25/302 Investment Statements for June 2025

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the investment statements for the period ending 30 June 2025 and recommends that the Council note the contents. It is important to highlight that the financial figures for the 2024–2025 financial year remain provisional. Year-end accounting processes are currently underway, and as such, the final accounts may differ materially from the figures presented in this report.

OFFICER RECOMMENDATION

That the Council notes the Investment Report for the period ending 30 June 2025.

PURPOSE

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

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.40% to 4.80% which exceeds the benchmark three-month bank bill swap (BBSW) reference rate of 3.69%.

29% 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 28% in May 2025.

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

STRATEGIC ALIGNMENT

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

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

BACKGROUND

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

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

CONSIDERATION

The following statement details the investments held by the City of Melville as at 30 June 2025.

CITY OF MELVILLE
STATEMENT OF INVESTMENTS
FOR THE PERIOD ENDING 30 JUNE 2025

SUMMARY BY FUND		
Municipal		$17,629,534
Reserve		$137,298,662
Citizen Relief		$248,191
TOTAL		**$155,176,387**
SUMMARY BY INVESTMENT TYPE		
11AM		$13,835,734
60Days at Call		$2,000,000
90Days at Call		$16,600,000
Term Deposit		$122,740,653
TOTAL		**$155,176,387**
SUMMARY BY CREDIT RATING		
AAA Category	AAA	
AA Category (AA+ to AA-)	AA-	$120,376,387
A Category (A+ to A-)	A+	
	A	
	A-	$34,800,000
BBB+ Category	BBB+	
TOTAL		**$155,176,387**

The City's total investments amount to $155.18 million, mainly held in Municipal Funds ($17.63M) and Reserve Funds ($137.30M) which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds ($122.74M) are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts ($13.84M) this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11AM, and call deposits totalling ($18.60M). These funds allow the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.
- The portfolio is low-risk, with 78% of funds in AA Category rated institutions and 22% in A Category rated institutions.
- There are no investments in AAA-rated and BBB+ institutions.

Overall, the City's investments remain secure, well-distributed, and aligned with financial stability goals.

Investment with financial institutions

Institution	Credit Rating	Credit Rating Category	Funds held at period end	Actual %	Limit Per Policy	
Bank of Queensland	A-	A Category	$ 20,800,000	13.40%	30.00%	✓
Bendigo & Adelaide	A-	A Category	$ 14,000,000	9.02%	30.00%	✓
Suncorp	AA-	A Category	$ 31,000,000	19.98%	50.00%	✓
NAB	AA-	AA Category	$ 24,234,827	15.62%	50.00%	✓
Westpac	AA-	AA Category	$ 65,141,560	41.98%	50.00%	✓
		TOTAL	**$ 155,176,387**	**100%**		

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

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

Maximum Percentage of Average Investment Portfolio Balance

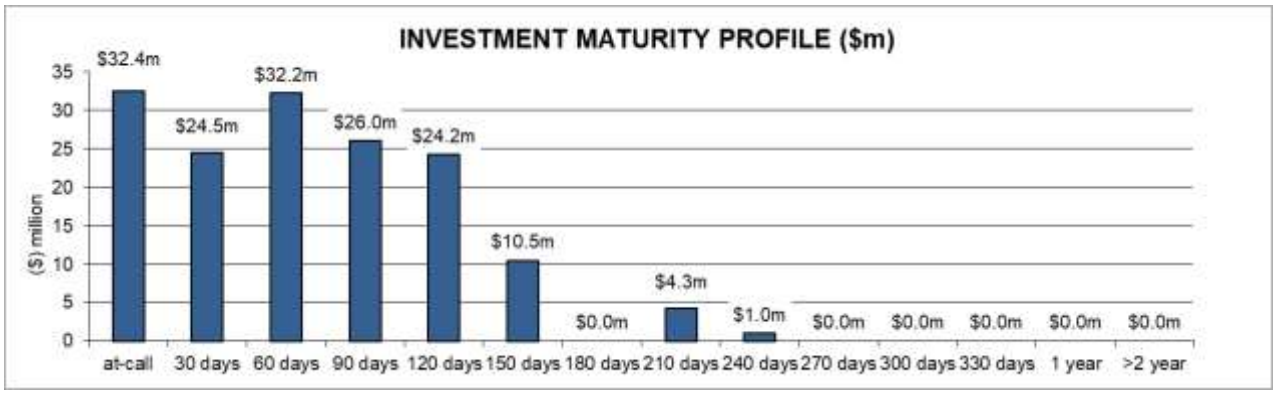
Long Term Rating	Funds held at period end $	Actual %	Limit Per Policy	
AAA Category	$ -	0%	100%	✓
AA Category (AA+ to AA-)	$ 120,376,387	78%	80%	✓
A Category (A+ to A-)	$ 34,800,000	22%	50%	✓
BBB+ Category	$ -	0%	25%	✓
TOTAL	**$ 155,176,387**	**100%**		

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

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

The below graph summarises the maturity profile of the City's investments at market value as at 30 June 2025. The immediacy of the demand for funds depends on the particular fund or reserve

Account(s) of the City. The maturity profile provided in the table above meets the liquidity requirements of the Council policy.



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

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

A substantial portion of funds ($17.63M) is available for immediate use, ensuring sufficient liquidity for day-to-day operations. This allows the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.

Investments are well-distributed across various short- to medium-term maturities, with notable allocations in 90 days ($26.0m), 120 days ($24.2m), 150 days ($10.5m). This structured approach ensures financial stability while balancing liquidity needs and optimising returns. The estimated average cash outflow requirement of the City is between $13M to $16M per month.

The majority of the investment portfolio is concentrated in short- to medium-term maturities, with limited allocation beyond 150 days. A small portion of the portfolio matures at 210 days ($4.3m) and 240 days ($1.0m), reflecting selective investment opportunities where competitive rates were available. There are no long-term investments beyond 240 days, including none over 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 RBA interest rate cut on 20 May 2025 has also contributed to reduced competitiveness of longer-term deposit rates, influencing this maturity profile.

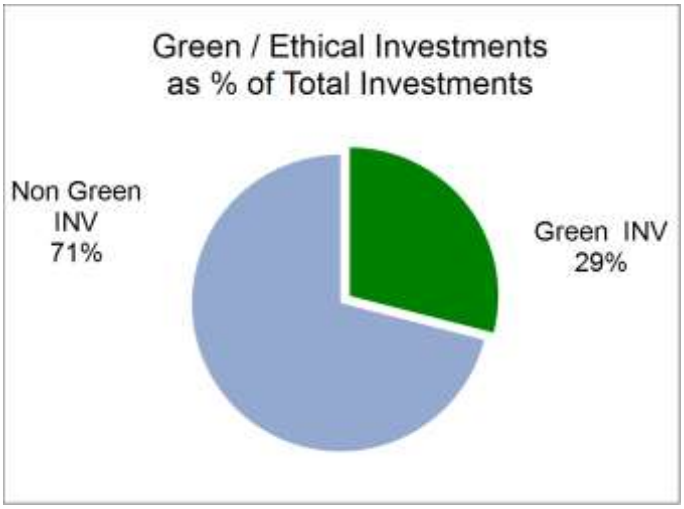
Additionally, the City maintains a balanced risk exposure, diversifying investments within shorter timeframes to mitigate financial and interest rate risks.

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.

The total investment in authorised institutions as at 30 June 2025 was $45,000,000 or 29% of total investment holdings being in non-fossil fuels institutions, compared to $47,000,000 (28%) in May 2025. The total investments holding for June and May were $155,176,387 and $165,476,387 respectively.



Green/Ethical Investment with financial institutions

Institution	Credit Rating	Credit Rating Category	Funds held at period end	
Bendigo & Adelaide	A-	A Category	$	14,000,000
Suncorp	AA-	AA Category	$	31,000,000
		TOTAL	**$**	**45,000,000**

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

The City continues to engage in active discussions with financial institutions regarding the availability of ESG Tailored Deposit (ESGTD) products. Westpac has offered AUD Green Tailored Deposits and AUD Social Tailored Deposits, however, there is no suitable investment due to low interest rates offered for these products.

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

ENGAGEMENT

This report is available to members of the public on the City's website.

A wide range of suitably credit rated Authorised Deposit-taking Institutions (ADI's) were engaged with during the month in respect to the placement and renewal of investments.

SUSTAINABILITY IMPLICATIONS

Strategic

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

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

Risk

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

Environmental

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

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation is relevant to this report:

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

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

The *Local Government (Financial Management) Regulations 1996* (regulation 19C) allows local governments to deposit funds for a fixed term of three years or less. Deposits of greater than one

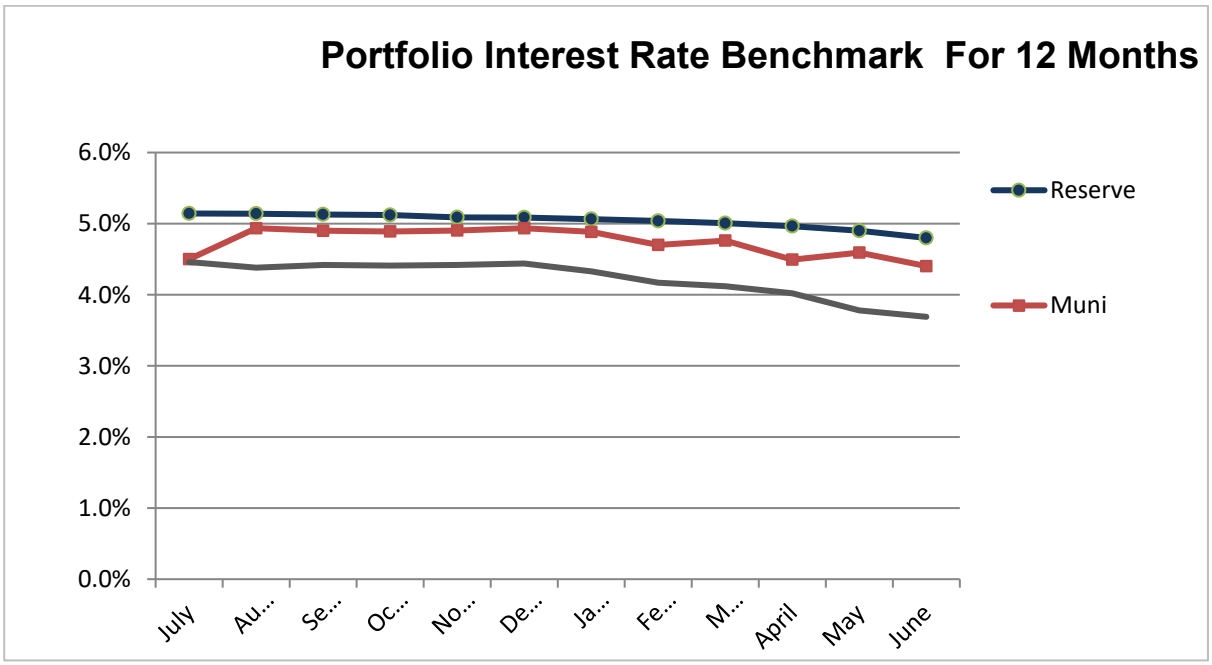
year may, depending on the shape of the yield curve, enable the City to achieve better investment returns.

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

FINANCIAL IMPLICATIONS

For the period ending 30 June 2025:

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was $9,392,243 against a year-to-date budget of $8,286,000 representing a positive variance of $1,106,243. This positive variance is primarily attributed to the deferral of planned capital projects, which has resulted in higher than anticipated cash balances.
- The weighted average interest rate for Municipal and Reserve Fund investments as at 30 June 2025 was 4.60% which compares favourably to the benchmark three month bank bill swap (BBSW) reference rate of 3.69%.



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, 12 August 2025, no questions or requests for further information were received from Elected Members.

C25/303 Schedule of Accounts Paid for June 2025

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the details of payments made under delegated authority (DA-035) to suppliers for the period of June 2025 and recommends that the Schedule of Accounts Paid be noted.

OFFICER RECOMMENDATION

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

PURPOSE

The Schedule of Payments for the month totals $26,774,481. The report and the attached Schedule of Accounts Paid are presented for the Council's information.

STRATEGIC ALIGNMENT

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

BACKGROUND

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

A total of $10,906,868.13 direct creditor payments were paid during the month, of which, 17% of payments were paid to suppliers located within the City of Melville and 27% to suppliers within the South West Metropolitan Region, compared to 13% and 18% of total of $9,630,313.64 direct creditor payments made over May 2025 respectively.

The largest payment of $970,170.90 made during the month was the waste expenses payment to the Resource Recovery Group. 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 June including Payment Register numbers, Cheques: Nil, Electronic Funds Transfers batches: 964-967, Trust Payments, Card Payments and Payroll was distributed to the Elected Members of the Council in August 2025.

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

SCHEDULE OF PAYMENTS MADE JUNE 2025 *Payments made under Delegated Authority DA-035*		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Cheques	Chq Payment Register No.	$0.00
	Chq Payment on Restricted Funds Register No.	
	Less Cancelled Chqs	
Electronic Funds Transfers	EFT Payment Register No. 965 and 967	$10,723,872.81
	EFT Payment on Restricted Funds Register No. 964 and 966	$89,300.00
	Less Cancelled EFTs	($11,106.70)
		$10,802,066.11
Direct Debits	Bank Fees	$10,439.93
	Ampol Fuel	$91,762.76
Direct Payments		$2,599.33
	Total Direct Creditor Payments	***$10,906,868.13***
Payroll	Total Pay 25 and 26	*$4,733,924.65*
	Total Payroll	***$4,733,924.65***
Cards		
	Westpac Purchase Cards	$133,688.61
	Total Card Payments	**$133,688.61**
	Total Direct Creditor Payments from Municipal Account	***$15,774,481.39***

INTERFUND & INVESTMENT TRANSACTIONS			
Interfund Transfers			
Loan			$0.00
Citizen Relief Trust			$0.00
Citizen Relief Operating			$0.00
Municipal			($13,500,000.00)
Reserve			$13,500,000.00
Trust			$0.00
		Total Interfund Transfers	**$0.00**
New Municipal Investments			
Westpac Bank	05/06/2025		$1,400,000.00
Westpac Bank	09/06/2025		$1,000,000.00
Westpac Bank	12/06/2025		$2,500,000.00
Westpac Bank	20/06/2025		$3,300,000.00
Westpac Bank	25/06/2025		$2,800,000.00
		Total New Investments	**$11,000,000.00**
		Grand Total	**$26,774,481.39**

Details of the payments are shown in Attachment 1.

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

Effective from 1 September 2023 the 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 May 2025 and settled in June 2025 is provided as attachment 2 to this report.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

In Attachment 2 on page 156, there was a purchase 12 grand purchase for Variphy Wallboard, is there a reason this was done on a purchase card rather than by purchase order?

Response 1:

In this instance, payment was made immediately to avoid any risk of disruption due to the pending software licence renewal.

Owing to time constraints and an administrative oversight, the payment was processed via credit card rather than the standard purchase order process.

New procedures have now been implemented to prevent a similar occurrence in the future, and where possible, all future software licence renewals will be completed using a Purchase Order.

C25/304 Statements of Financial Activity for June 2025

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

COUNCIL'S ROLE

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

SUMMARY

- The preliminary Statement of Financial Activity, Statement of Comprehensive Income, and Statement of Financial Position for the period ending 30 June 2025 are presented for noting by the Council.
- The financial statements and figures for the 2024–2025 financial year remain subject to change. Year-end accounting processes are currently underway, and the final figures may be materially different from those presented in this report.
- The Annual Audit for 2024–2025 and the end-of-financial-year processes are currently underway. The interim audit was completed by KPMG/OAG in May 2025.
- The preliminary variances for the month ending 30 June 2025 are presented for noting by the Council.
- Budget amendments required for the month of June 2025 are presented for adoption by *Absolute Majority* decision of the Council.

OFFICER RECOMMENDATION

That the Council:

1. **Notes the Statements of Financial Activity for the month ending June 2025 as detailed in the following attachments:**
   - **Statement of Financial Activity June 2025 (Attachment 1); and**
   - **Statement of Comprehensive Income June 2025 (Attachment 2); and**
   - **Net Working Capital June 2025 (Attachment 3); and**
   - **Reconciliation Net Working Capital June 2025 (Attachment 4); and**
   - **Notes to Statement of Financial Activity June 2025 (Attachment 5); and**
   - **Statement of Financial Position June 2025 (Attachment 6); and**
   - **Summary Rate Debtors June 2025 (Attachment 7); and**
   - **Rates Collections Graph June 2025 (Attachment 8); and**
   - **General Debtors Aged 90 Days June 2025 (Attachment 9); and**
2. **By Absolute Majority Decision adopts the Budget Amendments, as detailed in the attached Budget Amendment Reports for June 2025 (Attachment 10).**

PURPOSE

The attached financial reports reflect an overall positive financial position of the City of Melville as at 30 June 2025.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Statements of Financial Activity for the period ending 30 June 2025 have been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

Overall Summary of the City's Financial Position

- The City's total investments holding for June 2025 were $ 155.18m of which the Municipal cash balance at the end of the month was $17.63m and $137.30m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.
- The investment in green/ethical term deposits as at 30 June 2025 was $45m or 29% of total investment holdings, compared to $47m (28%) in May 2025. Green/Ethical investments are invested in the three banks, in accordance with the council credit rating policy.

- Rates raised as at 30 June were $109.58m, compared to a year-to-date budget of $108.68m.
- Total debtor collections for June 2025 equalled $1.51m. The Rates collection progress for the month of June is 0.1% above target at 96.5% compared to 96.8% for the same period in 2023-2024. The total outstanding debtors (including all rates and sundry debtors) is $5.47m as of 30 June 2025.

CONSIDERATION

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

1. Statement of Financial Activity

   Provides details on the various categories of income and expenditure.

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 is provided in attachments:

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

Revenue

Rates raised as at 30 June were $109,584,696, compared to a year-to-date budget of $108,684,365.

Rates Collection

SUMMARY OF RATE DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,425,866	5,425,866	*0%*	4,487,816	*21%*
Debtors Raised	134,241,099	134,566,913	*0%*	126,436,517	*6%*
Payments Received	(134,648,184)	(133,617,980)	*1%*	(125,017,529)	*8%*
Closing Balance	5,018,781	6,374,798	*-21%*	5,906,804	*-15%*

Total debtor collections for the month amounted to $1,514,593, of which $1,030,204 related specifically to rate debtor collections.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	565,184	565,184	*0%*	901,439	*-37%*
Invoices Raised	4,206,418	3,860,200	*9%*	5,864,808	*-28%*
Receipts	(4,294,329)	(3,809,940)	*13%*	(6,194,052)	*-31%*
Prepayments	(30,578)	2,842	*-1176%*	(7,012)	*336%*
Closing Balance	446,696	618,286	*-28%*	565,184	*-21%*

Sundry debtor balances decreased by $171,590 over the course of June from $618,286 to $446,696 of which total 90-day sundry debtors for the month is $274,250, representing 61% of total sundry debtors.

Corporate Climate Action Plan

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

Description	YTD Actuals 2024-2025	YTD Revised Budget 2024-2025	Total Revised Budget 2024-2025	Actual 2023-2024
Sustainability & Climate Action Salaries	514,322	478,304	478,304	465,621
Electric Vehicles	175,540	162,602	162,602	36,192
Corporate Emissions Monitoring & Management	59,139	70,000	70,000	0
Micro Grid Project	17,400	40,000	40,000	26,795
Sustainability Initiatives	149,001	300,000	300,000	121,125
Piney Lakes Environmental Education Centre Refurb (new)	69,932	80,000	80,000	0
Renewable Energy Projects	1,512	1,200,009	1,200,009	0
Total	**986,846**	**2,330,915**	**2,330,915**	**649,733**

Money Expended in an Emergency and Unbudgeted Expenditure

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

Budget Amendments

Details of Budget Amendments requested for the month of June 2025 that reflect effective changes to budgets are shown in 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.

In summary, the proposed budget amendments for June 2025 that require council approval include:

General Budget Amendments related to:

- New grant funding received for Library and Arts and Culture programs.
- Additional funds required to be drawn from the Information Technology reserve for employment and legal costs in relation to the Customer Experience, Relationship & Request Management Platform project.
- Additional funds required to be drawn from the Fleet Service Vehicles, Plant and Equipment Replacement Reserve to cover funding shortfalls for the replacement of 2 waste trucks.
- Additional funding and offset related to sourcing Investment Management and Advisory
- Services, resulting in the increase of investment earnings.

These general budget amendments will result in changes to the 2025-2026 annual budget as follows:

- An increase in operating income of $148k
- An increase in operating expenditure of $793k
- An increase in capital expenditure of $202k
- An increase in funds used from reserves of $847k

Carry Forward Budget Amendments related to:

- Carry forward of various capital income and expenditure budgets due to project delays and supply chain issues.
- Carry forward of various operating income and expenditure budgets due to project delays/extensions, ongoing consultation and staff shortages.
- Reversal of the estimated carry forward budgets included to the adopted budget of 2025-2026 for both operating and capital income and expenditure.

These carry forward budget amendments will result in changes to the 2025-2026 annual budget as follows:

- An increase to capital income of $2.6m
- An increase to capital expenditure of $1.1m
- An increase to operating income of $5k
- An increase to operating expenditure of $429k
- A reduction to funds used from reserves of $1m

Granting of concession or writing off debts owed to the City

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

Sundry Debtors

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

Rate Debtors

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

The monthly financial statements support sustainable financial management by promoting transparency, accountability, and informed decision-making aligned with long-term financial planning

LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) according to nature and type classification; or

(b) by program; or

(c) by business unit.

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

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

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

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

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

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

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

FINANCIAL IMPLICATIONS

Variances

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, no questions or requests for further information were received from Elected Members.

Community Development

CD25/49 Morris Buzacott Reserve Change Room and Storeroom Refurbishment CSRFF Application

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. Morris Buzacott Reserve Change Room and Storeroom Refurbishment - Floor Plan ⇩ 2. Officer Advice Note (15 August 2025) ⇩

COUNCIL'S ROLE

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

SUMMARY

- The Community Sporting and Recreation Facilities Fund (CSRFF) provides financial support from the Western Australian Government to assist Local Governments and community organisations in developing essential sport and recreation infrastructure.
- The program's objective is to increase participation in sport and recreation with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed, and well utilised facilities.
- A single application for the 2026/2027 CSRFF Forward Planning Grant is proposed to fund up to 1/3rd (up to $602,126) of the Morris Buzacott Reserve Change room and Storeroom Refurbishment, servicing the Kardinya Red Sox Ball Club, Fremantle CBC Amateur Football Club and Kardinya Tennis Club.
- The current cost estimate for this project is valued at $1,806,380 which is proposed to be included in the 2026/2027 Annual Budget, with $602,126 forecast as grant income.
- Council endorsement of the prioritised and assessed 2026/2027 CSRFF Forward Planning Grant for the Morris Buzacott Reserve Changeroom and Storeroom Refurbishment is required.

OFFICER RECOMMENDATION

That the Council:

1. **Endorses an application to the Department of Creative Industries, Tourism and Sports' Community Sporting and Recreation Facilities Fund for a total of $602,126 to part fund the Morris Buzacott Reserve Changeroom and Storeroom Refurbishment project; and**
2. **Notes $50,000 has been allocated to complete detailed design and documentation of the Morris Buzacott Reserve Changeroom and Storeroom project as a part of the 2025/2026 Annual Budget; and**
3. **Considers a total allocation of $1,806,380, inclusive of forecasted grant income of $602,126, to fund the Morris Buzacott Reserve Change and Storeroom Refurbishment in 2026/2027 Annual Budget, subject to a successful Community Sporting and Recreation Facilities Fund application.**

PURPOSE

The purpose of this report is for the Council to endorse the Community Sporting and Recreation Facilities Fund application to the Department of Creative Industries, Tourism and Sport (formerly DLGSC), to be submitted in September 2025.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Department of Creative Industries, Tourism and Sport's (CITS) Community Sporting and Recreation Facilities Fund (CSRFF) aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.

Applications for funding may be submitted by any community organisation or local government. The grant funding would generally be up to one-third of the total completed cost of the project and has a maximum grant allowance of $2,500,000. The remaining funds are to be contributed by the applicant, other sources (e.g. Federal Government) and/or the local government.

As part of the process, the City of Melville is required to place a priority ranking and assessment on applications for projects that fall within its boundaries based on the following criteria:

- A – Well planned and needed by local government.
- B – Well planned and needed by applicant.
- C – Needed by municipality, more planning required.
- D – Needed by applicant, more planning required.
- E – Idea has merit, more planning work needed.
- F – Not recommended.

The only submission for this year's funding round is for the City of Melville project - Morris Buzacott Reserve Changeroom and Storeroom Refurbishment and is now presented to Council for consideration.

Morris Buzacott Reserve Change and Storeroom Refurbishment

Morris Buzacott Reserve is a 15-hectare district-level open space, located in the southwest of the City within Kardinya. It is situated adjacent to Kardinya Primary School, less than one kilometre from the Kardinya Activity Centre, and is accessible via the major arterial route, South Street. The reserve plays a vital role in supporting local sport and recreation, as well as serving the broader community.

The centrally located changeroom facility services three primary sporting clubs being the Fremantle CBC Amateur Football Club during the winter season, the Kardinya Red Sox Ball Club over summer, and the Kardinya Tennis Club, which operates all year-round.

Morris Buzacott Reserve was identified in the *Active Reserve Infrastructure Strategy (ARIS) in 2020* as a priority site, with initial planning and design scheduled to begin in 2023/2024.

The City undertook a schematic design process with Hodge Collard Preston in May 2023 for the proposed refurbishment, estimated at $1,320,000. This amount incorporated the change room and storeroom refurbishment and included a 5% allowance for design and contingency costs but excluded consultancy fees, project management, loose furniture and equipment and temporary accommodation. The project was deferred until such time as external funding could be secured.

In preparation to submit the CSRFF application in 2025, facility users were reengaged to confirm the previously prepared design. This process reaffirmed the priorities and scope originally identified during the initial design phase (refer to 'ENGAGEMENT').

A revised cost estimate was received in July 2025, indicated an updated project cost of $1,806,380 (exc. GST). This cost is inclusive of consultancy fees, 7.5% design contingency, 10% construction contingency, project management fees and an allocation for temporary accommodation, furniture and equipment.

The below image provides a context map of the project scope at Morris Buzacott Reserve:



Figure 1: Scope of work areas for the Morris Buzacott Reserve Changeroom and Storeroom Refurbishment.

CONSIDERATION

Refurbishing the changeroom and storeroom infrastructure at Morris Buzacott Reserve is a strategic priority for the City, as the reserve is a key district-level facility and contains the second-largest volume of sporting space within the municipality, supporting a range of user groups. The refurbished changerooms will serve all year-round use.

The existing building at Morris Buzacott Reserve was constructed in 1993/1994 and while it remains in very good structural condition for its age, several functional and compliance related issues limit its effectiveness in supporting current user groups.

The internal layout and room sizes are generally adequate, however, the overall fit-out, including the design and condition of the change rooms and shower area do not meet modern standards or user expectations.

Attachment 1 provides a floor plan of the proposed refurbishment within the existing footprint of the building that is inclusive of (but not limited to):

- Refurbishment of two changerooms in the main clubroom building to modern standards (gender neutral).
- Redistribution of internal toilets to improve functionality and flow for all users of the building and tennis users on the adjacent courts.
- Refurbishment of storage areas and creating better access to these areas to improve transitioning equipment for training and game days.

- Installation of new electric hot water heat pumps (removal of gas hot water heating).
- Refurbishment of two changerooms that adjoin the Kardinya Hall to modern standards (gender neutral).
- Refurbishing the existing male and female part toilet that adjoins the Kardinya Hall into one Park Universal Access Toilet and creating additional storage.
- Improving lighting and disability access non-compliances in relation to door widths, thresholds and handrails where required.

The refurbishment will transform the facility into a contemporary, fit-for-purpose space that aligns to the development principles documented in the *ARIS 2020* and the quality of recent refurbishment works undertaken at sport and recreation facilities City-wide.

Assessment Summary

As part of the CSRFF process, local governments are also required to undertake an internal assessment. The following is a summary of the criteria assessed for the Morris Buzacott Reserve Change/ Storeroom Refurbishment Project.

Assessment Criteria	Satisfactory	Unsatisfactory	Not Relevant
Project justification	✓		
Planned approach	✓		
Community input	✓		
Management planning	✓		
Access and opportunity	✓		
Design	✓		
Financial viability	✓		
Co-ordination	✓		
Potential to increase physical activity	✓		
Sustainability	✓		

Recommendation Summary:

- Project Ranking: 1 (of 1).
- Project Rating: A - Well planned and needed by local government.

ENGAGEMENT

City officers have engaged with the Department of Creative Industries, Tourism and Sport, the City of Melville, user groups at Morris Buzacott Reserve, and State Sporting Associations listed below, all of whom have expressed strong support for the project and its design. Though broader community consultation has not occurred as this is an internal refurbishment only.

Key engagement themes included the need for an inclusive and accessible facility that supports participation for people with disabilities, gender-equitable amenities that are modern, private and safe, and flexible and shared-use spaces with multipurpose storage.

Stakeholders		**Consultation Method**	
Organisation	**Role**	**Face-to-Face and Telephone**	**Email Input**
Fremantle CBC Football Club	President Vice President	✓	✓
Kardinya Red Sox Ball Club	President	✓	✓
Kardinya Tennis Club	President	✓	✓
WA Football Commission	CEO		✓
Tennis West	CEO		✓
WA Baseball/ Softball	CEO		✓

SUSTAINABILITY IMPLICATIONS

To deliver on the City's Clean and Green goals outlined in the Council Plan for the future 2024 - 2034, the following design considerations will be included as part of the refurbishment of the change room and storerooms at Morris Buzacott Reserve:

Objective	**Design Outcomes of the Project**
2.6 – Transition the organisation to carbon neutrality by 2030 and facilitate community progress to net zero emissions by 2050.	• All existing light fittings will be upgraded to energy-efficient LED fixtures to reduce electricity use. • New plumbing fixtures, including taps, showers, and toilets, will meet water-saving standards to conserve water, minimise wastewater, and reduce environmental impact. • The building will be decarbonised through the use of low-emission systems and materials (refurbished areas). • Hot water will be generated using air source heat pumps, providing an energy-efficient, low-carbon alternative to existing gas systems.

FINANCIAL IMPLICATIONS

The adopted Long-Term Financial Plan (June 2025) contains a project allocation of $1.25M to complete the Morris Buzacott Reserve Changeroom and Storeroom Refurbishment.

The recent updated cost estimated in July 2025, has identified an estimated project cost of $1,806,380 (inclusive of cost escalation to July 2026 and all relevant fees).

The proposed funding breakdown for the project as outlined for the project is outlined as follows:

Source	Contribution (excl. GST)
CSRFF	$602,126
City of Melville Funding	$1,204,254
Total	**$1,806,380**

CONSEQUENCE

Should the City choose not to apply for CSRFF funding, the full financial burden of the project may fall on the City, or the project may not proceed at all. This outcome carries considerable risk, as it would prevent the delivery of the refurbishment and the current facility will continue to fail to meet the needs of key stakeholders.

Should Council not endorse the application, the next opportunity to apply for funding will not be until September 2026. Subsequently, this would likely delay the project for at least another 12 months and may result in the City having further internal competing submissions in the next round of funding.

Should the CSRFF application not be successful, staff will investigate opportunities to value engineer the proposed design to keep the project within the available funds and/or bring the project back to Council for further funding consideration. The outcome is expected to be understood in February or March 2026.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda – note that additional detail has been provided to some repsonses in addition to those provided at the meeting:

Question 1:

Is it possible to meet an officer onsite to understand what's proposed, where the UAT is in regard to the hall and the current building?

Response 1:

Yes, officers would be happy to meet onsite.

Question 2:

When the Council has previously considered the CSRFF applications, the officers recommendation has included the project rating and ranking, is it worth including the project rating in the recommendation?

Response 2:

Although this can be included, it is not necessary for a single application, as is the case on this occasion.

Question 3:

How far away is the Morris Buzacott site development plan?

Response 3:

The Morris Buzacott Reserve Site Development Plan is scheduled to be presented to Council in Quarter 3 2025-26 in line with the City's Corporate Business Plan

Question 4:

A referee/umpire room would be a good addition, can consideration be given to extending the CSRFF grant application or offering the self-supporting loans so we can build for the future?

Response 4:

The engagement the City has had with the current clubs has indicated that they don't feel they need a requirement for a separate umpires room. The way room will work in the future is adequate to the requirements of the clubs based at the reserve at the moment.

For further clarity, change rooms 3 & 4 will function as umpire change rooms in ordinary fixturing, noting that only one change room is required for this purpose under the AFL Preferred Facility Guidelines 2024. Change rooms 3 & 4 offer the added flexibility as additional change rooms and transition spaces between games where the need exists, for example, when both male and female teams are playing at the same venue on the same day and this will be managed by the Club users through a rostering/timetable system for team and umpires. Changerooms are gender neutral in design, allowing for this flexibility for all players and umpires.

The Council could put this project on hold again and review the outcomes of the site development plan and consider the project holistically. The Plan quite broad and picks up the requirements of hockey, tennis, netball, the bowling club and the community building. It is felt this upgrade is required quite urgently for the clubs.

Question 5:

Have we engaged with AFL and WAFL in relation to this given the movement for more female participants?

Response 5:

There is an existing room that is used for the changerooms, which is a gender-neutral space that is used for the clubs. However, it's not a dedicated room, so when it's not used by the umpire it's utilised for other purposes.

Officers have engaged with the WAFC, Tennis West and Softball WA (in lieu of a State Sporting Organisation for Tee ball in WA) who provided a letter of support for the designed refurbishment.

Question 6:

Is the development predicated on getting the CSRFF Grant? And what happens if it is not selected for a grant?

Response 6:

Yes, the grant is required for the project to proceed in 2026/27. If the project is unsuccessful in this round of funding, the City could defer the project and seek funding in the next round, or alternatively Council may choose in the following financial year's annual budget process to fund the full amount.

Question 7:

Are the clubs aware of the reliance on a grant for the project to proceed?

Response 7:

Yes, they are aware of the CSRFF grant process.

Question 8:

Is the UAT toilet accessible to the Tennis Club and where is it located in relation to the Tennis courts?

Response 8:

The current toilets are not very accessible; however, by combining them and changing the configuration they will be more accessible to the public using the courts. Within the building, we'll also be changing the flow of the toilets that are also located inside so that the tennis club has greater accessibility to them as well.

Notably, the City is providing secure access control, via a keyless system, to one (1) ambulant toilet and one (1) Universally Accessible Toilet, adjacent to the eastern end of the courts for the public who book the Tennis courts for casual play. The secure access control will ensure the remainder of the facility is accessible to authorised users only.

Question 10:

Is this new design adaptable for the Clubs future requirements?

Response 10:

The officers believe they have captured the Clubs future needs and the clubs themselves confirm this, it is based on the current clubs but the City has tried to keep the design as multi-purpose as possible.

Environment and Infrastructure

E25/74 Kearns Crescent Renewal

File Number:	
Responsible Officer:	Manager Resource Recovery & Fleet Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No Officer involved this this report has an interest to declare
Attachments:	1. Kearns Crescent Outcome Alignment ⇩ 2. Kearns Crescent Concept Design Option 1, City's preferred option ⇩ 3. Kearns Crescent Concept Design Option 3, Response to business workshop ⇩ 4. Kearns Crescent Engagement Outcomes ⇩ 5. Kearns Crescent Business Workshop Report ⇩

COUNCIL'S ROLE

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

SUMMARY

- Kearns Crescent is the major commercial activity area within the Riseley Activity Centre and is identified as a key commercial precinct within the City of Melville's local planning Scheme.
- The City has undertaken extensive community and stakeholder consultation over a number of years regarding a proposed streetscape upgrade of Kearns Crescent, as identified in the Riseley Activity Centre Structure Plan and Riseley Centre Streetscape Master Plan.
- The Kearns Crescent road surface requires resurfacing, which has been placed on hold awaiting the outcome of a decision regarding the proposed streetscape upgrade and the stakeholder and community engagement associated with the proposed streetscape upgrade.
- Accessibility for pedestrians and businesses along the outer ring of Kearns Crescent is poor and poses access and safety risks, with crossing points and parking having limitations that have been identified as concerns within the Activity Centre.
- Community engagement has been held over several rounds since 2015, with the latest being undertaken with the business owners on 29 April 2025.
- A series of concept plans were prepared for the streetscape upgrade of Kearns Crescent based on the structure plan and master plan objectives, and amended following feedback from the community and stakeholders, including businesses in the precinct.
- The business sector particularly opposed any concept that resulted in a reduction of parking, noting the City manages only (40%) of the parking in the Activity Centre with most parking bays (60%) under private ownership.
- Based on feedback received from the business community and the high capital cost to undertake the streetscape upgrade following a more detailed cost, the City is recommending not progressing with the proposed streetscape upgrade and undertaking road resurfacing and ongoing maintenance only.

- The City will continue to carry out basic renewal of assets in the precinct when they have reached the end of their useful life expectancy.

OFFICER RECOMMENDATION

That the Council supports the decision not to progress with the proposed Kearns Crescent Streetscape upgrade and to carry out road resurfacing and basic renewal of assets in the precinct when they have reached the end of their useful life expectancy.

PURPOSE

To provide an update on the community and stakeholder feedback on the proposed streetscape upgrade of Kearns Crescent and seek support to carry out road resurfacing only and basic renewal of assets in the precinct when they have reached the end of their useful life expectancy.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
	2	A clean, green and sustainable City for current and future generations.
Objective	1	Healthy, Safe and Inclusive
	1.1	Facilitate a sense of community, wellbeing, social connection, and participation.
	1.3	Improve community safety and security.
	1.4	Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
	2	Clean and Green
	2.3	Increase the urban forest tree canopy on City managed land.
	2.4	Provide and improve parks and green open spaces.
	2.5	Mitigate and adapt to climate change impacts.
	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.
	3.3	Plan for urban growth and local commercial activity centres.
	3.4	Protect and promote the City's character and heritage.
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.3	Attract investment in strategic locations.

	4.4 Support local business growth and resilience.

BACKGROUND

The Risley Activity Centre Structure Plan was developed in 2015 to provide statutory built form requirements and a strategic direction for the rejuvenation and improvements of the public realm.

Since the Structure Plan being endorsed by the Council the City has developed several concepts that reflect the desired outcomes of the structure plan and feedback received from the wider community.

Over the course of the development of the concept plans, there has been consistent feedback from local businesses opposed to any loss of parking in the area, noting that the City manages only 40% of the total car bays in the Activity Centre.

The most recent feedback received by the City regarding car parking was in the form of a petition signed by 810 residents of the City of Melville and 350 non-residents opposing the loss of any parking on Kearns Crescent which was submitted on Tuesday, 20 May 2025.

In the current Long Term Financial Plan under the District Activity Centre allocation, the planned Kearns Crescent streetscape upgrade is allocated $3.8 million in total over the 2026-2027 and 2027-2028 financial years, which includes costs for a new carpark on Wilcock Street.

CONSIDERATION

The Risley Activity Centre Structure Plan, completed in 2015, provides statutory built form requirements and a strategic direction for the rejuvenation and improvements of the public realm.

The structure plan has the following key objectives:

- Create an attractive and sustainable activity centre that is a vibrant, desirable and a safe place to live, work and socialise.
- Enhance the character, streetscape and public spaces in the activity centre
- Appropriately manage traffic, parking and accessibility issues
- Provide certainty to enable investment decisions to be made with reasonable confidence
- Streets and footpaths - to enhance, complement and attract private investment and development

The Risley Centre Streetscape Master Plan, completed in 2017, refined the streetscape concepts within the Structure Plan to guide redevelopment, with Kearns Crescent being identified as a priority project to improvement the accessibility and amenity of the precinct.

The key outcomes for the streetscapes included:

- Providing parallel parking to allow space for a footpaths
- Creating larger spaces for people
- Creating seating and gathering spaces

- Increasing the natural shade and vegetation
- Improving road safety, looking towards one-way along Kearns

The themes and opportunities identified in these two documents were reviewed, through a community consultation process in 2021, resulting in the Riseley Placemaking Action Plan in 2021 and refined further through the Vision and Values Engagement in 2022.

The consistency of the key themes over the last decade resulted in three draft concept designs being prepared for community engagement in 2023. Feedback received during this phase of engagement included:

- Majority of respondents agreed the Riseley Centre looked tired and needed revitalising
- Majority of respondents agreed centrally located public toilets would be beneficial
- Majority of respondents did not want the number of car bays to be reduced
- Significant numbers of respondents did not want seating/gathering space provided along the entire length of the street, but rather specific nodal locations only
- The feedback on increased green space was mixed, with some concerned about the mess from trees and others supporting the benefit of trees and greenery
- Several of respondents liked the idea of a one-way street, noting there was discussion regarding the preferred direction
- Most business owners saw this as a drop-in convenience centre, rather than as a vibrant stay-at centre where people would dwell for longer periods of time

Feedback received from the workshops resulted in a modified design that was made available for online engagement in September 2024. Further feedback was received from the business owners and landowners, who felt that the online engagement did not properly address the needs of the Riseley Centre business community.

In April 2025, in response to the opposition from the business community mainly associated with the potential loss of parking, a revised draft concept was presented to a total of 23 people representing approximately 17 business at a breakfast workshop. Feedback received on the day was not positive with the key concerns including:

- There is significant concern about the impact the changes (i.e. removal of parking) will have on customer access and business viability.
- Canning Bridge precinct was cited as an example of a precinct that increased density without due consideration to customer parking and access, resulting in business closures along the strip.
- Customer data from one store shows that Kearns Crescent is not a ‘high street’ for local shoppers but a service centre that attracts people from up and down the highway.
- The customer relationship is much more transactional and there is more interest in ease of access than there is for seating, and places to ‘linger’.
- While increasing density is a focus, all the current customers are not ‘locals’, this means, the changes can risk damaging local business, to prepare for a future that may deliver more ‘residents’ but not more customers.
- The cascade effect that shop closures have had on the precinct. “Once businesses leave, it is harder to attract business back and fewer customers come to that precinct”.

- There is a currently a deficit in available parking, removing more bays while preparing for increasing density, does not make good planning sense.
- More needs to be done with property developers' responsibility to provide parking and public amenity.

Over the years of concept development based on community feedback received, the design of the Kearns Crescent streetscape has drifted away from the key outcomes of the Riseley Centre Activity Structure Plan, Streetscape Master Plan, Placemaking Action Plan, and Vision and Values consultation.

Attachment 1 provides the results of the comparative analysis of the concept plans against the activity centre objectives, including their impact on the amenity outcomes versus parking outcomes.

Further to the April 2025 workshop with the businesses the below petition signed by 810 residents of the City of Melville and 350 non-residents was submitted to the City on 20 May 2025.

> *We, the undersigned, all being electors of the City of Melville, respectfully request that the Council acknowledge and act on feedback from residents, businesses, and property owners and visitors of Kearns Cres and the surrounding community, and oppose the reduction in public carbays on Kearns Cres as part of the Kearns Cres Streetscape Upgrade.*
>
> *We support the streetscape improvements of Kearns Cres but strongly oppose the reduction of public carbays.*
>
> *Currently there is a deficiency in parking amenities and the loss of carbays will adversely impact businesses and individuals visiting the area, especially for those who are reliant on vehicles. (i.e. seniors, young families, and individuals with mobility needs).*
>
> *The provision of public parking on Wilcock Street is not practical and will not negate the loss of carbays on Kearns Cres.*

The City prepared initial estimates some years back to undertake the planned Kearns Crescent streetscape upgrade indicating that $3.8 million would be required, which included Kearns Crescent East and West as well as the additional Wilcock Street carpark. As the City has further refined the concepts and, based on market costs associated with the completion of similar streetscape scale upgrades at Ogilvie Road in Mount Pleasant, the City has a better understanding of the costs and scale of works required for the upgrade of the Kearns Crescent streetscape.

The revised estimate to complete the works is now estimated to be $9.1 million for the City's preferred concept (Attachment 2) to $9.6 million for a concept (Attachment 3) that retains the largest number of parking bays on Kearns Crescent noting the construction of car parking bays comes with additional costs.

There is also an option to value engineer the concepts, utilising asphalt road surface rather than paving, which brings the cost down some $800,000 to $8.3 million for the City's preferred option and $8.6 million for the option that includes greater numbers of car parking.

If the City was to proceed with the works, there would be a significant shortfall of $5.3 million to $5.8 million, depending upon the concept chosen, compared to what has been estimated in the Long-Term Financial Plan. Funding of this project based on the revised cost estimates would have

a significant impact on the City's capital works program funding and could potentially delay or defer other projects currently listed in the LTFP.

Based on feedback received from the business community strongly opposing any reduction in car parking along Kearns Crescent and the revised estimated cost to undertake the works, the City is recommending not progressing with either of the streetscape upgrade concepts at this time and instead undertake basic asset renewal (road resurfacing) which is required without the upgrade. The streetscape upgrades can be considered at a future date, once there has been more development at the Riseley Activity Centre and there is majority support from the businesses for the streetscape upgrade project.

ENGAGEMENT

There have been various community consultation activities undertaken over the past 10 years regarding the Riseley Activity Centre and Kearns Crescent.

The Riseley Activity Centre Structure Plan (2015) and Riseley Placemaking Action Plan (2021) identified the key objectives of balancing motorists and pedestrian needs, creating a vibrant and diverse activity centre where people would like to invest and live.

In 2022, the City undertook Visioning and Values engagement where the community was invited to share ideas via interactive map and online survey

In May 2023, the City held the first specific Kearns Crescent Renewal engagement. Three concept plans were presented to two business specific, two general community workshops and one First Nations engagement sessions and is summarised in (Attachment 4).

Online engagement in September 2024 involved the community providing feedback on the revised concept based on the feedback received from the 2023 workshops.

After this round of engagement, additional concern was received from specific business owners within the Riseley Centre requesting further opportunity to provide input into the final concept design. A Business Breakfast Workshop was held on 29th April 2025. An external consultant was engaged to facilitate this session (Attachment 5).

SUSTAINABILITY IMPLICATIONS

The Kearns Crescent streetscape upgrade project provided the opportunity to implement a range of sustainability outcomes such as:

- Increasing the tree canopy and greening opportunities, by creating additional space within the streetscape.
- Reducing carbon emissions, buy providing greater opportunities to walk and cycle through the creation of increased amenity and a footpath along the outer edge of Kearns Crescent.
- Reducing urban heat island effect and contributing to the public realm amenity by increasing the available planting space.
- Increases the health and wellbeing of residents, workers and visitors to the Riseley Activity Centre through the provision of green spaces and improved amenity.

LEGISLATIVE AND POLICY ALIGNMENT

- Riseley Activity Centre Structure Plan (2015)
- Riseley Placemaking Action Plan (2022)
- Local Planning Scheme 6
- Access and Inclusion Plan
- Improving Public Spaces Policy
- Urban Forest Strategic Plan

FINANCIAL IMPLICATIONS

The City's recommendation to renew the Kearns Crescent road infrastructure (resurfacing) based on current asset renewal programs would be scheduled to be undertaken in the 2026-2027 financial year at an estimated cost of $386,000 with an operational contingency being included in this figure.

In the 2025-2026 financial year, a budget allocation of $50,000 is provided for design works based on an approved concept design to progress to detail design.

In the current Long Term Financial Plan Kearns Crescent was allocated $3.8 million in total over the 2026-2027 and 2027-2028 financial years for streetscape upgrades, including the new carpark on Wilcock Street.

The revised cost to complete the Kearns Crescent streetscape is now estimated to be $9.1 million for the City's preferred concept. There is also an option to value engineer the concept, utilising asphalt rather than paving which brings the costs of the preferred option down to $8.3 million.

CONSEQUENCE

The Kearns Crescent streetscape upgrade project provided the opportunity to implement a range of amenity and accessibility improvements as outlined below:

- The current infrastructure does not meet Universal Design or Accessibility Design Principles, limiting access for people with mobility challenges.
- A perceived lack of commitment to revitalisation may deter future investment attraction to the Riseley Activity Centre.
- The decision not to proceed is inconsistent with the implementation of the Riseley Activity Centre Structure Plan.
- Increased in tree canopy and green space, which provides the opportunity to enhance biodiversity and shade
- Lack of green, inclusive public spaces in the precinct may restrict community wellbeing and social connection benefits.

Upgrading the Kearns Crescent streetscape does offer a forward-looking solution that meets several of the City's strategic, environmental, community objectives. Not progressing the streetscape upgrade could be seen as a lost opportunity by members of the community who

supported the project. If the City's preferred streetscape upgrade option is progressed, additional funding in the order of at least $5.3M would be required, placing pressure on the City's reserves and possibly leading to a need to reallocate funds from other capital projects or defer other infrastructure or renewal programs.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Is there any mechanism available to compel the reorientation of parking bays in a way that would be more advantageous that would assist people trying to use the area, or is because these are privately owned parking bays mean that there is no capacity for us to enforce a direction to change that area to a workable situation?

Response 1:

There are currently no mechanisms in place to enforce the management of privately owned car parks however, the City will explore alternative options that could benefit all users of the area before reporting back to Council

Question 2:

Can the City confirm that the changes that are proposed to the parking are mainly to the on-street parking which is in the City realm?

Response 2:

Yes, they are.

Question 3:

I*s any work planned for the Wilcock Street Car Park given that we are not going ahead with the Kearns Crescent main area?*

Response 3:

The City is not proceeding with the Wilcock Street Car parking project as this is not part of the renewal and refurbishment of the road and streetscape. The City can look at the Wilcock Street site as a separate project and that would be something considered as part of the strategic land asset management plan.

Question 4:

As there has been a lot of work in the Kerns Crescent area, can the City engage with a profession negotiator to meet with the private owners and see if they can reach a better outcome for the streetscape and parking areas in the future?

Response 4:

The City could employ a negotiator for the public parking within the streetscape, however as it is City of Melville land, there is not necessarily a need to. However, with respect to the private parking areas, the Council could resolve to undertake this course of action.

Question 5:

In relation to the parking situation, there was previously discussion to encourage more patrons to the area, and the City made changes to the parking arrangement to increase the free parking to three hours with the understanding the businesses would do something similar. To date this has not occurred. Is the City intending to review the parking arrangements for consistency across the area including the private bays?

Response 5:

The City is intending to undertake a parking harmonisation plan, including areas of free parking in areas controlled by the City. This will be presented to the Council in the future.

Question 6:

Will a footpath be built in the area, in front of the Bad Apples Venue?

Response 6:

The City of Melville is engaging with Bad Apples in relation to an upgrade of their alfresco area and pedestrian access will be considered.

Question 7:

If the Wilcocks Street car park is no progressing are there plans for this piece of land in the future?

Response 7:

The future of this land will be determined by the strategic property group.

E25/76 Deferral - Policy Review - CP-029 Tree Policy

File Number:	
Responsible Officer:	Manager Resource Recovery & Fleet Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in this preparation of this report has a declarable interest in the matter.
Attachments:	1. Alternative Motion - Cr S Green ⇩ 2. Officer Advice Note to Alternative Motion ⇩

COUNCIL'S ROLE

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

SUMMARY

- At the Ordinary Meeting of Council held 15 April 2025, the revision of Council Policy CP-029 Tree Policy was referred to the Policy and Legislation Committee, with a report to be presented to the 19 August 2025 Ordinary Meeting of Council.
- The Policy and Legislation Committee have reviewed CP-029 and recommended changes to the Policy, with the matter scheduled to be considered at the August 2025 Ordinary Meeting of Council.
- Advice has been received in relation to CP-029 that requires further research and consideration, and a deferral of this matter is sought until early 2026.

COMMITTEE RECOMMENDATION

That the Council:

1. **Approve the deferral of the presentation of the review of CP-029 Tree Policy from the 19 August 2025 Ordinary Meeting of Council to on or before the March 2026 Ordinary Meeting of Council; and**
2. **Refer the policy back to the Policy and Legislation Committee for further consideration.**

PURPOSE

To seek the Council's approval to defer the presentation of the review of Council Policy CP-029 Tree Policy from 19 August 2025 Ordinary Meeting of Council to the March 2026 Ordinary Meeting or before.

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
Objective	2	Clean and Green
	2.4	Provide and improve parks and green open spaces.

	2.5	Mitigate and adapt to climate change impacts.
	2.6	Transition the organisation to carbon neutrality by 2030 and facilitate community progress to net zero emissions by 2050.
	2.3	Increase the urban forest tree canopy on City managed land.
	2.1	Protect and enhance our natural environment, ecosystems and biodiversity.
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.

BACKGROUND

At the Ordinary Meeting of Council held on 15 April 2025, the Council resolved:

> ***"That Council Policy CP-029 Tree Policy be referred to the Policy & Legislation Committee for review and a report be provided to the August 2025 OMC, including but not be limited to the following:***
>
> ***1. That trees be planted on verges except where there is a valid reason why they can't, with the valid reasons to be defined in the policy.***
>
> ***2. Review the appropriateness of section "3.4 Tree Removal – Challenge".***
>
> ***3. Review the appropriateness of section "6 Damage to Trees – Infringement/Prosecution".***
>
> ***4. Investigate where changes to the Tree Policy may be extended to the Thoroughfares Local Law, including but not limited to "Part 9 – Enforcement" and "Schedule 1 – Prescribed Offences and Penalties."***

This matter was considered by the Policy and Legislation Committee at its meetings held in May and July 2025. With a report recommending changes to be presented to the 19 August 2025 Ordinary Meeting of Council.

CONSIDERATION

Since the July 2025 meeting of the Policy and Legislation Committee, advice has been received in relation to clauses within the policy that may require further consideration, with this matter discussed at the Elected Member Engagement Session held on August 2025.

In order to adequately consider this matter and the implications on the Tree Policy in it is considered that further research should be undertaken by officers and presented to the Policy and Legislation Committee for consideration and recommendation to the Council.

ENGAGEMENT

No engagement has been undertaken in relation to this report.

SUSTAINABILITY IMPLICATIONS

There are no direct sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

There are considerations under the *Local Government Act 1995* associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

CONSEQUENCE

This policy has a two-year review schedule and is scheduled for review in 2026, the deferral will not impact the review of the policy within the usual review schedule.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

With the officer recommendation, is there are a reason officers are recommending the motion go back to the Policy and Legislation Committee, rather than consideration of an amendment or alternative motion?

Response 1:

The original resolution of the Council was for the policy to be referred to the Policy and Legislation Committee for consideration and for a report to be presented to the August Ordinary Meeting of Council. The Policy and Legislation Committee considered the policy over two meetings and had prepared an amended policy to present to the Council. Since then, some new information has become available and officers believe the matter should be referred back to the Policy and Legislation Committee for presentation of the information and consideration of options, to ensure that the policy endorsed by the Council is viable and can be implemented.

Question 2:

Can further information be provided to Elected Members on the nature of the information?

Response 2:

Further information will be provided to Elected Members.

E25/79 RFQ242514 - Refurbishment of Changerooms at Karoonda Reserve

File Number:	
Responsible Officer:	Manager Resource Recovery & Fleet 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. Extract - CTAU Minutes - 7 August 2025 (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 RFQ242514 (WALGA) Refurbishment of Changerooms at Karoonda Reserve.

CTAU RECOMMENDATION

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFQ242514 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 ("City") is seeking a suitably qualified and experienced contractor to carry out the refurbishment of Changerooms at Karoonda Reserve.

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

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	3	Sustainable and Connected Development
	3.3	Plan for urban growth and local commercial activity centres.
	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.
	5.3	Ensure efficient and effective use of assets, resources and technology.

	5.5 Provide excellent customer experiences and ease of access.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for refurbishment of Changerooms at Karoonda Reserve. 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:

- Kilmore Group Pty Ltd
- The Trustee for M R Hoskins Family T/As AE Hoskins Building Services

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

The City set the following qualitive criteria and weightings:

Demonstrated Experience	30%
Capacity to Deliver	20%
Environmental Sustainability	20%
Methodology	30%
Total	100%
Percentage to be shortlisted	60%
Price	Non-Weighted

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

I. Demonstrated Experience

The Respondent provided the required information against this criterion.

Examples provided were relevant to the services that will be delivered under this Contract, and they have experience with Local Government. The Respondent also provided substantial detail regarding how it addressed challenges in previous projects.

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. Environmental Sustainability

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.

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 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* Section 3.57 11 (1)

> *"A Local Government is quired 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, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

What is the construction timeframe?

Response 1:

Construction is proposed to commence in October 2025, with completion in at the end of March 2026.

Question 2:

Has there been any financial contribution from the club?

Response 2:

No, there is no financial contribution from the clubs, but there is $100,000 external funding for this project, which is an external grant through the Department of Communities.

Question 3:

Did the club apply for the grant?

Response 3:

The club advocated for the grant; however, the funding is in the City's name.

Planning

UP25/78 Review of Local Planning Policy 1.21 - Short Term Accommodation

File Number:	N/A
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Application Number:	N/A
Applicant:	N/A
Owner:	N/A
Proposal:	Nil
Attachments:	1. LPP 1.21 Short Term Accommodation - Tracked Changes ⇩ 2. Submission Summary and Officer Comment ⇩ 3. LPP 1.13 Bed and Breakfast Accommodation ⇩ 4. LPP 1.21 Short Term Accommodation - Current Version ⇩ 5. Scheme Amendment 11 to City of Mevlille Local Planning Scheme No.6 ⇩

COUNCIL'S ROLE

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

SUMMARY

- At the March 2025 Ordinary Meeting of Council, the Council resolved to advertise proposed changes to Local Planning Policy 1.21 – Short Term Accommodation (LPP 1.21).
- Advertising was undertaken for a period of 21 pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- Ten submissions were received during the public consultation period, some which supported the changes to LPP 1.21, and others which provided more general comment in relation to planning controls being placed upon Unhosted Short Term Rental Accommodation (STRA) operation. The summarised submissions and officer comments to those submissions are contained within Attachment 2 of this report.
- No significant changes have been made in response to the submissions received during consultation. A minor administrative change has been made to the site characteristics section to clarify the intent of the policy application with respect to the operation of STRA within the residential zone.
- LPP 1.21 (Attachment 1) is now being presented to the Council with recommendation for final adoption.
- LPP 1.13 – Bed and Breakfast Accommodation (LPP 1.13) is recommended to be revoked on the basis that it relates to land uses which have been deleted from the City of Melville Local Planning Scheme No.6 (LPS6) and are now addressed by LPP 1.21.

- A notice to advise of the changes to the policy will be published on the City website and along with all submitters receiving notification of the final adoption.

OFFICER RECOMMENDATION

That the Council:

1. **Pursuant to Clause 5, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 adopts the changes to Local Planning Policy 1.21 – Short Term Accommodation (as detailed in Attachment 1); and**
2. **Revoke Local Planning Policy 1.13 – Bed and Breakfast accommodation as currently adopted as per Schedule 2 Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015; and***
3. **Endorses the publication of a notification of the changes as required by the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

PURPOSE

At the Ordinary Meeting of Council held on 18 March 2025, the reviewed LPP 1.21 was endorsed for the purposes of public advertising. Ten submissions were received from the community which are discussed further below in this report. The policy is now presented for final adoption by Council with a minor administrative change being made to clarify that a proposal for STRA within a residential zone would need to meet the preferred property characteristics *and* operational characteristics *and* not include undesirable characteristics in order to be supported.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
	5	Leadership and good governance for the benefit of the whole community.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.3	Plan for urban growth and local commercial activity centres.
	3.4	Protect and promote the City's character and heritage.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.2	Increase awareness of Melville as a tourism and eco-tourism destination.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

In May 2021, the Council adopted the original version of LPP 1.21 following a period of advertising. The LPP 1.21 was developed to establish a clear framework for the identification, assessment, and determination of applications for short term accommodation with an objective to protect the amenity of residential areas or nearby residents.

In response to the 2019 Parliamentary inquiry Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia, the State Government introduced initiatives to deliver better regulation of the short-term rental accommodation sector, including the:

- Release of a planning position statement for tourism and short-term rental accommodation.
- Launch of a registration scheme for short-term rental accommodation providers.

Following consultation in 2021 and 2022, the Western Australian Planning Commission released its final Position Statement: Planning for Tourism and Short-Term Rental Accommodation which included recommendations to better regulate short-term rental accommodation as a land use in the state planning system. The Position Statement is complemented by Planning for Tourism and Short-Term Rental Accommodation Guidelines.

To support implementation of the Position Statement and registration system, amendments to the *Planning and Development (Local Planning Scheme) Regulations 2015* were introduced in September 2024 including the following changes:

- New and revised definitions to ensure short-term rental accommodation is considered a dedicated land use class in local planning schemes;
- A state-wide exemption for 'hosted' short-term rental accommodation; and
- A 90-night (cumulative) exemption for 'un-hosted' short-term rental accommodation within the Perth metropolitan area.

In the context of these changes, it was considered appropriate to review the City's existing policies on STRA – being LPP 1.21 and the LPP 1.13.

On 18 March 2025, a report was presented to the Council recommending several changes to LPP 1.21 as outlined within Attachment 2 of this report. These changes were adopted by the Council at this meeting for the purpose of public consultation for a period of 21 days pursuant to Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* In response to the public consultation period, ten submissions were received each making comment on the changes to the policy. Some minor changes to the policy have been made on the advice of the City's Lawyers (see Attachment 1) in order to clarify that a proposal for STRA in a residential zone would need to meet the preferred property characteristics and operational characteristics and not include undesirable characteristics in order to be supported.

LPP 1.21, as amended, is now being presented to the Council for final adoption. A recently gazetted Scheme amendment on 19 May 2025 (Scheme Amendment No.11 – See Attachment 5) has updated land use permissibility for STRA uses, deleted existing related land uses which are no longer necessary and included a new land use term and definition for 'tourist and visitor accommodation'. The amendments to LPP1.21 align with the changes made as part of Scheme Amendment No. 11.

CONSIDERATION

In response to consultation, the City received limited specific feedback on the proposed changes to LPP 1.21. This feedback is discussed further in the engagement section of this report and in Attachment 2. As such no significant changes have been made to the policy as advertised, except for an administrative change clarifying the application of the property characteristics in the residential zone and confirming a presumption against the approval of un-hosted STRA within residential areas.

In accordance with the recommendation to the Council, Local Planning Policy 1.13 – Bed and Breakfast (Attachment 4) is now obsolete following the updates to Local Planning Scheme 6 in response to legislative changes at the State Government Level. As this policy relates to a land use which no longer exists within LPS6, it is recommended that this policy be revoked.

ENGAGEMENT

Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* contains the requirements for amending a local planning policy. The Council resolved at the 18 March 2025 Council Meeting to endorse the amended LPP 1.21 for public consultation. LPP 1.21 was subsequently advertised for a minimum of 21 days in accordance with the Regulations. A notice was placed in a local newspaper and information provided on the City's website. In addition, the policy changes were publicised on the City's social media channels and electronic newsletters.

Ten submissions were received in total, with five objecting to the amended policy, and five supporting the amendments, some with concerns or comments. A tabled summary of the submissions received, and the officer's response is provided within Attachment 3. Based on the limited specific feedback provided in response to consultation, no changes have been made to the policy requirements from the comments received. Several submissions provided more general feedback on the control of un-hosted STRA generally, both in favour of this control and against this control. This feedback is more appropriate to consider in future reviews of the policy in conjunction with more operational feedback following more substantive use of the updated LPP 1.21.

No further advertising of LPP1.21 is required for the changes made post consultation.

A notice of the revised policy will be published on the City's website and submitters notifies accordingly if it is adopted by the Council.

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

Under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local government may prepare local planning policies on a range of matters. A local planning policy must be based on sound town planning principles and may address operational matters such as consideration of short-term rental accommodation proposals. Where a local planning policy is based on sound town planning principles and is properly adopted under the provisions of the Regulations, it is to be given regard in the decision-making process.

FINANCIAL IMPLICATIONS

The introduction of the current LPP 1.21 in 2021 resulted in a requirement for all existing and proposed STRA properties to apply for development approval. Following the adoption of the policy, the City has received approximately 35 applications relating to STRA proposals (including those currently under assessment), both prospective and retrospective. Based on STRA registrations via the State Government Portal, approximately 190 properties across the City are registered for use for STRA purposes as of end of February 2025.

Due to the legislative changes at the State Government level introduced in September 2024, which require that STRA properties be registered, and receive development approval or an appropriate exemption to operate for more than 90 days in a calendar year, it is anticipated that this will result in additional development applications requiring assessment as well as additional compliance action where the requirements of the LPP are not being met (and complaint has been received). The compliance response and associated assessment, determination, and potential appeal of decisions on development applications is expected to involve additional demand on resources. The demand would be monitored but may require either reprioritisation or additional resources.

CONSEQUENCE

The following options are available to the Council:

1. Resolve to adopt draft amended LPP 1.21 as recommended and revoke LPP1.13 (recommended);
2. Resolve to adopt draft amended LPP 1.21 with further modifications by the Council, and either adopt or readvertise based on the nature of the modifications, and revoke LPP 1.13;
3. Resolve not to proceed with the proposed draft amended LPP 1.21 and revoke LPP 1.13. This would mean that the provisions of the current LPP 1.21 will continue to have effect and apply.

Note LPP 1.13 is now a redundant policy as the land use it applies to no longer exists within LPS6 and therefore it is recommended to be revoked in all options.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1

What are the mechanisms for retaining feedback so that matters raised can be addressed at a future time?

Response 1:

All submissions received are retained in the City’s document management system for reference in future reviews.

Question 2:

Is there a difference between the applications received by the City and the registrations via the state government portal?

Response 2:

The application received by the City are relate to development applications, the registrations received via the state government portal may not require a development approval.

Question 3:

Can a map of the all the Activity Centres, and identifies the 200m radius around each one, be forwarded to Elected Members so they can determine if they have any proximity interests?

Response 3:

This will be arranged and distributed to Elected Members.

Question 4:

For those offering short term accommodation, if they only have to register if they do 90 days or less, how does the City manage this?

Response 4:

The City has access to the state register, and is able to check the register if complaints are received. This may require more resources.

Question 5:

What would constitute a short term accommodation losing their licence?

Response 5:

Through the State Register, their registration can be revoked if they are operating outside what they have registered for.

UP25/79 Bull Creek and Murdoch Train Station Precinct Plans

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- At the Ordinary Meeting of Council on 18 March 2025, the Council resolved for investigations to be undertaken with respect to resource implications, timing and feasibility associated with Precinct Planning for land in the vicinity of the Murdoch and Bull Creek Rail stations. The resolution sought reporting on the investigations at the August 2025 Council meeting.
- As a result of delays in securing a consultant to prepare the required investigations, reporting results to Council at the August 2025 meeting are not possible.
- A consultant has now been appointed to complete the required investigations and results will be reported to Council in late 2025/early 2026.

OFFICER RECOMMENDATION

That the Council:

1. **Note the requested investigations into resourcing, timing and feasibility associated with Bull Creek and Murdoch Train Station Precinct Plans are not complete; and**
2. **Note that consultants have been appointed to undertake the required study and that results are expected to be presented to the Council late 2025 or early 2026.**

PURPOSE

Advice to Council that requested reporting on feasibility, timing and resources associated with planning around Bull Creek and Murdoch stations is not available for the August 2025 Council Meeting.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.

	3.3	Plan for urban growth and local commercial activity centres.
	3.5	Facilitate improved integrated public transport solutions.
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.

BACKGROUND

In the Ordinary Meeting of Council (OMC) on 18 March 2025, Motion 3 of the Annual General Meeting of Electors (AGME) was adopted by council as follows:

That the Council:

1. ***Requests the CEO to present a report to Council on the resource requirements, key considerations, and implications of developing Precinct Structure Plans for the Bull Creek and Murdoch Train Station Precincts.***
2. ***Requests that the key considerations include but not be limited to:***
   - ***(a) Identification of the location and construction of safe pedestrian and bicycle accessways from surrounding residential and or business areas.***
   - ***(b) Approach the State Government for:***
     - ***(i) Funding to support the preparation of the plans and construction of pedestrian and bicycle accessways.***
     - ***(ii) Technical support from the Metronet / Development WA planning teams / professionals who have already developed the Metronet station "Gateway model for station precinct activation. Specifically, utilise this existing expertise and model approach to support activation of Bull Creek and Murdoch Train Station Precincts.***
   - ***(c) Preparation of land use plans (including zoning and density).***
   - ***(d) Include the identification of new public open spaces and other necessary infrastructure changes or requirements that are required to support the increased density.***
3. ***Request a dedicated Elected Member Briefing Session on the key considerations and other related matters prior to presentation to Council.***
4. ***That the report be presented to the Ordinary Meeting of Council by August 2025, subject to a budget allocation of $15,000 in the 2025/2026 financial year.***

CONSIDERATION

In response to the Council resolution, City officers issued a brief for the station precinct investigations. Due to availability and the specialised nature of this work, the procurement process was not able to secure a suitable consultant. Further invitations to undertake the work were subsequently issued and in late July 2025 a suitable consultant was appointed.

As a result of the delay in appointment the required work is not available for presentation to Council in August 2025. Work has commenced on the investigations, with an estimated completion date of October 2025. Results of the investigation will be presented to Council upon completion.

ENGAGEMENT

This item does not require engagement or change any engagement associated with the feasibility report.

SUSTAINABILITY IMPLICATIONS

This item aligns with the aim of facilitating environmentally and socially sustainable precincts.

LEGISLATIVE AND POLICY ALIGNMENT

This item aligns with the City's responsibilities to undertake precinct planning in according with local and state planning legislation.

FINANCIAL IMPLICATIONS

There are no financial implications presented as part of the report. The recommendation will not change any budget associated with the feasibility report.

CONSEQUENCE

There are no consequences or alternative options presented as part of the report. The recommendation will not change the timeframe of the feasibility report.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, no questions or requests for further information were received from Elected Members.

UP25/80 Canning Bridge Activity Centre Plan Review - Further Information Request - Department of Planning Lands and Heritage

File Number:	
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Application Number:	NA
Applicant:	NA
Owner:	NA
Proposal:	NA
Attachments:	1. CBACP Community Benefit Framework Analysis-Feasibility Modelling Report ⇩ 2. CBACP Community Benefit - Feasibility Model - Tracked Changes ⇩ 3. CRG Feedback on Draft Solve Property and Niche Studio Report - August 2025 ⇩ 4. CRG Comments and Response Table ⇩ 5. Officer Advice Note (15 August 2025) ⇩

COUNCIL'S ROLE

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

SUMMARY

- The review of the Canning Bridge Activity Centre Plan (CBACP) culminated in the Council resolving to support a series of modifications at its Ordinary Meeting of Council in April 2023.
- The proposed modifications are currently being assessed by the Department of Planning, Lands and Heritage (DPLH) and upon completion of this assessment, the CBACP will be forwarded to the Western Australian Planning Commission (WAPC) for determination.
- In February 2024, the Council responded to a request for further information from the DPLH.
- A further request for information was then received from the DPLH seeking additional justification for the proposed methodology to calculate community benefit contributions when considering bonus floorspace and proposing the DPLH and City jointly fund completion of this work.
- The Council considered the DPLH request and proposed approach at the OMC of 13 August 2024 and resolved to undertake the work independently from the DPLH.
- Subsequently, a consultant was appointed to liaise with affected stakeholders, in particular the DPLH and the Community Reference Group to inform preparation of a scope of work for completion of the actual FIR request.
- Following this consultation a scope of work was approved by the Council at the OMC of 10 December 2024 and consultants subsequently appointed.

- The appointed consultants have now completed the required works, and the report is presented for Councils consideration.

OFFICER RECOMMENDATION

That the Council:

1. **Note the recommendations of the Canning Bridge Activity Centre Plan: Community Benefit Framework Analysis – Feasibility Modelling Report; and**
2. **Requests the Chief Executive Officer refer the Canning Bridge Activity Centre Plan: Community Benefit Framework Analysis – Feasibility Modelling Report to the Department of Planning, Lands and Heritage in response to the Department's Further Information Request; and**
3. **Requests the Chief Executive Officer refer comment received from the Canning Bridge Community Reference Group in relation to the Feasibility Modelling Report to the Department of Planning, Lands and Heritage for its consideration; and**
4. **Advises the Department of Planning that whilst further information has been provided with respect to bonus height and community benefits under the Canning Bridge Activity Centre Plan, the adopted Council position is not to support bonus height above the base height limits identified in the Plan.**

PURPOSE

Noting of the report prepared in response to the DPLH request for further information as part of the review of the CBACP and forwarding the report to the DPLH.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

At the Ordinary Meeting of Council (OMC) held on 18 & 19 April 2023 the Council adopted a series of proposed modifications to the Canning Bridge Activity Centre Plan (CBACP). These modifications included resolution by the Council to remove the opportunity to pursue bonus heights in exchange for provision of community benefits within the CBACP.

The proposed modifications continue to be assessed by the Department of Planning, Lands and Heritage (DPLH). As part of this assessment the DPLH requested the provision of further information related to the proposed methodology to calculate community benefit contributions when considering bonus floorspace. It is noted that the Councils resolved position has been to not support bonus height in exchange for community benefit.

The City is nevertheless required to respond to the DPLH request for further information and following preparation of a scope of work subsequent to liaison with relevant stakeholders, a consultant was appointed to prepare a report in response to the DPLH further information request.

Consultants were subsequently selected to complete the required work. This report has now been completed and is presented to the Council for consideration.

CONSIDERATION

The consultant's report has been prepared in response to the requirements of the scope of work approved by the Council at the OMC of 10 December 2024. A summary of the recommendations is provided below.

1. Community contributions should be calculated at 5% of the additional (bonus) construction cost (contract sum). If the development bonus sought is at least 40%, then the benefits should be calculated at 10%.

   As an example, if a developer was wanting to construct a 14 storey development in the M10 (10 storey) zone, the applicant would be required to provide community benefit to a value equal to 10% of the construction cost for the additional four storeys. However, if the developer sought to build to 12 storeys in the M10 zone (i.e. a 20% height bonus), the community benefit required to be provided by the developer would drop to 5% of the cost of the additional two storeys.

2. From a development feasibility perspective, additional height typically provides better returns than additional plot ratio. Therefore, if the objective is to optimise development feasibility *and* provide community contributions to infrastructure, then development bonuses should be allocated based on additional storeys (with an associated increase in plot ratio), rather than exclusively a bonus on plot ratio. The provisions of LPP1.20 for larger lot sizes to accommodate bonus heights is intended to contain plot ratio and result in better development outcomes from a design perspective. However, there is little appreciable difference between the two approaches, so this should be guided by qualitative factors and the desired urban design outcomes for the CBACP.

3. Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial responsibility on the City to apply those funds to priority community needs and deliver infrastructure within a five-year timeframe. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP 3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).

4. The City of Melville should prepare an infrastructure needs assessment to specify and prioritise potential future contributions that return a net community benefit. This will be essential for cash *in lieu* contributions to ensure that funds can be allocated transparently to a pre-defined outcome that meets community priorities.

The project scope of work provided for input during preparation of the report and a briefing upon its preparation of relevant stakeholders including community groups. Further to a briefing outlining the findings of the report to the Canning Bridge Community Reference Group (CRG), the CRG has provided their comments including clarification of previous input from the CRG during preparation of the report. This has required a limited number of edits to the consultant's report (Attachment 1) to ensure accuracy in relation to the CRG's input. In addition to the final version of the consultant's report, a tracked changed copy of the updated report is provided as Attachment 2 to make it clear what modifications have been made following input from the CRG.

The CRG also provided wider comment in relation to community benefit and while this has not necessitated change to the report it does provide a valuable indication of community views in relation to the item and has been considered by the consultant. Attachment 3 is a copy of the CRG comments and Attachment 4 is the consultants' response to the comments. It is recommended the CRG comments (Attachment 4) also be forwarded as an attachment to the final report to ensure the DPLH is aware of the CRG's views when considering the Feasibility Modelling Report.

As resolved at the OMC of 18/19 April 2023, the Councils adopted position remains that it does not support the opportunity for bonus heights/floorspace beyond the default 'base height' limits within the CBACP.

Ultimately the report responds to the request for additional information from the DPLH. Forwarding the report to the DPLH will enable the Department's assessment of the CBACP review to progress.

ENGAGEMENT

Direct engagement was undertaken with relevant stakeholders including community groups and the DPLH during preparation of the scope of work. Further engagement occurred with community groups, the DPLH and industry representatives during preparation of the report and relevant stakeholders including the CRG have been further briefed on the findings of the work.

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Would it be preferable to scale contributions from a low of 5% to a maximum of 10%?

Response 1:

This is something that can be provided for if that is the position of the Council. The profitability is still there at the 10% mark that if the decision of the department does entertain bonuses, and those bonuses are meaningful, there is a real chance that the developers will pursue the maximum benefits and therefore we will be obliged to meet the 10%.

Question 2:

Is there an indication of when a decision will be made once this has been submitted to the Department? Has the timeframe for a decision elapsed?

Response 2:

The timeframe for a decision to be made was ambiguous and that final extension to time request, which was to end last year. The City's decision to prepare this report was a defacto extension of time. A decision could be made in a matter of months; however, recognising that the Department will need to make a recommendation to the Western Australian Planning Commission who will need to meet to discuss the decision.

Question 3:

Is it possible in the officer recommendation, or through an amendment, for Council request a date for when the decision will be made?

Response 3:

Yes, the Council could make that modification.

Question 4:

How far could the Council deviate from the consultant's advice, and increase the contribution figures?

Response 4:

The consultant has suggested that the 10% is reaching the upper limit. They suggested that as more floors are built, the marginal opportunity increases.

Question 5:

As this report was requested by DPLH to examine the feasibility of these constructions, and it is feasible for these developments to be constructed without bonus heights or contributions. The City has a position to not have bonus heights, why are we still considering bonus heights and community benefits?

Response 5:

The officers have sought to reiterate this in the modifications that will be provided in the updated report.

Additionally, officers noted that amendments would be made to the report and recommendation, as per the attached officer advice note.

UP25/81 Lot 1 & 2 (No. 55 and 55A) Kishorn Road, Mount Pleasant - Seven Storey Multiple Dwelling Development

File Number:	DA-2024-1038
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Application Number:	DA-2024-1038
Applicant:	Gary Batt & Associates
Owner:	Ragence Investments Pty Ltd
Proposal:	Seven Storey Multiple Dwelling Development
Attachments:	1. Development Plan ⇩ 2. Applicant Planning Report ⇩ 3. Landscaping Plan ⇩ 4. Transport Impact Statement ⇩ 5. Sustainability Report ⇩ 6. Acoustic Report ⇩ 7. Noise Management Plan ⇩ 8. Waste Management Plan ⇩ 9. Applicant Justification Letter ⇩ 10. Certificate of Title (confidential) 11. Design Review Panel (Jan 2025) ⇩ 12. Submissions (confidential)

COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

SUMMARY

- The landowner of the property is Ragence Investments Pty Ltd with two directors, one being Councillor Lee and the other being a closely associated person as defined under the Local Government Act of Councillor Lee. To avoid any perceived conflicts of interest the assessment was contracted out to a consultant.
- Development approval is sought for a seven-storey multiple dwelling development at Lots 1 & 2 (No. 55) Kishorn Road, Mount Pleasant.
- The proposed development was presented to the City's Design Review Panel (DRP) three times during 2023 and 2024 and the present design referred to the DRP Chair a fourth time in January 2025.
- The proposed development has been assessed against Local Planning Scheme No. 6, the

Canning Bridge Activity Centre Plan (ACP) and the relevant local planning policies.

- The application was advertised in accordance with the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 and Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1).
- 17 submissions were received – 12 submitters objected, one (1) supported and four (4) provided general comments.
- The proposed development requires a performance assessment against the desired outcomes of the ACP, as detailed in this report.
- It is considered that the development is acceptable when assessed against the desired outcomes of the ACP.

OFFICER RECOMMENDATION

That the Council approves the application for a seven-storey multiple dwelling development at Lots 1 and 2 (No. 55) Kishorn Road, Mount Pleasant, subject to the following conditions:

1. **This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval will lapse and be of no further effect.**
2. **The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City of Melville.**
3. **Prior to the lodgement of a building application or demolition permit, the applicant is to submit a Demolition and Construction Management Plan (CMP) to the City of Melville for approval. The CMP will require approval by the City prior to the issue of the associated Building Permit or Demolition Permit. Once approved in writing by the City, the development is to be carried out in accordance with the CMP to the satisfaction of the City. Any modifications to the CMP are to be approved by the City in writing.**
4. **Prior to the commencement of the development, Lots 1 and 2 are to be amalgamated and a new certificate of title obtained for the amalgamated lot.**
5. **Prior to commencement of development, a revised landscaping and reticulation plan for the subject site and/or the road verge(s) adjacent to the site is to be submitted and approved in writing by the City. The approved landscaping and reticulation plan is to be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.**
6. **Prior to the commencement of development, details of the exterior colours, materials and finishes are to be submitted and approved in writing, by the City. The development is to be constructed in accordance with those approved details and the approved plans, to the satisfaction of the City.**
7. **Prior to the commencement of development, a stormwater design plan is to be submitted (an ARI of 1 in 100 year for a 24 hour storm duration is recommended) for the approval of the City. 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. All stormwater generated on site is to be retained on site in accordance with the approved plan.**
8. **Prior to the commencement of development a Public Art Plan proposal is to be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. Once approved, the public art is to be installed prior to the initial occupation of the development and thereafter be maintained for the life of the development, to the satisfaction of the City.**

9. **Prior to the commencement of development, an amended Acoustic Report shall be submitted to and approved in writing by the City. The development shall thereafter operate in accordance with the recommendations set out in the final approved Acoustic Report to the satisfaction of the City.**

10. **Prior to initial occupation of the development, the landowner is to provide written confirmation that all recommendations in the Acoustic Reports and Noise Management Plan have been incorporated into the building design, to the satisfaction of the City.**

11. **Prior to the commencement of development, updated plans and supporting documentation is to be submitted to and approved by the City in writing to demonstrate all the measures identified in the Sustainability Report dated 19 April 2024 prepared by Ecoform have been incorporated into the design. Within 12 months of occupation, evidence is to be provided from a suitably qualified consultant, confirming that the development has been constructed in accordance with the approved plans to the satisfaction of the City.**

12. **Prior to the initial occupation of the development, evidence is to be submitted by a qualified acoustic consultant that the development has been constructed and operates in accordance with the approved detailed Acoustic Report and Noise Management Plan to the satisfaction of the City.**

13. **Prior to the initial occupation of the development, all proposed retaining walls facing the public realm are to be treated with a non-sacrificial anti-graffiti coating to discourage potential graffiti and/or be finished in such a way as to reduce the effect of blank facades to the satisfaction of the City.**

14. **Prior to the initial occupation of the development, the lot is to be serviced by an approved vehicle crossover and redundant vehicle crossovers removed and verge reinstated to the specification and satisfaction of the City.**

15. **Prior to the initial occupation of the development, all line markings for vehicle parking bays, directional arrows and points of ingress and egress, aisle widths, bicycle parking facilities and manoeuvring areas to be provided in accordance with the relevant Australian Standard to the satisfaction of the City. These are to be maintained for the life of the development.**

16. **Prior to the initial occupation of the development, a notification under section 70A of the Transfer of Land Act 1893 must be registered over the Certificate of Title of the subject lot to notify owners and prospective purchasers of the land the existence of a hazard or other factor. The notification is to be prepared and executed at the applicant's cost and is to state as follows:**

    "*The lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise.*"

17. **Prior to the initial occupation of the development, any external fixtures, roof mounted or freestanding plant or equipment are to be located and/or screened so as not to be visible from the surrounding street(s) to the satisfaction of the City.**

18. **Prior to the initial occupation of the development, the bin compound(s) as shown on the approved plans is to be constructed and maintained for the life of the development to the specification and satisfaction of the City.**

19. **The development is to be constructed and operated in accordance with the Waste Management Plan dated 28 November 2024 and the City's Waste Management Guideline for New Developments, to the satisfaction of the City.**

20. **Lighting proposed for the development is to be designed to limit the possibility of dark shadows in adjacent private and public open spaces, to the satisfaction of the City.**

21. Lighting is to be provided to all car parking areas in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting to be hooded and oriented to minimise light spill.

22. All external clothes drying areas shall be screened from public view to the satisfaction of the City.

23. Where a storeroom is solely accessible through an adjacent car parking bay, the storeroom and the car parking bay are to be assigned to the same dwelling.

Advice Notes:

1. This approval is also an approval under the Metropolitan Region Scheme (MRS) as per Clause 54 (2) of the MRS.

2. In regard to the Construction Management Plan (CMP):

(a) The CMP is to be prepared having regard to the provisions of Local Planning Policy 1.22 Construction Management Plans;

(b) The CMP should be submitted a minimum of 30 days prior to the lodgement of a building or demolition permit to avoid delays in the issuing the permit/s.

(c) Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities should be detailed in the construction management plan. These structures are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.

(d) Construction is not permitted to obstruct traffic without prior written consent from the City's Technical Services department. Should the construction require a lane or road closure, a separate Traffic Management Plan is required to be approved by the City prior to any such works.

3. Crossovers are to be constructed in accordance with the City's Crossover Guidelines. Standards and Specifications including the maximum width, distance from street trees, other verge infrastructure and intersections and gradients. The Applicant is recommended to refer to the City's website or contact Engineering for further details.

4. Any modifications to existing street or verge drainage infrastructure for the purposes of installing a compliant crossover, to be be entirely at the property owner's cost. The modifications to be undertaken as follows:

(a) The proposed detailed design modifications to be undertaken by a competent Civil Engineer to the satisfaction and specifications of the City or as directed by the Manager Engineering, and

(b) The proposed works to be undertaken by a competent drainage contractor in accordance with the approved designs, specifications and to the satisfaction of the Engineering Manager.

(c) All verge construction works (other than crossover construction) will attract a supervision fee equivalent to 1.5% of the value of works.

5. In relation to the provision of public art, the public art plan is to be prepared in accordance with Local Planning Policy LPP 1.4 Provision of Art in Development Proposals (LPP 1.4) and the Canning Bridge Activity Centre Plan (CBACP). In lieu of the provision of art on site, a cash in lieu contribution may be made prior to construction commencing, as per LPP 1.4 and the Canning Bridge Activity Centre Plan, to the satisfaction of the City.

6. In regard to the amended Acoustic Report, the landowner/applicant is advised that the mechanical equipment is to be specified and placed in an appropriate location. Updated modelling and reporting to ensure compliance is therefore required.

7. In relation to the provision of the anti-graffiti coating to the retaining walls, this can be satisfied through submission of invoice and other supporting evidence to demonstrate its application has been undertaken.

8. In relation to the bin compound design and construction, this is to be constructed to satisfy the following requirements:

(a) Provided with a tap and connected to an adequate supply of water. The tap is to be in a position so that it will not be susceptible to being damaged by the bins being removed for collection.

(b) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness.

(c) Having walls not less than 1.8 metres in height and having an access point of not less than 1 metre in width for resident/tenants to access the area and fitted with a self-closing gate.

(d) Access point for collection is to be of suitable size for the size of the bins used and the collection method proposed.

(e) Containing a smooth and impervious floor of not less than 75 millimetres in thickness; and provided with adequate and appropriate drainage to sewer. This pertains to commercial properties where approval is required from the Water Corporation for discharge of liquid waste.

(f) Where located within a building, the bin compound is to be ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended).

(g) Conveniently located for disposal of waste and recyclables by residents/tenants.

(h) Not readily accessible by the public.

9. In relation to the stormwater plan, this plan is required to include the following minimum key drainage details within a site plan:

(a) Existing ground levels or contours

(b) Proposed finished floor level(s) and levels of paved/concrete areas

(c) Proposed levels of grates and paving edges, including grades

(d) Details of proposed drainage systems for roof and paved/concrete area runoff

(e) Size and locations of all volume management devices

(f) Size and locations of all proposed (and existing, if applicable) stormwater conveyance pipes/devices

(g) Unless the system is designed and/or certified by a suitably qualified drainage engineer, a filled copy of the City's stormwater drainage design calculator must be submitted showing the proposed volume of storage is not less than the required volume of retention for each storm duration for the proposed development.

Please refer to the City of Melville drainage information and guidance on our website.

10. Prior to commencement of demolition and construction, all trees located on the verge adjacent to the land on which the development is to take place are recommended to be protected throughout construction of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ is be installed to the satisfaction of the City, in accordance with the following criteria:

(a) A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.

(b) If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.

(c) Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.

(d) The following actions are not be undertaken within any TPZ:

(i) Storage of materials, equipment, fuel, oil dumps or chemicals.

(ii) Servicing or refuelling of equipment or vehicles.

(iii) Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches, or any other fixing device).

(iv) Open-cut trenching or excavation works (whether for laying of services).

(v) Changes to the natural ground level of the verge.

(vi) Location of any temporary buildings including portable toilets; or

(vii) The parking of vehicles or machinery.

11. In relation to the revised Landscaping plan, the Applicant is advised to make reference to the Canning Bridge Landscape Palette available on our website. The revised 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) Soft landscaping (communal and private) shall be planted with at least 70% native species, with at least 50% either species found in the project area or other native species suitable for foraging by Carnaby's Black Cockatoo. This excludes turfed areas;

(f) Maintenance agreement details with the City to ensure responsibilities for verge landscaping are defined; and

(g) Irrigation adhering to the City's guidelines.

PURPOSE

The purpose of this report is for Council to consider a development application for a seven-storey multiple dwelling development, comprising 17 apartments. Recent State Government planning reforms have removed mandatory thresholds for Development Assessment Panel (DAP) applications, making the process optional for developments over $2 million. In this case, the applicant has chosen to have the application determined by the City of Melville rather than the DAP.

The landowner of the property is Ragence Investments Pty Ltd with two directors, one being Councillor Lee and the other being a closely associated person as defined under the Local Government Act of Councillor Lee. To avoid any perceived conflicts of interest the assessment was contracted out to a consultant (Altus Planning). This has removed the ability for officers to report to Council through the Development Advisory Unit process and requires that the application is considered by Council for determination.

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.
	3.4	Protect and promote the City's character and heritage.
	3.1	Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

The site is located within the Canning Bridge Activity Centre Plan (ACP) and is currently occupied by two single-storey grouped dwellings. A westward view of the site from the street is provided below at Figure 1.



Figure 1: A westward view of the site from Kishorn Road.

The subject site has an area of 758m² and a singular frontage to Kishorn Road. An aerial image of the site and surrounds is provided below at Figure 2. There is an approximate fall of 5m from the rear of the site to the street boundary. The site is zoned as Centre C2 and has a density coding of R-AC0, pursuant to the provisions of Local Planning Scheme 6 (LPS6). Most of the development controls for the subject development are contained within the Canning Bridge Activity Centre Plan (CBACP) however LPS6 also applies to the development, as well as a range of local and state planning policies. Pursuant to the CBACP provisions, the site is located within the 'Ogilvie Quarter' (Q2) and subject to the 'M15' and 'Linking Pathway' requirements.



Figure 2: Aerial image of the site and surrounds.

The development proposes demolition of the grouped dwellings and construction of a seven-storey building comprising the following:

- Ground floor functions/communal room, car and bicycle parking and services.
- Levels 1-6 comprising 20 multiple dwellings.
- Total yield comprises of three x 1-bedroom dwellings, 16 x 2-bedroom dwellings, and one x 3-bedroom dwelling.
- Parking areas include 24 car bays, including six car stackers (12 bays) and nine bicycle spaces.
- Landscaping is proposed to the front and rear setbacks areas on the ground floor, to the first-floor rear open space (garden) areas and the roof to the awning addressing the street.
- Common areas throughout the development equating to 88m².

CONSIDERATION

The table below outlines the matters requiring performance assessment under the CBACP, specifically relating to Q2, M15, and the Linking Pathway requirements. It identifies the applicable planning controls, a description of the proposal, and provides a brief assessment. Further commentary is provided in the officer's comments. The development is otherwise considered to comply with the relevant planning framework provisions.

Provision	Requirement	Proposal	Assessment
CBACP Ground Floor Proposed Use	Multiple Dwellings is a preferred land use on all storeys other than ground floor.	Multiple Dwelling land use proposed on ground floor, by way of the associated functions/communal room, parking areas and services.	The 67m² communal space, though not commercial, provides a level of street activation as it addresses the street and aligns with the ACP vision for a business-focused Q2

			precinct. It also means that the actual apartment areas for residents are not on the ground level and hence privacy and amenity of the apartments are somewhat maintained.
CBACP Dwelling Diversity – 1x Bedroom Apartments	Development should provide a minimum of 20% and a maximum of 50% of the dwellings as one bedroom or studio dwellings.	Development provides three 1-bedroom apartments, which equates to 15% of the total yield.	The mix of apartment types, whilst heavily skewed to provision of 2-bedroom apartments, still will provide a diverse housing mix, consistent with the CBACP's objective for varied and affordable housing.
CBACP Building Height/Storeys and Response to Natural Topography	Development should not exceed 20 metres in height (approximately 6 storeys). Development should also respond to the natural topography of the site.	Building height is a maximum of approximately 23.8m above natural ground level (7 storeys). The site has a slope from rear to front, and the development has a uniform roof height (i.e. no grade change)	The height proposed reflects the sloping site topography and does not add significant bulk and aligns with Q2 (M15) scale. It causes no undue impacts and supports a well-designed façade.
CBACP Podium Height	Podium height should be a minimum of 7m above natural ground level and not exceed 13.5m	Podium extends to four storeys with a height of approximately 13.9m above natural ground level.	The podium presents as four storeys, consistent with the intended scale. Upper-level setbacks and varied materials reduce bulk and enhance streetscape character, aligning with the CBACP's intent.
CBACP Glazing to Façade at Pedestrian/Ground Level	Minimum of 50% glazing to the façade at pedestrian/ground level.	Glazing is primarily limited to the function/communal room and stairwell at the pedestrian/ground level, providing the façade with approximately 28.2% of glazing.	Reduced glazing is appropriate for the residential use and service placement, with glazing included where practical. Façade design maintains a clear public-private

			interface and strong urban edge, consistent with the intent of the CBACP.
CBACP Balcony Depth	Balconies shall have a minimum depth of 2.4m to encourage use.	Minimum depth of 2m to the 2x 1-bedroom dwellings (Apartment 403 & 503)	The balconies provide functional outdoor spaces given the size of the apartments, maintain north-facing amenity, and contribute to a consistent built form, supporting the CBACP's intent for quality design and a defined urban edge.
CBACP Podium and Roof Level Landscaping	Landscaping encouraged at podium level and on roofs.	No landscaping to podium (i.e. roof to Level 4), nor on the roof to level 6.	Despite there being no landscaping to the podium roof or rooftop (encouraged rather than required), landscaping is well-distributed and exceeds the precinct requirements inclusive of seep soil areas and canopy cover.
CBACP Bicycle Bay Provision	1 bicycle storage/parking to be provided for every dwelling (can be in storage area) – 20 required.	Nine bicycle bays provided in storage area on ground floor.	The bicycle shortfall is offset by secure, accessible and private storage, consistent with CBACP provisions.
CBACP Waste Collection	On site waste collection.	On street waste collection	It has been determined that on street waste collection is appropriate in this circumstance as discussed further in the officer comment section.
CBACP Internal Storage Area	Residential development to provide enclosed, lockable storage areas with a minimum dimension of 1.5m and an internal area of 4m².	Each dwelling consists of a storage area with a minimum dimension of 1.5m, however the internal area of each is approximately 3.5m².	Each dwelling includes a secure storage area that remains functional and fit for purpose. The minor shortfall in area does not impact amenity and aligns with the ACP's intent.

Ground Floor Proposed Use

While the ground floor does not comprise a non-residential component, it features a communal/functional space intended to be actively used by residents and visitors. The space is of a sufficient area (67m²) to allow for meeting and flexible work space, and other informal gatherings. The CBACP identified Q2 as the business quarter, focused on attracting offices and supporting services. The communal/functional space addresses the street and therefore meets the intent of the Ogilvie Quarter in providing an active ground level interface as it addresses the public realm.

Dwelling Diversity – 1x Bedroom Apartments

The proposal includes three 1-bedroom apartments, equating to 15% of the total yield. This is only marginally less than the 20% required, which equates to one apartment. The inclusion of one-bedroom apartments ensures the development contributes to a broader mix of dwelling types within the quarter, consistent with the CBACP objective for a mix and variety of development and diverse housing options. In addition, the delivery of 80% of the yield through two-bedroom apartments supports the intent to cater for a wide range of households with growing need for 'spare' bedrooms for the working from home and flexibility offered compared to a single bedroom apartment. The inclusion of a three-bedroom apartment further enhances the diversity of the overall housing mix.

Building Height/Storeys and Response to Natural Topography

The proposed height, while exceeding the CBACP requirements relative to the lot size, is limited to the front portion of the site due to the natural topography. The height discretion is not a result of added building bulk or scale; the height departure occurs as a technical outcome of measuring from natural ground level on a sloping site, particularly at the front of the site where natural ground level is at its lowest. The height proposed in this section is not considered to be a deliberate departure from the intended form for the site by any means.

Importantly, the overall built form remains consistent with the desired scale of development for the area (Q2 – M15 specifically) and does not result in any unreasonable overshadowing or visual bulk impacts to adjoining properties. The additional height allows for a consistent and well-designed roof form and façade as it addresses the street, resulting in a high-quality design outcome positively impacting upon the streetscape. The proposal therefore satisfies the intent of the height controls by maintaining appropriate amenity anticipated through the planning framework.

Podium Height

The proposed podium height of 13.9m exceeds the 13.5m maximum permitted under the CBACP. The discretion sought is minor and does not result in additional bulk and scale, with the podium still presenting as four storeys to the street, consistent with the intended scale and built form of the site.

The upper levels (fifth storey and upwards) are adequately setback from side boundaries, reducing perceived building bulk and ensuring an appropriate and more sympathetic interface with adjoining properties. The use of different and varied materials, colours, and landscaping proposed enhances articulation and contributes positively to the streetscape and when viewed from the adjoining properties.

The proposal is considered to meet the relevant desired outcome, including Figure 8 of the CBACP, by providing varied scale, bulk and form, to provide visual interest and appropriately managing the amenity interface with adjacent properties.

Glazing to Façade at Pedestrian/Ground Level

The proposal provides less than the recommended 50% glazing at ground level, limited to the function/communal room and stairwell entry. The amount of glazing proposed is considered acceptable given the absence of commercial uses and the location of services and vehicle access, which limit opportunities for active glazing from a practical perspective.

Glazing has been incorporated where practical and blank facades limited where practical, maintaining visual connection to the street. The façade includes articulation, use of varied materials, and defined entries – ensuring a clear interface between public and private spaces and contributing to the desired urban edge.

Balcony Depth

Whilst the development largely provides balconies of sufficient dimensions, two x 1-bedroom apartments propose balconies with a depth less than the 2.4m minimum (Apartment 403 & 503). Despite this, both balconies meet the minimum area of 10m² and are appropriately sized in the context of the apartment sizes. The discretion sought is minor and does not compromise residential amenity, with the balconies remaining functional and providing adequate access to sunlight and ventilation from the north.

When viewed in conjunction with adjacent apartments (north elevation) on their respective levels, all balconies on levels four and five are clearly visible, maintaining a consistent and legible built form presentation.

Given the minor nature of the discretion sought and the overall design quality, the proposal is considered to meet the desired outcome of the CBACP by reinforcing the urban edge and delivering an appropriate standard of architectural form.

Podium and Roof Level Landscaping

Although no landscaping is proposed at the podium or rooftop levels (to level 6), the development provides sufficient landscaping including to the rear and front setback areas on the ground floor, first-floor open space (garden) areas, and the awning to the street. Overall landscaping provided exceeds the minimum requirement of the CBACP.

The landscaping plan includes 85.2m² of deep soil area (11.2% of the site) and approximately 88.2m² of canopy cover through the provision of small trees, each with 4m canopies.

While the design does not strictly align with the ACP which encourages for podium and rooftop landscaping, the development provides landscaping which is well distributed throughout.

Bicycle Bay Provision

The development provides nine bicycle bays within the storage area adjacent to the car park on the ground floor, in lieu of the 20 bays required, at a rate of one space per dwelling. While not specifically marked, additional bicycle storage can be accommodated within the private storage areas provided for each dwelling, if required and as contemplated by the CBACP.

Private storage is both secure and accessible in nature. Therefore, the shortfall is not expected to impact functionality or the overall intent to encourage alternative transport. The provision supports cycling as a transport option given the proximity if Canning Highway and other major transport corridors and nodes.

Waste Collection

The CBACP requires waste collection in the M15 Zone to occur entirely on-site. In this case, all waste streams (general waste, recycling, and FOGO) are proposed to be collected from the street. This is considered acceptable due to the scale of the development and site constraints, including the basement car park design, which prevents service vehicle access without compromising safety and efficiency. Collections will occur outside of peak periods, minimising disruption to the street. While not fully compliant with Clause 19.3, the arrangement is considered to meet the intent of the ACP by providing a practical solution that maintains overall amenity.

Internal Storage Area

Each dwelling is provided with a dedicated and secure storage area. However, the internal area of each is approximately 3.5m², in lieu of the 4m² minimum required under the ACP. The shortfall is minor and is not considered to compromise the functionality or amenity of the units.

The storage areas remain usable for non-daily items such as bikes or household goods, which aligns with the intent of the CBACP to provide practical, accessible storage for residents. The design integrates storage efficiently within the building layout without impacting other development standards or site servicing. Given the minor nature of the variation and that the intent of the requirement is still met, the storage provision is considered acceptable.

Noise

The development has been supported by an Acoustic Report and Noise Management Plan, which has identified potential noise issues from Canning Highway that would impact the development and outlined design recommendations to minimise the impact. Noise mitigation measures recommended include walls constructed of either masonry or tilt up concrete pane and quiet house design considerations.

The applicant advised that impact noise will be mitigated by measures such as resilient suspended ceiling fixings, ceiling insulation, discontinuous construction etc. so that the acoustic isolation complies with Part F5 of the NCC. The noise mitigation measures incorporated into the design are generally supported.

It must be noted that an amended Acoustic Report is required due to the applicant needing to select specific mechanical equipment and a finalised location for such equipment. Due to the need for updated modelling and reporting to ensure compliance, a condition for an amended Acoustic Report has been recommended.

Sustainable Design

The development has been supported by a Sustainable Design Report (ESD). The findings of the report highlight that the development achieves the minimum 4-Star Green Star rating as it exceeds the 15-point threshold for compliance, achieving 19 points under the Green Star Buildings tool. Key measures include passive solar design, double glazing to windows and operable external shading. The design satisfies key expectations such as energy and water use, ventilation and lighting.

Bicycle storage and EV parking are also provided. The development is therefore supported from a sustainable design perspective.

ENGAGEMENT

Public Consultation

In accordance with Local Planning Policy 1.1 - Planning Process and Decision Making (LPP1.1), the application is considered a 'Major Development', as 10 or more multiple dwellings are proposed.

Accordingly, the application was advertised for a period of 21 days commencing 21 March 2025 and concluding 28 April 2025. This period included an 'excluded holiday period', pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, whereby the excluded holiday period did not count in the advertising period.

Consultation was facilitated via the erection of signs on site facing Kishorn Road, letters to the surrounding owners/occupiers within 200m of the subject site and publication of the development plans and supporting documents on the City's online engagement portal 'Melville Talks'.

Upon conclusion of the advertising period, the City received 17 responses relating to the development application. 12 submitters objected, one submitter supported and four provided general comments and/or formed a neutral position.

A summary of the matters raised in response to the consultation undertaken is provided below:

Issue Raised	**Officer Comments**
Traffic and Access Submissions raised concern with traffic and parking impacts on the immediate locality and access to Canning Highway.	The application is supported by a traffic impact statement which concludes that the efficiency of the local road network will not be unduly impacted by the subject development.
Visitor Parking Submissions raised concern with insufficient off-street visitor parking within the development.	There is no requirement for visitor parking for the proposed development under the CBACP as the Canning Bridge area benefits from the proximity of Canning Highway and the Canning Bridge Train Station which provides alternative modes of transport.
Resident Parking Provision Submissions raised concern with the provision and type of on-site car parking bays.	The development complies with the car parking requirements for residential parking under the CBACP. The car parking dimensions are acceptable and meet the standard design requirements.
Large Scale Development Impacts Submissions raised concern with cumulative impacts of multi-storey developments in the locality.	The site and broader locality are recognised as an activity centre under *State Planning Policy 4.2: Activity Centres*. As such, development of this nature is consistent with the prevailing and intended development context. Notwithstanding, each application for development approval is considered on its merits and compliance with the applicable planning framework.

Built Form Amenity Impacts Submissions raised concern with the height, scale, obstruction to views and visual privacy impacts of the development.	The proposed building height of seven storeys sits within what is generally permitted within the M15 area of the ACP. The visual privacy is considered to meet the requirements of the CBACP. Refer to the above.
Landscaping Quality A submitter raised concerns with the need for compensating for loss of trees and open spaces on site.	The development complies with the landscaping requirements specified in the CBACP. This includes vegetated areas to all areas and balconies that exceed 12m². A condition is recommended for revised Landscaping Plan to include the verge area adjacent to the development site.
Construction Submissions raised concerns regarding the management of construction activities such as dust, debris, noise and traffic disruption.	These concerns will be addressed through a recommended condition for a Construction Management Plan to be provided and approved by the City in accordance with LPP 1.22, should the development be approved.

Consultation with Government/Service Agencies

The application was not required to be referred to any State Government department or other agencies.

Design Review Panel Advice

Following three formal reviews by the Design Review Panel (DRP) and a fourth review by the DRP Chair on 17 January 2025, the proposal was ultimately supported as meeting the ten design principles of State Planning Policy 7.0 (SPP 7.0). The applicant progressively incorporated the Panel's feedback into the design.

At the third meeting, the Panel acknowledged the improvements made in response to the previous reviews' feedback but highlighted ongoing concerns including an inactive ground floor interface, lack of legible entry, and concerns with the design of the third-floor communal area. Comments were also made regarding the City's engineering priorities and pedestrian amenity impacts.

Following the final review, the applicant addressed the comments and therefore the City referred the application for DRP Chair review only. The DRP Chair concurred that the panel's comments had been sufficiently addressed and expressed overall support for the design under SPP 7.0. The DRP Chair advised that some matters could be refined at the detailed design stage (i.e. prior to a building permit), however emphasis was placed on the importance of ensuring the proposal is fully deliverable given the limitations of post-approval design modifications.

City of Melville Engineering and Traffic

Technical guidance on assessment

Initial comments from the City's Engineering team indicated that the prediction of traffic generation should be based on the technical guidance for transport practitioners TS00085/version. This version supersedes the RTA Guide version 2.2 2002 which is adopted by the traffic report. However, it is accepted that at the time of lodgement of application, the technical guidance TS00085/version was yet to be published and is therefore not applicable.

It should be noted that due to the scale of this development (20 apartments) the impact of not using the current version is minimal in nature.

Parking bay widths

Subsequent traffic engineering comments highlighted that the revised car parking dimensions are acceptable, complying with the standard design requirements. A standard condition of approval is recommended to ensure on-going compliance with the applicable Australian Standards.

Driveway gradient

A revised Traffic Impact Statement demonstrated the gradient being less than the maximum 1:20 permitted between the edge of road and the first 6m into the carpark. Therefore, compliance is achieved with AS 2890.1:2004.

Driveway width

The proposed driveway width complies with AS 2890.1:2004 and the City's Specification for Crossovers, Section 5.2.1. The Applicant has been recommended to increase the width to 5.5m to allow easy two-way access into and out of the property, however this is only recommended and note required due to the lower volume of traffic generated from the development.

It is noted that as indicated by the TIS, specifically Section 2.9.3, all exiting vehicles would need to give way to entering vehicles. This arrangement is supported in this instance, subject to appropriate line and sign marking.

SUSTAINABILITY IMPLICATIONS

There are no direct sustainability implications with this application.

LEGISLATIVE AND POLICY ALIGNMENT

Legislation

- *Planning and Development Act 2005*
- Metropolitan Region Scheme
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- City of Melville Local Planning Scheme No. 6
- City of Melville Local Planning Strategy

State Government Policies

- SPP3.0: Urban Growth and Settlement
- SPP4.2: Activity Centres for Perth and Peel
- SPP7.0: Design of the Built Environment
- SPP5.4: Road and Rail Noise

Activity Centre Plans

- Canning Bridge Activity Centre Plan

Local Planning Policies

- LPP1.1: Planning Process and Decision Making
- LPP1.2: Design Review Panel
- LPP1.3: Waste and Recyclables Collection for Multiple Dwellings, Mixed Use and Developments and Non-Residential Developments
- LPP1.4: Provision of Public Art in Development Proposals
- LPP1.5: Energy Efficiency in Building Design
- LPP1.6: Parking and Access
- LPP1.8: Crime Prevention Through Environmental Design of Buildings
- LPP 1.10: Amenity Policy
- LPP1.16: Flood and Security Lighting
- LPP 1.22: Construction Management Plans

FINANCIAL IMPLICATIONS

There are no financial implications if the recommendations of this report are adopted. Due to the perceived conflict of interest as the landowner is a company with director being partner of an elected member, the City engaged a planning consultant to assess the development application and prepare Council report with recommendation – this cost was covered through the administrative budget for Statutory Planning.

CONSEQUENCE

Should the application be refused by Council or conditions applied to an approval which the applicant finds objectionable, the applicant will have right of review through an application for the review of the decision to the State Administrative Tribunal, in accordance with Part 14 of the *Planning and Development Act 2005*.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Are there any barriers to the City requiring the development of a Traffic Management or Construction Management Plan for a development of this size?

Response 1:

There is a requirement for a construction management plan and it could include construction vehicles. The condition will be reviewed if it is not covered by the existing condition it can be included.

Question 2:

Is it possible to include a requirement in the Construction Management Plan addresses the concerns raised by the deputation in relation parking and traffic management during the construction phase?

Response 2:

The wording can be reviewed to include that construction parking needs to be covered by the Construction Management Plan. The officers will review the wording to consider whether the wording needs to be changed in the Final Ordinary Meeting of Council agenda.

Question 3:

Can the information in the Advice Note be included as a condition rather than an advice note?

Response 3:

Advice Note 2 sets out what the City will look for in terms of a Construction Mangement Plan. However, the advice note doesn't hold any weight to a plannning condition, but rather advises the applicant what the City's expectations are.

As per condition 3 of the Construction Management Plan, it is to the satisfaction of the City so there is some flaxability there even if it's no specifically mentioned in the advice note but certainly something that the City can look at revising, whether that be in a condition or the advice note.

Question 4:

What accessibility do neighbours have to Construction Management plan and the Traffic Management Plans and Construction Management Plans, are they disseminated to them personally or do they need to access them via the website?

Response 4:

The Construction Management Plan will address the provision of parking for trades person during the construction process. The City's Local Planning Policy 1.22 referenced in Advice Note No. 2 requires that the Construction Management Plan must demonstrate how adequate parking for worksite personnel is achieved. At a practical level, the process of determining how this achieved is will now commence with internal discussions within the City and then officers will engage with the Developer prior to them engaging a Builder, to ensure that all parties have considered this matter prior to construction commencing.

The Construction Management Plan will include reference to the need for a traffic management plan for the construction process to be prepared. A separate Construction Traffic Management Plan will be prepared. With respect to cranes the Local Planning Policy 1.22 requires that the Construction Management Plan shows the location of proposed cranes.

Once approved the Construction Management Plan and the Construction Traffic Management Plan will be provided on the City's website, to allow other parties to view the document.

Question 5:

Do the developers organise the Traffic Management plan or does the City?

Response 5:

The Construction Management Plan, inclusive of the Traffic Mangement Plan is prepared by the applicant, and through their expert traffic consultant if required. This is reviewed by the City's engineering team.

Question 6:

There have been previous issues with cranes intruding into air space over neighbouring properties, is this being considered and dealt appropriately as part of this project?

Response 6:

This is not a valid planning consideration under the deemed provisions however this could be addressed through the Construction Management Plan.

Question 7:

In relation to Condition 16 which refers to a notification of the Transfer of Land Act over the Certificate of Title in relation to transport noise, is this referring to transport noise from Canning Highway and where did this condition originate from?

Response 7:

Transport noise is a consideration under State Planning Policy 5.4 - Road and Rail. This is a standard condition throughout the State and is a notification on the Title advising any prospective purchasers that noise may have some impacts on in the future on their purchase.

Question 8:

Further details on the slight height extension and if this will set a precedent in the future?

Response 8:

This should not set a prescedent as each application is assessed on its merits. In terms of the topography of the land there is approximatly a 5 metre fall from the rear to the front and it is noted within the assessment that there and increased amount of fill to make it a flat site. Due to that fill there is going to be a relatively minor increase in the overall height of the site.

Question 9:

Could the condition numbers be reviewed from condition number 16 onwards?

Response 9:

The conditions numbers will be reviewed and corrected administratively within the Final Ordinary Meeting of Council Agenda.

Question 10:

There seems to be quite a few advice notes, and quite a few of those historically have been conditions, as they are giving direction to the Developer is there scope for these to be shifted into the condition section?

Response 10:

A lot of the advice notes relate to the conditions themselves, and are to the satisfcation of the City. There is no right or wrong to inlcude them in the conditions, but these will become quite strigent with less flexibility.

Question 11:

Is the City looking at a way in which the Tree Protection Zone can be enforced?

Response 11:

If a verge permit is required for the construction, which is likely in this case, it will be a requirement of that permit that a tree protection zone will be incorporated.

Question 12:

How will the trees be protected?

Response 12:

If the trees are on the verge and require a verge permit, the trees will be required to be fenced. The City is not aware of a council being in a position to require that the applicant of a development be required to water a tree which sits within the City's responsibilities on our verge. It can be difficult for some trees if they have been dependant on water to survive during a constrution period.

Question 13:

At the development application stage is there any requirements that can be included that the developer needs to maintain the trees, including watering?

Response 13:

Trees on the verge are the City's responsibility to water the tree. Where trees are on private land there would need to be a specific condition, which requires the tree to be protected.

The proposed development has not been able to accommodate the retention of trees on the property. The verge currently has limited landscaping on it, with the submitted landscaping plan showing the provision of a new street tree.

Question 14:

Can the City require more parking to be included in the development?

Response 14:

The development complies with the minimal parking standard in terms of residential parking bays with no requirement under the Activity Centre Plan for visitor bays, due to promitity to the transport corridor.

A request from the more parking bays may be considered onerous.

Questions 15:

If the verge tree dies would the developer be required to replace with a mature tree?

Response 15:

No, unless it can be proven that the tree has been vandalised or intentionally damaged.

Questions 16:

Is the provision to not provide visitor parking standard across the Activity Cente Plan? Can we take away the bike parking and add visitor bays there?

Response 16:

Under the Activity Centre Plan, the particular location of this development does not require visitor parking bays. This may not apply to other developments in the general area.

Whilst there is a shortfall in the bicycle parking bays, the removal of these would equate to approximatel one car parking bay. If these were removed the residents would have to use the very small storage areas for bicycle parking.

The development provides nine bicycle bays within the storage area adjacent to the car park on the ground floor, in lieu of the 20 bays required, at a rate of one space per dwelling. Additional bicycle storage can be accommodated within the private storage areas provided for each dwelling, if required and as contemplated by the CBACP.

Private storage is both secure and accessible in nature. Therefore, the shortfall is not expected to impact functionality or the overall intent to encourage alternative transport.

Question 17:

Is there any scope for the Council to refuse this applcation and send it to the Development Assessment Panel for consideration?

Response 17:

There is no way of refusing the application to make it go through the Development Assessment Panel pathway. Any refusal would allow the applicant the discretion to seek a review through the State Administrative Tribunal (SAT). There is potential to take it “on hold” and request amended plans, however the statutory timeframe still occurs and the applicant could take a deemed refusal.

Question 18:

If we refuse to consider the matter is it deemed a refusal?

Response 18:

Should the Council make no decision in terms by simply not determining the application or requesting a deferral and it goes over the statutory time frame the applicant has the right to take that as a deemed refusal. However, if a decision is made to simply refuse it is a similar pathway and they can seek a review through the SAT.

15 MOTIONS WITH PREVIOUS NOTICE

15.1 Notice of Motion - Dual Naming of Cemetery

File Number:	
Related to Item:	Nil
Elected Member:	Cr Daniel Lim
Attachments	1. Officer Advice Note ⇩

MOTION

That the Council requests the CEO to add the following item to the City's Non-Financial Priority Advocacy List as part of the annual review of the City's Advocacy Priorities:

"Advocate to the WA State Government that an alternative or dual name be sought for Fremantle Cemetery that reflects its true geographic location within the City of Melville."

REASONS FOR THE MOTION

1. Although the site is commonly associated with the City of Fremantle, it is in fact located within the boundaries of the City of Melville. This misalignment can lead to confusion for both residents and visitors. A name that more accurately reflects its true location would enhance geographic clarity and reinforce the cemetery's connection to Melville.
2. Beyond correcting this misconception, renaming presents a valuable opportunity to position the cemetery as a central feature in our heritage and cultural tourism strategy — potentially even as the "dead centre" of Melville's historical narrative. It would also help strengthen civic pride and promote Melville's distinct identity. Recognising the site's importance in our local history, including the lives of notable pioneers and key events, would allow us to take greater ownership of its story and ensure that its significance is told through a Melville lens.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Is the intent of the motion to have a Melville related name?

Response 1:

Initially the motion was to consider naming to better reflect the location of the cemetery within the City of Melville. In meeting with the Councillor and explaining the Landgate process and preference for dual naming, the Councillor was comfortable with this direction and became the basis for the Advice Note.

Question 2:

There is not going to be any Melville specific reference in the naming of the Cemetery?

Response 2:

The dual naming is primarily around significant First Nations cultural perspective. The name would be relevant to First Nations place names

15.2 Notice of Motion - Additional Green Waste Bins

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Clive Ross
Attachments	Nil

MOTION

That the Council requests the CEO to prepare a report to the December 2025 Ordinary Meeting of Council, detailing the resources and implications to implement an annual program to:

1. **Provide one additional Food Organics Green Organics (FOGO) bin to residents who reside in any area of the City, impacted by the leaves falling from deciduous trees during the fall-winter period; and**
2. **The FOGO bins to be delivered by the City on request, free of charge to affected residents and to be picked up by the City at the end of the fall period.**

REASONS FOR THE MOTION

1. During the fall-winter period the deciduous trees on the City's verges drop large amounts of leaves which collect on the roads, verges and footpaths and on the rooftops and gutters of adjoining buildings.
2. While the City increases road sweeping during this period, the City does not have the equipment or resources to clear the leaves from the verges or public footpaths and as the leaves become wet, they become a slip hazard in addition to choking street drains.
3. Many residents undertake what is the City's responsibility to keep the verges and footpaths clear of debris, to collect the leaves themselves but find they have insufficient room in their single FOGO and have been asking for assistance from the City.
4. These residents are helping the City to keep the streets safe, and this is an economical way for the City to have these leaves collected.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

There will be report on the cost of this service if there is a need for additional bins.?

Response 1:

Yes, a report will be provided via the CEO which will include costs.

Question 2:

Is this motion just related to the properties in Kintail Road?

Response 2:

No, it is across the City.

15.3 Notice of Motion - CBACP & Precinct Plans in the LPS6 Review

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Clive Ross
Attachments	Nil

MOTION

That the Council:

1. **Requests that the CEO prepare a formal submission to WALGA requesting that they adopt an advocacy role to the State Government on behalf of local governments, requesting reform of the WA planning system to normalise and make all "due regard" Activity Centre and Structure Plans an integral part of the Local Government's Statutory Local Planning Scheme with the same limitations on decision-makers as afforded by the current provisions in Local Planning Schemes; and**
2. **Subject to WALGA accepting the advocacy role, requests that the City engage with WALGA to coordinate the advocacy with input from other local government organisations.**

REASONS FOR THE MOTION

1. Discretion offered to decision-makers under the WA planning system is resulting in unexpected and unreasonable development outcomes that are being suffered by the community, who's confidence in the system has been overwhelmingly eroded.
2. Limiting or ultimately removing the discretion afforded to decision makers in relation to "due regard" documents will create greater certainty for the various stakeholders including the City, developers and community.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1

How long will it take for the Western Australian Local Government Association to commence advocating on this matter?

Response 1:

It is difficult to put a definitive timeframe on this at this time. It will depend on how many other local governments have similar issues.

Question 2:

Is the intent of the motion to have the whole City included in LPS6?

Response 2:

The motion is to address that where there are due regard documents, there is discretion for the Development Assessment Panels to go outside what is what is specified. Changes are required to normalise due regard documents to limit the ability to go beyond the provisions contained within them. This is to provide certainty to developers and the community.

Additionally, the Councillor noted that amendments would be made to the motion and distributed on Friday, 15 August 2025 – the updated motion and reasons are as above.

15.4 Notice of Motion - Applecross Ferry Terminal

File Number:	
Related to Item:	Nil.
Elected Member:	Cr Clive Ross
Attachments	Nil

MOTION

That the Council:

1. **Request the CEO to initiate discussions with appropriate stakeholders and prepare reports on:**
   - **(a) The viability and potential for both East and West bound Transperth buses to have access and egress from and to Canning Highway via Canning Beach Road, to the proposed Applecross Ferry Terminal; and**
   - **(b) The merits of using the parking station site and Applecross library site (next to the Tivoli Theatre) to construct a multi storey public carpark; and**
   - **(c) Obtaining State Government funding to construct the public carpark on the above site/s as soon as possible, taking into account the Ferry Terminal is proposed to be completed by late 2027.**
2. **Reports to be presented to the Ordinary Meeting of Council on or before December 2025.**

REASONS FOR THE MOTION

1. While the State Government has complete control over the placement and construction of the Ferry terminal, the access and egress for passengers using the ferry will be through the City of Melville streets and roads, consequently having a clear understanding and plan for servicing the ferry terminal is prudent and appropriate.
2. Students from areas within the City of South Perth and City of Melville are likely to use buses to connect with the ferry to travel to UWA and return, so having buses pick up and drop off passengers close to the ferry terminal is desirable.
3. Office workers may also use buses to get to the ferry terminal, but many others would be encouraged to use the ferry if there were to be all day parking close to the ferry terminal.
4. A multi storey public parking area would also service the Applecross area after hours for any functions at the Town square and for overflow parking from Sabina, Riviere and other high rise developments that are planned for the CBACP.
5. Seeking the funding for a carpark to service the State Government ferry initiative could result in the City obtaining more funding than would happen if there was no benefit to the ferry service.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 12 August 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1

Is there opportunity for the City to assist the ferry group with their consultation process?

Response 1:

Currently, the Council has not formed a formal position on the proposal.

The WA Planning Commission is the ultimate decision maker regarding the ferry terminal development application.

Elected Members and City officers can encourage residents to provide feedback on the proposal through the Department of Planning, Lands and Heritage online engagement platform when the comment period opens which will form part of the Development Application process.

Furthermore, the City will act as a referral agency through the Development Application process, as such City Officers will assess the Development Application and present a report to Council for consideration.

Notably, the City is in talks with the Public Transport Authority (PTA) about what consideration it has given to the types of transport ferry users will use to access the terminal, the impact this will have on Canning Highway, the local street network, and how modifications to any bus routes could assist in easing any foreseen additional congestion. Further, it is seeking information from the PTA on what consideration it has given to parking for ferry users. The PTA response will be reported to Council before the City considers the control of existing parking in the area.

In the meantime, community feedback on the proposal will continue to be shared during the City's regular stakeholder meetings with local Members of Parliament.

Question 2:

Has there been engagement by the Action Group or the community with the local Member? And has there been consultation with the local government on this project?

Response 2:

The development application for the project will be determined by the Western Australian Planning Commission, the Department of Planning Lands and Heritage will undertake the community consultation which will be submitted to the WA Planning Commission for consideration. The application will be referred to the City and the matter presented to Council for consideration.

Question 3:

Is there an estimated time frame for this process?

Response 3:

There is a meeting with the Public Transport Authority next week, after this meeting an indication of associated with timeframes may be available.

Question 4:

Will there be a detailed community consultation process from Department of Transport that occurs prior to any decision being made? Or has consultation already occurred, and the design has taken that into account?

Response 4:

The City is unable to comment on what community engagement has taken place prior. However, there will be a formal consultation process with the development application, based on a design that has been submitted for approval.

Question 5:

In relation to the issues raised around parking and public transport, it appears that Canning Beach Road is required to be utilised for access, as this is a local road, is there a scenario where this project can take place without the involvement of the City, given there's a City local road controlling access to and from the terminal?

Response 5:

The Public Transport Authority could consider modifications to the bus route in this area. Further clarification on this will be sought at the meeting next week.

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

E25/77 Withdrawal from Resource Recovery Group - Outcome of Request for Proposals for Regional Resource Recovery Centre Operations and Assets in Canning Vale (Item Withdrawn)

This item was withdrawn from the agenda on Friday, 15 August 2025 with the approval of the CEO, due to delays in receiving documents to be tabled with the report. This item is intended to be presented at a future Council meeting.

RECOMMENDATION

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

C25/305 CEO Annual Performance Review 2025

This matter is considered to be confidential under Section 5.23(2) - (a), (b) and (c) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter affecting an employee or employees, the personal affairs of any person and a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

19 CLOSURE

State Administrative Tribunal Policy

Policy Type: Council Policy **Policy Owner: Director Planning**	**Policy No. CP-131** **Last Review Date: To be added**

Policy Objectives

The objectives of this policy are as follows:

- To outline the procedure for the City to follow in responding to an application for review lodged with the SAT to ensure that the City consistency acts in a manner which is financially responsible, impartial and appropriately transparent;
- To set out appropriate guidelines for representation of the City where an application for review to the SAT is made on a decision made by Council which was different to the officer recommendation; and
- To avoid a conflict of interest and ensure impartial representation at the SAT where a decision or instruction (Directions Notice or Building Order) from the City is the subject of a review by the SAT.

Policy Scope

This policy applies to matters before the State Administrative Tribunal including the City's decisions. City decisions that are subject to review by the State Administrative Tribunal includes decisions made under:

- *Local Government Act 1995;*
- *City of Melville Local Laws;*
- *Building Act 2011;*
- *Public Health Act 2016;*
- *Health (Miscellaneous Provisions) Act 1911;*
- *Planning and Development Act 2005;*
- *Strata Titles Act 1985;*
- *Dog Act 1976;*
- *Cat Act 2011; and*
- *Graffiti Vandalism Act 2016*

This policy is to be read in conjunction with the *SAT Act 2004*. To the extent of any inconsistency between this policy and the *SAT Act 2004,* the *SAT Act 2004* will prevail.

This policy outlines the approach by which Elected Members and the City's administration will deal with applications for review made to the State Administrative Tribunal (SAT) to ensure consistency across directorates, impartiality and appropriate transparency in dealings. This Policy also seeks to balance the use of financial resources, community involvement and level of impact on the operational activity of the City.

The SAT is an independent body that reviews a wide range of government decisions and determines disputes. SAT's jurisdiction includes decisions in relation to town planning, building, environmental health and local government matters. The SAT can help resolve a dispute, and review and make a broad range of decisions.

In general terms, the SAT may ultimately:
(a) Reaffirm the original decision made by the decision maker;
(b) Set aside or vary the original decision and substitute its own decision; or
(c) Invite the decision maker to re-consider the proposal, often in the light of new information that has become available during proceedings before the SAT.

This policy covers the City's procedures in acting as a respondent or third party in applications for review to the SAT. This policy does not deal with procedures involved in making an application for review or the process of the review.

Policy Statement

City's Role in SAT Proceedings

The City may be a respondent or invited to participate as a third party in a SAT review process. Where the City is a third party, it's involvement in the review is limited. The City is not the decision maker and may be instructed by the SAT regarding its role in the process.

When the City is required to participate in a SAT review as a respondent, it has an obligation to act in the best interest of the SAT. This means that officers who participate as expert witnesses will need to provide impartial and professional advice.

In order to maintain the integrity of the SAT review process and for the City to uphold its obligation to the SAT as a respondent or third-party participant, Elected Members and employees should avoid discussions or correspondence concerning an ongoing SAT review with third parties, except where necessary or appropriate:

(a) to inform a person that a matter is before the SAT;
(b) to make a person aware of their ability to access relevant information on the SAT website at www.sat.justice.wa.gov.au, including information concerning the role of third parties in SAT reviews;
(c) to assist the SAT or the Council in the SAT review (e.g. to obtain advice from an expert or government agency, or to obtain a witness statement); and
(d) to inform a person of the outcome of the SAT proceedings once finalised.

Direct communication between a proponent and Elected Members should be avoided for the duration of a review before the SAT unless the City has been invited to reconsider the decision. Should contact be made by a proponent, Elected Members are encouraged to:

(a) make the person aware of this policy; and
(b) advise the applicant to contact either the case officer from the SAT or the responsible City officer if they require any further information.

Representation

Where a Council decision is the same or essentially the same as an officer's recommendation, then officers will represent the City's position.

The City recognises that it is inappropriate for officers to respond on behalf of the City in relation to an application for review to the SAT of a Council decision that was substantially different to the officer recommendation. Independent representation will be used in these circumstances. The mover and the seconder of a Council Resolution will be notified of the SAT proceedings and will be requested to represent the City in the proceedings with the independent representation. If the mover and seconder are unable to attend, an Elected Member who voted with the decision of Council will be requested to attend in their place. It is acknowledged that some directions hearing and mediation sessions may be more administrative in nature and therefore attendance may be limited to City officers or legal representation.

The representation type will consider the nature of the review to inform if technical consultant and/or legal representation is required. An independent technical consultant and/or legal representation will be selected on the merits of the individual matter based on their qualifications, knowledge and/or experience, at the discretion of administration. For complex matters, additional independent technical consultant support might be required to assist the City or where specific expertise is required.

Where the applicant has engaged legal representation, the City will also engage legal representation. Where an applicant has elected to not have legal representation, the City will be represented by either officers or appointed consultants (if there is conflict).

If the matter proceeds to a full hearing, an independent expert witness(es) may be engaged in cases:

(a) to refute the evidence of an expert witness(es) used by an applicant for use as evidence in proceedings; or
(b) ii. to give a professional opinion in a proceeding where skills are not available by a City Officer; or
(c) where it is considered appropriate in the particular circumstances as determined by administration.

Independent expert witnesses are:

(a) to be selected on the merits of the individual matter based on their qualifications, knowledge or experience; and
(b) not have any impartiality or pecuniary interest in the matter under review; and will be paid appropriate professional rates by the City.

The procurement and selection of legal and other professional services is to occur in accordance with the City's adopted policies relating to legal advice and procurement.

Mediation

The City acknowledges the SAT's desire to resolve matters by mediation where possible and will participate in mediation as instructed by the SAT. Discussions occurring for the purpose of mediation are conducted by the Tribunal on a *"without prejudice"* basis and the City acknowledges that the content of this discussion cannot be referred to or shared beyond the mediation session. A third party may only be present during a mediation session by invitation from the Tribunal and are bound by the same terms of participation as the applicant and respondent.

Where a matter is referred to mediation, the City's Officers or representatives will:

(a) participate constructively in order to attempt to reach a mediated solution, whilst giving due regard to any particular issues or concerns raised in making the decision under review;
(b) not agree to any solution at the mediation beyond any delegated power; and
(c) present to Council any potential solutions, implications, results, process and position arising out of the mediation of any review of a Council decision if required.

Appeals against Decisions of the Tribunal

The City will not generally appeal a decision of the Tribunal unless, in the opinion of the Council (following legal advice), it is considered that the Tribunal has made an error of law and the decision has significant implications for the City or local government in general.

Where an application for review of a decision is lodged, the City may need to defer/delay compliance action until such time as the application before the Tribunal is determined. This is due to live court proceedings impeding ability for legal action in other court jurisdictions. In the event that the review application is dismissed, the City will undertake the necessary compliance action.

Costs

The City will not seek an order relating to costs against an applicant, unless the applicant behaves in a dishonest, frivolous or vexatious manner in the SAT proceedings. In this case, the City will seek prior legal advice as to the reasonable chance of success if this avenue were pursued prior to making a decision to seek such an order. This is to ensure that the cost of seeking costs does not exceed the cost of doing so and that there is reasonable chance of success and greater benefit to the wider community in terms of setting precedence of discouraging in appropriate behaviour and appeals.

Notifying and involvement of other parties

The City will advise parties who made a submission, the lead petitioner or person who have made complaints on matter that is the subject of a review by the SAT.

Submissions, petitions, complaints received on matters that are the subject of review by the SAT will form part of the City's evidence to the SAT.

There are four ways in which it may be possible for a third party to participate in a matter at the SAT. These are:

1. being called as a witness by the respondent (the City);
2. for planning decisions, making submissions under section 242 of the *Planning and Development Act 2005*;
3. intervening under section 37(3) of the *State Administrative Tribunal Act 2004*; and
4. potential participation in mediation.

A community member may be invited to appear as a witness on the City's behalf only to provide evidence of factual matters relevant to an issue arising in the proceeding that cannot be provided by a City Officer.

The City will not object to an application by a community member to make an independent submission to the SAT or intervene in a review, unless there is exceptional reason to do so such as the protection of City employees and Elected Members from unreasonable behaviour.

Upon the conclusion of proceedings before the SAT, information about the outcome is notified in the following manner:

(a) Through the publication of a decision report by the SAT on the SAT website at www.sat.justice.wa.gov.au; and

(b) Through written advice being sent to those persons who lodged submissions during the public advertising of the proposal.

The information made available by the City will usually be limited to the decision outcome (e.g. approval or refusal) and will not include information that is not generally publicly available. This means that outcomes from mediation sessions will remain confidential and not be made publicly available.

Subsequent appeals

The City will generally not seek to further review a decision of the SAT except where following legal advice, it is considered that the SAT has made an error of law and/or the issue at stake has significant implications for the City and/or local government in general.

References that may be applicable to this Policy

Legislative Requirements:	*Local Government Act 1995* *Strata Titles Act 1985* *Residential Tenancies Act 1987* *Planning and Development Act 2005* *Evidence Act 1906* *State Administrative Tribunal Act 2004* *Dog Act 1976* *Cat Act 2011* *Public Health Act 2016* *Health (Miscellaneous Provisions) Act 1911* *Building Act 2011* *Planning and Development (Local Planning Schemes) Regulations 2015* *Planning and Development Regulations 2009* City of Melville Local Planning Scheme No. 6 *Building Regulations 2012* *Strata Titles (General) Regulations 2019* *Building Regulations 2012*
Procedures, Process Maps, Work Instructions:	Building Application Procedure Planning Application Procedure Planning Compliance Procedure Legal and Compliance Requirements Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Compliance and Enforcement Council Policy Neighbour Mediation Council Policy
Delegated Authority No:	DA-105: Prosecutions and Legal Proceedings DA-126: Building and Demolition Permits DA-127: Occupancy Permits and Building Approval Certificates DA-128: Building Orders DA-125 Delegations of Duties and Powers under the Cat Act 2011 DA-122: Delegations of Duties and Powers under the Dog Act 1976 DA-020: Planning and Related Matters DA-061: Authority to Issue Written Directions in Relation to Illegal Development

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

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City of Melville

LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF JUNE 2025

PRESENTED TO THE ORDINARY MEETING OF COUNCIL TO BE HELD ON 19 AUG 2025

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9646	**366 SOLUTIONS PTY LTD**			**$**	**5,362.50**
.9646	IT technical services	45838	E130257	$	5,362.50
.3359	**A PLUS TRAINING SOLUTIONS PTY LTD**			**$**	**6,300.00**
.3359	External training courses	45825	E129700	$	6,300.00
.7359	**AARO GROUP PTY LTD**			**$**	**145,253.76**
.7359	Drainage services	45825	E129826	$	94,242.60
.7359	Drainage services	45838	E130171	$	51,011.16
.9622	**AARON CLARINGBOLD**			**$**	**2,850.00**
.9622	Photography	45825	E129932	$	2,850.00
.0366	**ABAXA WH LOCATION SERVICES PTY LTD T/AS**			**$**	**1,082.72**
.0366	Underground Service Location	45825	E129644	$	1,082.72
.5032	**ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS**			**$**	**1,155.00**
.5032	Entertainers	45825	E129740	$	1,155.00
.5960	**ACS SWAN EXPRESS PRINT**			**$**	**165.00**
.5960	Stationery	45825	E129760	$	165.00
.4888	**ACTION GLASS & ALUMINIUM**			**$**	**1,696.46**
.4888	Glazing supplies and services	45825	E129734	$	1,158.88
.4888	Glazing supplies and services	45838	E130103	$	537.58
.6876	**ACTIVE DISCOVERY HUMPHREY GROUP AUSTRALIA PTY LTD ATF HUMPHREY GROUP TRUST**			**$**	**109,579.80**
.6876	Playground equipment and maintenance	45825	E129801	$	109,579.80
.4456	**ADVANCE PRESS (2013) PTY LTD**			**$**	**1,177.00**
.4456	Outsourced printing	45825	E129725	$	462.00
.4456	Outsourced printing	45838	E130096	$	715.00
.5719	**ADVANTEERING CIVIL ENGINEERS DB CUNNINGHAM PTY LTD T/AS**			**$**	**8,905.91**
.5719	Engineering consulting services	45838	E130118	$	8,905.91

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9048	**ADVERTISING - MARKETFORCE SUBSIDARY OF OMNICOM**			$	**3,239.58**
.9048	Marketing and communication services	45825	E129882	$	2,744.80
.9048	Marketing and communication services	45838	E130220	$	494.78
.6138	**AE HOSKINS BUILDING SERVICES THE TRUSTEE FOR M R HOSKINS FAMILY TRUST T/AS**			$	**357,338.92**
.6138	Melville Men's Shed Refurbishments	45825	E129764	$	76,620.60
.6138	Southside BMX Construction	45838	E130126	$	280,718.32
.3015	**AHA CONSULTING PTY LTD**			$	**1,091.34**
.3015	Consulting services	45838	E130070	$	1,091.34
.9279	**AIDAN D'ADHEMAR AIDAN MARK D'ADHEMAR T/AS**			$	**2,035.00**
.9279	Community events	45838	E130240	$	2,035.00
.7444	**AIR LIQUIDE HEALTHCARE PTY LTD**			$	**471.09**
.7444	Workplace health and safety services	45838	E130174	$	471.09
.5781	**ALINEA INC. SPINE & LIMB FOUNDATION INC. (PREVIOUSLY)**			$	**8,376.79**
.5781	Community services and respite	45838	E130121	$	8,376.79
.2330	**ALINTA ENERGY ALINTA SALES PTY LTD T/AS**			$	**2,950.35**
.2330	Gas	45825	E129681	$	2,907.70
.2330	Gas	45838	E130056	$	42.65
.3350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			$	**420.00**
.3350	Landscaping services and supplies	45825	E129699	$	210.00
.3350	Landscaping services and supplies	45838	E130076	$	210.00
.8208	**ALL GOOD GRUB GOODALL, STACEY MARIE T/AS**			$	**2,009.70**
.8208	Catering services and supplies	45825	E129858	$	1,519.10
.8208	Catering services and supplies	45838	E130199	$	490.60
.8301	**ALLCOM COMMUNICATIONS ALLCOM HOLDINGS (WA) PTY LIMITED T/AS**			$	**3,513.07**
.8301	Marketing and communication services	45838	E130203	$	3,513.07
.9412	**ALLFLOW INDUSTRIAL AUSTRALIA PTY LTD**			$	**1,353.00**

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9412	Water treatment services	45825	E129920	$	1,353.00
.3806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**3,239.14**
.3806	Library Expenses	45825	E129709	$	3,239.14
.7395	**ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS**			**$**	**899.24**
.7395	Hygiene services	45825	E129827	$	46.74
.7395	Hygiene services	45838	E130172	$	852.50
.2605	**ALTUS TRAFFIC PTY LTD**			**$**	**6,117.79**
.2605	Traffic control services	45825	E129684	$	2,697.75
.2605	Traffic control services	45838	E130058	$	3,420.04
.2755	**AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS**			**$**	**2,050.40**
.2755	Facilities management services	45825	E129688	$	234.74
.2755	Facilities management services	45838	E130064	$	1,815.66
.9049	**AMCS AUSTRALIA PTY LTD**			**$**	**6,764.73**
.9049	IT software/licensing and maintenance	45825	E129883	$	129.25
.9049	IT software/licensing and maintenance	45838	E130221	$	6,635.48
.3016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**7,745.84**
.3016	Fuel	45825	E129693	$	7,745.84
.9130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,038.33**
.9130	Councillor expenses	45825	E129897	$	3,038.33
.6113	**ANIMAL PEST MANAGEMENT SERVICES THE TRUSTEE FOR BUTCHER FAMILY TRUST T/AS**			**$**	**15,895.00**
.6113	Animal management and pound expenses	45825	E129763	$	15,895.00
.1149	**APACE AID INCORPORATED**			**$**	**35,791.49**
.1149	Nursery supplies	45825	E129661	$	26,749.49
.1149	Nursery supplies	45838	E130037	$	9,042.00
.7659	**APE PRODUCTIONS**			**$**	**495.00**
.7659	Event equipment hire	45838	E130184	$	495.00

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.5333	**AQUAMONIX PTY LTD**			**$**	**2,648.25**
.5333	Irrigation and watering systems	45825	E129746	$	2,648.25
.6015	**AQUATIC SERVICES WA PTY LTD**			**$**	**742.50**
.6015	Swimming pool costs	45838	E130124	$	742.50
.9260	**ARBOR URBAN PTY LTD**			**$**	**10,428.00**
.9260	Arborists and tree services	45825	E129907	$	8,877.00
.9260	Arborists and tree services	45838	E130239	$	1,551.00
.7422	**ARCHAE-AUS PTY LTD**			**$**	**13,259.78**
.7422	Consulting services	45825	E129828	$	11,382.26
.7422	Consulting services	45838	E130173	$	1,877.52
.7585	**ART DISPLAY HIRE**			**$**	**3,140.50**
.7585	Artists and artworks	45838	E130178	$	3,140.50
.3739	**ART INSTALL LUMINARE PTY LTD T/AS**			**$**	**6,743.00**
.3739	Artists and artworks	45825	E129706	$	1,892.00
.3739	Artists and artworks	45838	E130085	$	4,851.00
.5787	**ARTCOM FABRICATION THE TRUSTEE FOR ARTCOM UNIT TRUST T/AS**			**$**	**24,097.70**
.5787	signage and sign writing	45825	E129757	$	19,085.00
.5787	Signage and sign writing	45838	E130122	$	5,012.70
.0014	**ARTEIL (WA) PTY LTD**			**$**	**1,453.10**
.0014	Furniture and Fit Out	45825	E129630	$	1,453.10
.9519	**ASB PRINT SPOT ON VENTURES PTY LTD T/AS**			**$**	**2,219.80**
.9519	Uniforms and corporate wardrobe	45825	E129926	$	2,219.80
.8249	**ATI-MIRAGE TRAINING AND BUSINESS SOLUTIONS PTY LTD**			**$**	**2,322.00**
.8249	External training courses	45838	E130201	$	2,322.00
.8197	**ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS**			**$**	**110.00**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8197	Waste collection and disposal	45825	E129857	$	110.00
.6797	**ATTURRA BUSINESS APPLICATIONS GALAXY 42 PTY LTD T/AS**			**$**	**4,070.00**
.6797	Training services	45825	E129796	$	2,035.00
.6797	Training services	45838	E130153	$	2,035.00
.6158	**AUSIA AGENCIES ZHANG, HONG T/AS**			**$**	**940.72**
.6158	Uniforms and corporate wardrobe	45825	E129765	$	940.72
.9034	**AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS**			**$**	**168.80**
.9034	Office equipment	45825	E129881	$	114.65
.9034	Office equipment	45838	E130219	$	54.15
.5138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$**	**17,364.12**
.5138	Vehicle Repairs and Maintenance	45825	E129744	$	4,231.22
.5138	Vehicle Repairs and Maintenance	45838	E130109	$	13,132.90
.0910	**AUSTRALIA DAY COUNCIL OF WA INC.**			**$**	**800.00**
.0910	Memberships	45838	E130027	$	800.00
.1523	**AUSTRALIA POST PERTH**			**$**	**5,490.63**
.1523	Postage	45825	E129668	$	677.36
.1523	Postage	45838	E130042	$	4,813.27
.2765	**AUSTRALIAN BARBELL COMPANY PTY LTD**			**$**	**4,206.70**
.2765	Sport and recreation equipment	45838	E130065	$	4,206.70
.5688	**AUSTRALIAN FLEET MANAGERS ASSOCIATION (AFMA)**			**$**	**829.00**
.5688	Subscriptions	45825	E129756	$	829.00
.4967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**520.63**
.4967	Uniforms and corporate wardrobe	45825	E129738	$	520.63
.1804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**246,229.60**
.1804	Air conditioning maintenance and services - Civic Centre	45825	E129674	$	212,829.94
.1804	Air conditioning maintenance and services	45838	E130047	$	33,399.66

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.2864	**AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS**			**$**	**11,550.00**
.2864	Conference fees	45838	E130066	$	11,550.00
.9769	**AUSTRALIAN PERFORMING ARTS CENTRES LIMITED**			**$**	**1,372.80**
.9769	Artists and artworks	45838	E130274	$	1,372.80
.6272	**BALSHAWS FLORIST ATF E.J BALSHAW & M.D BALSHAW & Z.F BALSHAW & B.M GIBB T/AS**			**$**	**132.00**
.6272	Flowers and gifts and awards	45825	E129770	$	132.00
.9150	**BARKER - WHITTLE PTY LTD**			**$**	**4,620.00**
.9150	Painting supplies and services	45825	E129899	$	4,620.00
.7313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**742.50**
.7313	Fencing supplies and services	45838	E130169	$	742.50
.9489	**BAY CONCRETE GRINDING SEAN ANTHONY HOLLAND T/AS**			**$**	**9,625.00**
.9489	Roads and paving supplies - concrete	45825	E129924	$	9,625.00
.5661	**BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS**			**$**	**9,531.15**
.5661	General hardware and tools	45825	E129755	$	1,068.00
.5661	General hardware and tools	45838	E130116	$	8,463.15
.9118	**BEILBY DOWNING TEAL PTY LTD**			**$**	**18,823.40**
.9118	Recruitment expenses	45825	E129893	$	18,823.40
.1073	**BENARA NURSERIES THE TRUSTEE FOR THE QUITO UNIT TRUST T/AS**			**$**	**65,682.15**
.1073	Nursery supplies	45838	E130033	$	65,682.15
.2096	**BENERIN ELECTRICAL SERVICES BENERIN (2004) PTY LTD T/AS**			**$**	**1,122.00**
.2096	Building construction materials and services	45825	E129677	$	1,122.00
.8400	**BETTER RENT ACCEPTANCE PTY LTD**			**$**	**605.00**
.8400	Property rent	45838	E130207	$	605.00
.8027	**BETTY JOY RICHARDS**			**$**	**400.00**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8027	Creative services and graphic design	45838	E130195	$	400.00
.6392	**BG&E PTY LIMITED**			**$**	**52,514.00**
.6392	Engineering consulting services	45838	E130138	$	52,514.00
.6556	**BIN BATH BIN BATH CORPORATION PTY LTD T/AS**			**$**	**249.37**
.6556	Waste expenses	45825	E129785	$	249.37
.0027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**1,351.85**
.0027	General hardware and tools	45825	E129631	$	1,351.85
.9638	**BLUE TRIBE CO. PTY. LTD.**			**$**	**13,200.00**
.9638	Sustainability services	45825	E129934	$	13,200.00
.9630	**BLUECOAST CONSULTING ENGINEERS PTY LTD**			**$**	**13,580.05**
.9630	Engineering consulting services	45825	E129933	$	13,580.05
.6950	**BOLINDA DIGITAL PTY LTD**			**$**	**17,289.78**
.6950	Library Stock	45825	E129807	$	17,289.78
.0187	**BORAL CONSTRUCTION MATERIALS GROUP LTD**			**$**	**1,339.81**
.0187	Pavement construction and streetscape services	45825	E129640	$	545.87
.0187	Pavement construction and streetscape services	45838	E130014	$	793.94
.8185	**BOS CIVIL PTY LTD**			**$**	**676,222.28**
.8185	Engineering consulting services - Drainage Works	45825	E129856	$	13,108.48
.8185	Engineering consulting services - Ogilvie Rd	45838	E130198	$	663,113.80
.9229	**BOTANIC GARDENS & PARKS AUTHORITY**			**$**	**550.00**
.9229	Community events	45838	E130237	$	550.00
.1075	**BOYA EQUIPMENT PTY LTD**			**$**	**1,049.88**
.1075	Plant maintenance	45825	E129659	$	1,049.88
.8771	**BRIDGE42 PTY LTD T/AS BRIDGE42**			**$**	**12,067.00**
.8771	IT project management and consultancy	45825	E129873	$	12,067.00

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4708	**BRIDGESTONE AUSTRALIA LTD.**			**$**	**5,436.94**
.4708	Tyres	45825	E129732	$	5,436.94
.6739	**BRIGHTMARK GROUP PTY LTD**			**$**	**48,247.69**
.6739	Commercial cleaning	45825	E129794	$	48,247.69
.0399	**BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS**			**$**	**96,372.93**
.0399	Commercial cleaning	45825	E129645	$	38,141.30
.0399	Commercial cleaning	45838	E130019	$	58,231.63
.9210	**BRODIE ABRAHAMS**			**$**	**50.00**
.9210	Entertainers	45825	E129903	$	50.00
.6998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**1,009.25**
.6998	Staff supplies	45825	E129811	$	184.84
.6998	Staff supplies	45838	E130163	$	824.41
.8215	**BRUNO OLIVER BOOTH**			**$**	**34.25**
.8215	Artists and artworks	45825	E129859	$	34.25
.0137	**BUCHER MUNICIPAL PTY LTD**			**$**	**1,403.48**
.0137	Engineering consulting services	45825	E129637	$	1,358.27
.0137	Engineering consulting services	45838	E130012	$	45.21
.0036	**BUNNINGS GROUP LIMITED**			**$**	**4,040.06**
.0036	Building construction materials and services	45825	E129632	$	3,104.73
.0036	Building construction materials and services	45838	E130008	$	935.33
.9391	**BUSHFIRE WORKS DEELEY FAMILY TRUST T/AS**			**$**	**1,650.00**
.9391	Fire equipment and maintenance services	45838	E130245	$	1,650.00
.6627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**1,540.00**
.6627	Street sweeping services	45825	E129787	$	1,540.00
.9282	**C.A.I. FENCES JEC HOLDINGS WA PTY LTD T/AS**			**$**	**17,380.00**

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9282	Temporary fencing	45838	E130241	$	17,380.00
.8131	**CABCHARGE PAYMENTS PTY LTD**			**$**	**312.60**
.8131	Taxis	45838	E130196	$	312.60
.9408	**CAITRIONA EVA RYAN**			**$**	**250.00**
.9408	Artists and artworks	45825	E129919	$	250.00
.2234	**CAM MANAGEMENT SOLUTIONS**			**$**	**14,784.00**
.2234	IT software/licensing and maintenance	45825	E129680	$	14,784.00
.7201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**1,040.00**
.7201	Fleet car cleaning	45825	E129820	$	1,040.00
.8314	**CAREER LIFE TRANSITIONS PTY LTD**			**$**	**6,215.00**
.8314	HR and workforce services	45825	E129862	$	6,215.00
.8124	**CARLA ADAMS ADAMS, CARLA MELITA**			**$**	**60.00**
.8124	Artists and artworks	45825	E129852	$	60.00
.2184	**CASCADA GROUP ACCESS ICON PTY LTD T/AS**			**$**	**2,354.00**
.2184	Drainage services	45838	E130053	$	2,354.00
.0044	**CASTROL AUSTRALIA PTY LIMITED**			**$**	**4,275.24**
.0044	Greases and oils and lubricants	45825	E129633	$	4,275.24
.8432	**CATALYSE**			**$**	**3,300.00**
.8432	Surveyors	45825	E129866	$	3,300.00
.9637	**CATHARA CONSULTING PTY LTD**			**$**	**24,200.00**
.9637	Consulting services	45838	E130256	$	24,200.00
.7269	**CDM AUSTRALIA PTY LTD**			**$**	**83,549.53**
.7269	IT and telecommunications expenses	45825	E129824	$	83,549.53
.5677	**CHAMPION COMPRESSORS SULLAIR AUSTRALIA PTY LTD T/AS**			**$**	**897.85**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.5677	Maintenance and services	45838	E130117	$	897.85
.5529	**CHOICEONE PTY LTD**			**$**	**77,472.01**
.5529	Temporary labour	45825	E129752	$	32,569.96
.5529	Temporary labour	45838	E130114	$	44,902.05
.9365	**CHRIS WRIGHT CHRISTOPHER WRIGHT T/AS**			**$**	**700.00**
.9365	Artists and artworks	45825	E129913	$	700.00
.9755	**CHRISTINE JEANETTE GROOM**			**$**	**389.00**
.9755	Community events	45838	E130271	$	389.00
.9675	**CHRISTOPHER GREENWOOD**			**$**	**600.00**
.9675	Community events	45825	E129940	$	600.00
.0442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**423,996.10**
.0442	Architectural design - Library and Cultural Centre	45825	E129647	$	423,996.10
.9647	**CHRONOSOFT SOLUTIONS PTY LTD**			**$**	**4,950.00**
.9647	Workplace health and safety services	45838	E130258	$	4,950.00
.1277	**CITY OF SOUTH PERTH**			**$**	**6,559.85**
.1277	Local Government	45825	E129663	$	6,559.85
.9337	**CIVIL PRODUCTS WA ASCENTION PROPERTIES PTY LTD T/AS**			**$**	**2,110.90**
.9337	Traffic facilities	45825	E129912	$	2,110.90
.3393	**CLIMATE CHANGE RESPONSE PTY LTD**			**$**	**5,940.00**
.3393	Business and management consulting and services	45838	E130077	$	5,940.00
.7962	**CLIVE ROSS COUNCILLOR**			**$**	**3,038.33**
.7962	Councillor expenses	45825	E129845	$	3,038.33
.7341	**COHERA-TECH PTY LIMITED**			**$**	**31,729.56**
.7341	Library Expenses	45838	E130170	$	31,729.56

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8107	**COLE BAXTER PHOTOGRAPHY COLE BAXTER T/AS**			**$**	**315.00**
.8107	Photography	45825	E129851	$	315.00
.9192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**4,999.53**
.9192	Pest & Weed Control	45825	E129901	$	2,482.54
.9192	Pest & Weed Control	45838	E130234	$	2,516.99
.7567	**COMMON GROUND TRAILS PTY LTD**			**$**	**14,958.45**
.7567	Landscape design and architecture services	45838	E130177	$	14,958.45
.7074	**COMPLETE OFFICE SUPPLIES**			**$**	**10,950.11**
.7074	Stationery	45825	E129817	$	10,950.11
.3935	**CONTRA-FLOW PTY LTD**			**$**	**96,179.43**
.3935	Traffic control services	45825	E129711	$	29,642.28
.3935	Traffic control services	45838	E130088	$	66,537.15
.9110	**COOPER & OXLEY GROUP PTY LTD**			**$**	**32,145.74**
.9110	Building construction materials and services - Leisure Fit Booragoon	45838	E130229	$	32,145.74
.7250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**760.10**
.7250	Sport and recreation equipment	45825	E129823	$	415.80
.7250	Sport and recreation equipment	45838	E130166	$	344.30
.6831	**COVS GPC ASIA PACIFIC T/AS**			**$**	**3,709.72**
.6831	Plant purchase/Parts	45838	E130155	$	3,709.72
.7859	**CS LEGAL THE PIER GROUP PTY LTD T/AS**			**$**	**3,226.27**
.7859	Debt collection services	45825	E129839	$	2,509.10
.7859	Debt collection services	45838	E130189	$	717.17
.1677	**CSE CROSSCOM PTY LTD**			**$**	**2,471.10**
.1677	Creative services and graphic design	45825	E129672	$	616.00
.1677	Creative services and graphic design	45838	E130045	$	1,855.10
.9738	**CUSTOM QUIP ENGINEERING PTY LTD**			**$**	**1,422.85**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9738	Other vehicles and trailers	45838	E130269	$	1,422.85
.4645	**DANIYELA OLDS COM EMPLOYEE**			**$**	**1,382.00**
.4645	Other staff reimbursements	45825	E129729	$	1,382.00
.2131	**DATA#3 LIMITED**			**$**	**598,139.94**
.2131	IT software/licensing and maintenance	45825	E129679	$	8,454.32
.2131	IT software/licensing and maintenance	45838	E130052	$	589,685.62
.4051	**DEPARTMENT OF FIRE AND EMERGENCY SERVICES**			**$**	**146,961.67**
.4051	Regulatory fees and government charges - Rates ESL	45838	E130091	$	146,961.67
.3857	**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**			**$**	**12,599.98**
.3857	Regulatory fees and government charges	45838	E130087	$	12,599.98
.2124	**DEPARTMENT OF THE PREMIER AND CABINET**			**$**	**292.74**
.2124	Subscriptions to professional organisations	45825	E129678	$	292.74
.1918	**DEPARTMENT OF TRANSPORT WA**			**$**	**244.90**
.1918	Vehicles and trailers - Vehicle Searches	45825	E129675	$	47.70
.1918	Vehicles and trailers - Vehicle Searches	45838	E130048	$	197.20
.8141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$**	**13,200.00**
.8141	Marketing and communication services	45825	E129854	$	6,600.00
.8141	Marketing and communication services	45838	E130197	$	6,600.00
.4256	**DIRECT COFFEE SUPPLIES PTY LTD**			**$**	**500.00**
.4256	Catering services and supplies	45825	E129719	$	500.00
.6147	**DISMANTLE**			**$**	**4,719.00**
.6147	Community services and respite	45838	E130127	$	4,719.00
.9756	**DMC CLEANING THE TRUSTEE FOR PANICH FAMILY TRUST T/A**			**$**	**10,415.16**
.9756	Commercial cleaning	45838	E130272	$	10,415.16
.6541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$**	**60,159.00**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6541	Architectural and design services - Leisure Fit Booragoon	45825	E129784	$	7,700.00
.6541	Architectural and design services - Leisure Fit Booragoon	45838	E130142	$	52,459.00
.6693	**DOWSING GROUP PTY LTD**			**$**	**189,140.45**
.6693	Roads and paving supplies - quarry products and rubble	45825	E129791	$	189,140.45
.8474	**DP STAMPALIA STAMPALIA, DARREN PHILLIP & DP EARTHMOVING WA T/AS**			**$**	**18,414.00**
.8474	Plant hire	45825	E129867	$	18,414.00
.3309	**DRAINFLOW SERVICES PTY LTD**			**$**	**57,461.25**
.3309	Drainage services	45825	E129697	$	38,260.75
.3309	Drainage services	45838	E130075	$	19,200.50
.0986	**E & MJ ROSHER PTY LTD**			**$**	**690.88**
.0986	Plant purchase/Parts	45825	E129656	$	500.94
.0986	Plant purchase/Parts	45838	E130030	$	189.94
.6654	**ECLIPSE SOILS PTY LTD**			**$**	**4,730.00**
.6654	Nursery supplies	45825	E129789	$	4,730.00
.4756	**ECO RESOURCES PTY LTD THE TRUSTEE FOR THE M & S UNIT TRUST T/AS**			**$**	**1,206.13**
.4756	Landfill management services	45838	E130100	$	1,206.13
.7816	**ECOBLUE INTERNATIONAL ECOLBLUE INTERNATIONAL PTY LTD ATF ECOBLUE UNIT TRUST**			**$**	**2,268.53**
.7816	Fuel	45838	E130188	$	2,268.53
.2721	**ECOBURBIA THE TRUSTEE FOR SOUTH BEACH ECO TRUST T/AS**			**$**	**1,155.00**
.2721	External training courses	45825	E129687	$	715.00
.2721	External training courses	45838	E130063	$	440.00
.9236	**ECOSCAPE AUSTRALIA PTY LTD**			**$**	**4,997.85**
.9236	Landscape design and architecture services	45825	E129905	$	4,997.85
.4891	**ECOSPILL SOLUTIONS ECOSPILL PTY LTD T/AS**			**$**	**1,320.00**
.4891	Hazardous materials and sharps and chemical waste	45825	E129735	$	165.00
.4891	Hazardous materials and sharps and chemical waste	45838	E130104	$	1,155.00

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**5,010.60**
.9101	Electricity Infrastructure Maintenance or Installation	45838	E130228	$	5,010.60
.6445	**ELEMENT ADVISORY PTY LTD**			**$**	**1,771.00**
.6445	Architectural and design services	45838	E130139	$	1,771.00
.9665	**ELITE COMPLIANCE PTY LTD**			**$**	**4,620.00**
.9665	Surveyors	45825	E129938	$	825.00
.9665	Surveyors	45838	E130260	$	3,795.00
.6230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**8,781.49**
.6230	Locksmith supplies and services	45825	E129769	$	6,204.72
.6230	Locksmith supplies and services	45838	E130129	$	2,576.77
.9165	**ELLENBY TREE FARM ELLENBY PTY LTD T/AS**			**$**	**35,313.30**
.9165	Nursery supplies	45838	E130232	$	35,313.30
.7101	**ELLIOTTS FILTRATION ELLIOTTS IRRIGATION PTY LTD T/AS**			**$**	**649.00**
.7101	Irrigation and watering systems	45825	E129818	$	649.00
.1380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**63,711.42**
.1380	Building construction materials and services	45825	E129664	$	24,604.45
.1380	Building construction materials and services	45838	E130040	$	39,106.97
.0091	**ENGINE PROTECTION EQUIPMENT**			**$**	**2,388.36**
.0091	Parts and repairs as required	45825	E129635	$	1,732.42
.0091	Parts and repairs as required	45838	E130010	$	655.94
.8255	**ENVIROCARE SYSTEMS ENVIROCARE SYSTEMS PTY LTD T/AS**			**$**	**381.15**
.8255	Janitorial and cleaning products	45838	E130202	$	381.15
.9126	**ENVIROLINE GROUP SEWERQUIP GROUP PTY LTD T/AS**			**$**	**548.15**
.9126	Pipes and fittings services	45838	E130230	$	548.15
.9332	**ENVIROPATH PTY LTD**			**$**	**16,131.50**

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9332	Street sweeping services	45825	E129911	$	16,131.50
.6611	**ERECTIONS (WA) LIGHTFORCE ASSET PTY LTD T/AS**			**$**	**10,164.00**
.6611	Road signs	45838	E130145	$	10,164.00
.7227	**ERIN COATES**			**$**	**26.25**
.7227	Library Expenses	45825	E129821	$	26.25
.6929	**ES2 ES2 PTY LTD T/AS**			**$**	**2,310.00**
.6929	Cloud services	45825	E129805	$	2,310.00
.4652	**ESPRESSO WORKS FASTCITY PTY LTD T/AS**			**$**	**349.80**
.4652	Catering services and supplies	45825	E129730	$	349.80
.0159	**EUROPCAR WA ILHA PTY LTD T/AS**			**$**	**123.12**
.0159	Car hire	45825	E129639	$	123.12
.9602	**EUROTECH GROUP PTY LTD**			**$**	**5,627.90**
.9602	Signage and sign writing	45838	E130254	$	5,627.90
.9315	**EVDEALER GROUP PTY LTD BYD**			**$**	**43,523.50**
.9315	BYD Atto 3 Extended Electric Vehicle	45825	E129909	$	43,523.50
.0531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**2,832.78**
.0531	Courier Charges	45825	E129650	$	1,546.56
.0531	Courier Charges	45838	E130023	$	1,286.22
.9699	**FETCH PRINT PTY LTD**			**$**	**20,779.00**
.9699	Outsourced printing	45838	E130265	$	20,779.00
.4774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**15,438.87**
.4774	Sport and recreation equipment	45825	E129733	$	1,656.51
.4774	Sport and recreation equipment	45838	E130101	$	13,782.36
.8338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**24,536.80**
.8338	Temporary labour	45825	E129863	$	11,060.12

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8338	Temporary labour	45838	E130204	$	13,476.68
.0204	**FLICK ANTICIMEX**			**$**	**116.15**
.0204	Hygiene services	45825	E129641	$	116.15
.9758	**FORLANO DESIGN PENELOPE FORLANO T/AS**			**$**	**1,595.00**
.9758	Artists and artworks	45838	E130273	$	1,595.00
.8606	**FORPARK AUSTRALIA 4PARK PTY LTD T/AS**			**$**	**2,777.50**
.8606	Playground equipment and maintenance	45838	E130209	$	2,777.50
.5369	**FOXTEL**			**$**	**350.00**
.5369	Cloud services	45838	E130110	$	350.00
.9559	**FREMANTLE PA HIRE TRAVERS ENTERPRISES PTY LTD T/AS**			**$**	**617.50**
.9559	Event equipment hire	45838	E130252	$	617.50
.8623	**FRONT RUNNER AVL PTY LTD**			**$**	**4,493.17**
.8623	Community events	45825	E129869	$	821.48
.8623	Community events	45838	E130210	$	3,671.69
.3227	**FULTON HOGAN INDUSTRIES PTY LTD**			**$**	**7,081.80**
.3227	Building construction materials and services	45825	E129696	$	7,081.80
.8817	**GENIVO PTY LTD T/AS SIGNWAVE BELMONT**			**$**	**200.50**
.8817	Landscape design and architecture services	45825	E129874	$	200.50
.6824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			**$**	**25,951.20**
.6824	Temporary Labour	45825	E129797	$	8,228.00
.6824	Temporary labour	45838	E130154	$	17,723.20
.9072	**GLOBAL MARINE ENCLOSURES PTY LTD**			**$**	**4,510.00**
.9072	Outdoor furniture and shades and exercise equipment	45838	E130224	$	4,510.00
.7017	**GLYNIS BARBER COUNCILLOR**			**$**	**3,038.33**
.7017	Councillor expenses	45825	E129814	$	3,038.33

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9024	**GO ORGANICS JD ORGANICS PTY LTD T/AS**			$	**2,217.60**
.9024	Landscaping services and supplies	45838	E130218	$	2,217.60
.5101	**GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS**			$	**8,883.34**
.5101	Graffiti removal services	45825	E129741	$	8,883.34
.9190	**GRASSTREES AUSTRALIA GRASSTREES AUSTRALIA (WA) PTY LTD T/AS**			$	**3,135.00**
.9190	Landscaping services and supplies	45838	E130233	$	3,135.00
.1628	**GREEN BUILDING COUNCIL OF AUSTRALIA**			$	**11,000.00**
.1628	Sustainability services	45825	E129671	$	11,000.00
.9742	**GREEN SHOOTS INVESTIGATIONS PTY LTD**			$	**15,097.51**
.9742	Workplace health and safety services	45825	E129945	$	15,097.51
.6293	**GREEN WORKZ PTY LTD**			$	**1,496.00**
.6293	Landscaping services and supplies	45825	E129773	$	1,496.00
.6874	**GREENHOUSE DESIGN STUDIOS ASHLEY JANE GREENHOUGH T/AS**			$	**2,266.00**
.6874	Marketing and communication services	45825	E129800	$	33.00
.6874	Marketing and communication services	45838	E130158	$	2,233.00
.8896	**GX OUTDOORS PTY LTD**			$	**82,834.40**
.8896	Outdoor furniture and shades and exercise equipment	45825	E129875	$	1,650.00
.8896	Outdoor furniture and shades and exercise equipment	45838	E130215	$	81,184.40
.9484	**HAITCH STUDIO PTY LTD**			$	**1,622.50**
.9484	Artists and artworks	45838	E130251	$	1,622.50
.7756	**HANSON CONSTRUCTION MATERIALS PTY LTD**			$	**1,057.99**
.7756	Building construction materials and services	45825	E129835	$	1,057.99
.4312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			$	**101,656.46**
.4312	Temporary labour	45825	E129722	$	43,273.39
.4312	Temporary labour	45838	E130095	$	58,383.07

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.0599	**HEAVY AUTOMATICS PTY LTD**			$	**3,639.10**
.0599	maintenance and services	45838	E130024	$	3,639.10
.5109	**HI TECH SPORTS PTY LTD**			$	**7,991.50**
.5109	Sport and recreation equipment	45838	E130107	$	7,991.50
.7810	**HILTON HARVEST COMMUNITY GARDEN INC**			$	**5,000.00**
.7810	Park maintenance charges	45825	E129836	$	5,000.00
.8295	**HOOP HOOP HOORAY ELISE ALEXANDRA HINKLEY T/AS**			$	**409.00**
.8295	Community events	45825	E129861	$	409.00
.5489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			$	**125,148.16**
.5489	Irrigation and watering systems	45825	E129751	$	60,844.63
.5489	Irrigation and watering systems	45838	E130113	$	64,303.53
.0064	**HOST CORPORATION PTY LTD**			$	**857.34**
.0064	Catering services and supplies	45825	E129634	$	857.34
.9062	**HYDROQUIP PUMPS & IRRIGATION PTY LTD**			$	**169,577.10**
.9062	Irrigation and watering systems	45825	E129885	$	704.00
.9062	Irrigation and watering systems	45838	E130222	$	168,873.10
.8210	**IESHA WYATT**			$	**500.00**
.8210	Artists and artworks	45838	E130200	$	500.00
.9733	**INDIGENOUS PSYCHOLOGICAL SERVICES PTY LTD**			$	**325.00**
.9733	External training courses	45838	E130268	$	325.00
.0114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			$	**5,114.59**
.0114	General hardware and tools	45825	E129636	$	3,485.49
.0114	General hardware and tools	45838	E130011	$	1,629.10
.6016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			$	**11,954.20**
.6016	Temporary labour	45825	E129761	$	5,209.99

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6016	Temporary labour	45838	E130125	$	6,744.21
.6619	**INFOR GLOBAL SOLUTIONS (ANZ) PTY LIMITED SUNSYSTEMS SOFTWARE T/AS**			**$**	**13,310.00**
.6619	IT technical services	45838	E130147	$	13,310.00
.4643	**INFOR PUBLIC SECTOR USER FORUM INC**			**$**	**1,650.00**
.4643	Subscriptions	45838	E130098	$	1,650.00
.0009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**2,779.66**
.0009	Hygiene services	45838	E130007	$	2,779.66
.6615	**INSTANT TOILETS & SHOWERS INSTANT PRODUCTS HIRE T/AS**			**$**	**391.56**
.6615	Event equipment hire	45838	E130146	$	391.56
.4326	**INTELIFE GROUP LIMITED**			**$**	**5,439.49**
.4326	Commercial cleaning	45825	E129723	$	5,439.49
.9649	**IRREX LISA SEMMENS T/AS**			**$**	**4,565.00**
.9649	Irrigation and watering systems	45825	E129935	$	4,565.00
.4872	**JACKSON MCDONALD**			**$**	**2,613.60**
.4872	Legal and conveyancing services	45838	E130102	$	2,613.60
.9707	**JAMES MCGOVERN**			**$**	**1,750.00**
.9707	Training services	45838	E130266	$	1,750.00
.5119	**JANA BRADDOCK COM EMPLOYEE**			**$**	**147.96**
.5119	Staff reimbursements	45825	E129742	$	125.16
.5119	Staff reimbursements	45838	E130108	$	22.80
.7967	**JANE EDINGER COUNCILLOR**			**$**	**3,038.33**
.7967	Councillor expenses	45825	E129846	$	3,038.33
.9073	**JANE LOUISE HEBITON**			**$**	**200.00**
.9073	Artists and artworks	45825	E129886	$	200.00

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.1406	**JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS**			$	**6,580.68**
.1406	IT hardware	45825	E129665	$	3,735.68
.1406	IT hardware	45838	E130041	$	2,845.00
.5542	**JCB CONSTRUCTION EQUIPMENT AUSTRALIA CFC HOLDINGS PTY LTD T/AS**			$	**534.50**
.5542	Plant purchase/Parts	45838	E130115	$	534.50
.7971	**JENNIFER SPANBROEK COUNCILLOR**			$	**3,038.33**
.7971	Councillor expenses	45825	E129847	$	3,038.33
.9600	**JOHN LE CRAS & ASSOCIATES PTY LTD**			$	**1,875.06**
.9600	Public relations	45825	E129930	$	1,875.06
.1490	**JONAS LEISURE PTY LTD**			$	**64,394.86**
.1490	IT software/licensing and maintenance	45825	E129667	$	64,394.86
.7650	**JPS RIGGING SERVICES PTY LTD**			$	**6,545.00**
.7650	Maintenance and services	45825	E129833	$	6,545.00
.7650	Maintenance and services	45828	E129833	-$	6,545.00
.7650	Maintenance and services	45838	E130181	$	6,545.00
.9174	**JULIA STEWART STEWART, JULIA KATHERINE T/AS**			$	**550.00**
.9174	Business and management consulting and services	45825	E129900	$	550.00
.8546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			$	**688.50**
.8546	Artists and artworks	45825	E129868	$	688.50
.6279	**KAREN WHEATLAND COUNCILLOR**			$	**5,458.68**
.6279	Councillor expenses	45825	E129771	$	4,983.74
.6279	Councillor expenses	45838	E130131	$	474.94
.9544	**KATE MOSS KATHERINE ANNE MOSS T/AS**			$	**1,815.00**
.9544	Artists and artworks	45825	E129928	$	1,815.00
.2898	**KATHERINE MAIR COUNCILLOR**			$	**9,649.82**
.2898	Councillor expenses	45825	E129690	$	9,621.75

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.2898	Councillor expenses	45838	E130068	$	28.07
.9125	**KAZOOM CATERING KAZOOM CONCEPT STALLS PTY LTD T/AS**			**$**	**1,200.00**
.9125	Catering services and supplies	45825	E129894	$	1,200.00
.6394	**KENNARDS HIRE PTY LTD**			**$**	**600.00**
.6394	Event equipment hire	45825	E129779	$	600.00
.5026	**KEY2CREATIVE MUSTANG THREE PTY LTD T/AS**			**$**	**3,520.00**
.5026	Signage and sign writing	45838	E130106	$	3,520.00
.9377	**KIERON BROADHURST BROADHURST, KIERON THOMAS T/AS**			**$**	**1,750.00**
.9377	Artists and artworks	45825	E129916	$	250.00
.9377	Artists and artworks	45838	E130244	$	1,500.00
.9739	**KINETIC IT PTY LTD**			**$**	**6,820.00**
.9739	IT technical services	45825	E129944	$	6,820.00
.7951	**KIT PRENDERGAST**			**$**	**550.00**
.7951	Community events	45838	E130194	$	550.00
.6770	**KLEENIT PTY LTD**			**$**	**2,468.84**
.6770	Graffiti removal services	45825	E129795	$	1,481.92
.6770	Graffiti removal services	45838	E130152	$	986.92
.7193	**KNOSYS SOLUTIONS PTY LTD**			**$**	**8,004.70**
.7193	IT software/licensing and maintenance	45838	E130165	$	8,004.70
.9669	**KOMATSU AUSTRALIA**			**$**	**87.42**
.9669	Minor machinery	45838	E130261	$	87.42
.8900	**KOMPAN PLAYSCAPE PTY LTD**			**$**	**32,192.60**
.8900	Playground equipment and maintenance	45825	E129876	$	32,192.60
.7064	**KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD**			**$**	**5,286.72**
.7064	Printers and multifunction devices	45825	E129816	$	5,286.72

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8660	**LA PALETA**			**$**	**453.60**
.8660	Food and beverages for resale	45838	E130212	$	453.60
.7292	**LAMINAR CAPITAL PTY. LTD**			**$**	**550.00**
.7292	Accounting and financial services	45838	E130168	$	550.00
.1115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**3,007.35**
.1115	Regulatory fees and government charges	45825	E129660	$	1,095.20
.1115	Regulatory fees and government charges	45838	E130036	$	1,912.15
.0688	**LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS**			**$**	**909.57**
.0688	Laundering and dry cleaning	45825	E129654	$	909.57
.3716	**LEARNING HORIZONS THE HELEN HARDCASTLE TRUST T/AS**			**$**	**19,800.00**
.3716	Training services	45838	E130084	$	19,800.00
.9570	**LEILA SKY DIAZ**			**$**	**400.00**
.9570	Photography	45838	E130253	$	400.00
.7919	**LINCOLN MACKINNON**			**$**	**374.00**
.7919	Entertainers	45825	E129843	$	374.00
.6451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**10,176.10**
.6451	Turf and Equipment	45838	E130141	$	10,176.10
.9702	**LKS CONSTRUCTIONS (WA) PTY LTD**			**$**	**32,890.00**
.9702	Building construction materials and services	45825	E129941	$	32,890.00
.4250	**LOCAL COMMUNITY INSURANCE SERVICES JARDINE LLOYD THOMPSON PTY LTD T/AS**			**$**	**753.50**
.4250	Insurance premiums	45825	E129717	$	753.50
.5475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**64,562.08**
.5475	Landscaping services and supplies	45825	E129750	$	62,802.08
.5475	Landscaping services and supplies	45838	E130112	$	1,760.00

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.8367	**LO-GO APPOINTMENTS HELENE PTY LTD T/AS**			$	**24,611.02**
.8367	Recruitment expenses	45825	E129864	$	16,240.79
.8367	Recruitment expenses	45838	E130206	$	8,370.23
.8888	**LUKE RILEY CREATIVE RILEY, LUKE DONOVAN T/AS**			$	**330.00**
.8888	Photography	45838	E130214	$	330.00
.7275	**LUMEN IT LUMEN IT PTY LTD T/AS**			$	**175,369.70**
.7275	IT and telecommunications expenses	45838	E130167	$	175,369.70
.8605	**MACKAY URBAN DESIGN FEED THE TIGER PTY LTD T/AS**			$	**4,570.00**
.8605	Architectural and design services	45838	E130208	$	4,570.00
.1723	**MAIN ROADS WA**			$	**29,337.26**
.1723	Pavement construction and streetscape services	45825	E129673	$	29,337.26
.0141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			$	**6,875.62**
.0141	Repairs and parts as required	45825	E129638	$	5,724.54
.0141	Repairs and parts as required	45838	E130013	$	1,151.08
.7885	**MARISA SANTOSA SANTOSA, MARIA T/AS**			$	**4,000.00**
.7885	Artists and artworks	45838	E130191	$	4,000.00
.6886	**MARSHALL BEATTIE AUTOMATION MARSHALL BEATTIE PTY LTD T/AS**			$	**4,245.52**
.6886	Service of Entry gates	45825	E129803	$	3,607.52
.6886	Service of Entry gates	45838	E130160	$	638.00
.5232	**MATTHEW WOODALL COUNCILLOR**			$	**3,038.33**
.5232	Councillor expenses	45825	E129745	$	3,038.33
.2678	**MAXWELL AND ROBINSON AND PHELPS THE TRUSTEE FOR TEEKMAR FAMILY TRUST T/AS**			$	**208.45**
.2678	Pest & Weed Control	45838	E130062	$	208.45
.9754	**MAZAMI PTY LTD**			$	**385.00**
.9754	Community events	45825	E129946	$	385.00

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9324	**MCLEODS LAWYERS PTY LTD**			**$**	**2,899.16**
.9324	Legal and conveyancing services	45825	E129910	$	2,899.16
.8242	**MELSKI ART PTY LTD**			**$**	**4,400.00**
.8242	Artists and artworks	45825	E129860	$	4,400.00
.6638	**MELVILLE TOYOTA SERVCO AUSTRALIA MELVILLE PTY LTD T/AS**			**$**	**2,057.92**
.6638	Servicing and parts as required	45825	E129788	$	1,234.18
.6638	Servicing and parts as required	45838	E130149	$	823.74
.6161	**MEND CONSULTING PTY LTD**			**$**	**16,324.12**
.6161	Engineering consulting services	45825	E129767	$	16,324.12
.1603	**MESSAGES ON HOLD MESSAGES ON HOLD AUSTRALIA PTY LTD T/AS**			**$**	**1,065.03**
.1603	Marketing and communication services	45825	E129670	$	1,065.03
.8997	**METAL ARTWORK BADGES D&L STUDIO PTY LTD T/AS**			**$**	**219.78**
.8997	Office equipment	45825	E129878	$	83.60
.8997	Office equipment	45838	E130216	$	136.18
.5382	**METRIX CONSULTING PTY LTD**			**$**	**9,633.25**
.5382	Business and management consulting and services	45838	E130111	$	9,633.25
.0323	**METROCOUNT MICROCOM PTY LTD T/AS**			**$**	**973.50**
.0323	Traffic control services	45838	E130018	$	973.50
.9054	**MIDLAND MINI CRETE HIGGO NOMINEES PTY LTD T/AS**			**$**	**1,505.00**
.9054	Roads and paving supplies - concrete	45825	E129884	$	1,505.00
.1480	**MILES NOEL NOEL, MILES FELIX T/AS**			**$**	**2,376.00**
.1480	Photography	45825	E129666	$	2,376.00
.9228	**MINIQUIP HIRE THE TRUSTEE FOR FENTON FAMILY TRUST T/AS**			**$**	**272.25**
.9228	Plant hire	45825	E129904	$	272.25
.6694	**MINTERELLISON**			**$**	**27,396.12**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6694	Legal and conveyancing services	45825	E129792	$	5,298.37
.6694	Legal and conveyancing services	45838	E130151	$	22,097.75
.8391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**12,759.04**
.8391	Playground equipment and maintenance	45825	E129865	$	12,759.04
.2865	**MMM WA PTY LTD**			**$**	**8,799.59**
.2865	Building construction materials and services	45825	E129689	$	8,497.09
.2865	Building construction materials and services	45838	E130067	$	302.50
.8768	**MODE DESIGN CORP PTY LTD**			**$**	**3,883.00**
.8768	Architectural and design services	45825	E129872	$	3,883.00
.9018	**MODUS AUSTRALIA LANDMARK ENGINEERING & DESIGN PTY LTD T/AS**			**$**	**12,023.00**
.9018	Building construction materials and services	45825	E129880	$	12,023.00
.6545	**MOHOMAD ARIF & AUDREY M SATAR JANELAS VERDES FINE AUSTRALIAN CERAMICS**			**$**	**1,320.00**
.6545	Artists and artworks	45838	E130143	$	1,320.00
.7462	**MONAGHAN SURVEYING JOHN TIMOTHY MONAGHAN T/AS**			**$**	**1,344.00**
.7462	Surveyors	45838	E130175	$	1,344.00
.9096	**MONISSE, LAURA ROSE**			**$**	**500.00**
.9096	Community events	45825	E129889	$	500.00
.6622	**MOORE AUSTRALIA (WA) PTY LTD AS AGENT**			**$**	**35,200.00**
.6622	Auditing services	45838	E130148	$	35,200.00
.9720	**MOVE PARTY PEOPLE PTY LTD**			**$**	**385.00**
.9720	Event equipment hire	45825	E129942	$	385.00
.0212	**MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS**			**$**	**611.08**
.0212	Asbestos removal and disposal	45825	E129642	$	195.54
.0212	Asbestos removal and disposal	45838	E130015	$	415.54
.9741	**MULTISPARES LIMITED**			**$**	**1,355.47**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9741	Plant purchase/Parts	45838	E130270	$	1,355.47
.5921	**MYSTERY CUSTOMER UNDERCOVER CUSTOMER PTY LTD T/AS**			**$**	**877.80**
.5921	Business and management consulting and services	45825	E129759	$	877.80
.9201	**NATIONAL CRIME CHECK NATIONAL CRIME CHECK PTY LTD T/AS**			**$**	**186.00**
.9201	HR and workforce services	45825	E129902	$	72.00
.9201	HR and workforce services	45838	E130235	$	114.00
.4557	**NATIVE ARC INC**			**$**	**1,400.00**
.4557	Marketing materials and promotional items	45825	E129727	$	1,400.00
.6044	**NATSYNC ENVIRONMENTAL THE TRUSTEE FOR THE PRODIGY TRUST T/AS**			**$**	**27,225.00**
.6044	Animal management and pound expenses	45825	E129762	$	27,225.00
.7940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**103,645.56**
.7940	Bush regeneration	45825	E129844	$	48,020.31
.7940	Bush regeneration	45838	E130193	$	55,625.25
.4477	**NATURE PLAY SOLUTIONS PTY LTD**			**$**	**232,832.81**
.4477	Landscape design and architecture services	45825	E129726	$	2,629.00
.4477	Landscape design and architecture services	45838	E130097	$	230,203.81
.6837	**NETSTAR AUSTRALIA PTY LTD**			**$**	**4,702.72**
.6837	Minor machinery	45825	E129798	$	1,050.72
.6837	Minor machinery	45838	E130156	$	3,652.00
.6698	**NEVILLE JOSEPH COLLARD**			**$**	**1,600.00**
.6698	Community events	45825	E129793	$	1,600.00
.2969	**NICOLE ROBINS COUNCILLOR**			**$**	**3,038.33**
.2969	Councillor expenses	45825	E129692	$	3,038.33
.7658	**NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS**			**$**	**3,067.30**
.7658	Architectural and design services	45838	E130183	$	3,067.30

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.8649	**NORMAN DISNEY & YOUNG NDY MANAGEMENT PTY LTD T/AS**			**$ 9,020.00**
.8649	Engineering consulting services	45825	E129870	$ 6,160.00
.8649	Engineering consulting services	45838	E130211	$ 2,860.00
.3408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$ 117,692.83**
.3408	Electrical and lighting maintenance supplies and services	45825	E129701	$ 68,956.72
.3408	Electrical and lighting maintenance supplies and services	45838	E130078	$ 48,736.11
.5866	**NRP ELECTRICAL SERVICES**			**$ 1,636.00**
.5866	Electrical and lighting maintenance supplies and services	45825	E129758	$ 404.00
.5866	Electrical and lighting maintenance supplies and services	45838	E130123	$ 1,232.00
.7336	**NUTRIEN AG SOLUTIONS LIMITED LANDMARK OPERATIONS LIMITED T/AS**			**$ 2,435.49**
.7336	Landscaping services and supplies	45825	E129825	$ 2,435.49
.1020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$ 20,536.84**
.1020	Irrigation and watering systems	45825	E129657	$ 6,233.10
.1020	Irrigation and watering systems	45838	E130032	$ 14,303.74
.9689	**OFFICE FITOUT PROFESSIONALS PTY LTD**			**$ 14,415.70**
.9689	Furniture and Fit Out	45838	E130264	$ 14,415.70
.0607	**OFFICE OF STATE REVENUE DEPARTMENT OF FINANCE T/AS**			**$ 200.00**
.0607	Regulatory fees and government charges	45838	E130025	$ 200.00
.7543	**ON TAP PLUMBING & GAS PTY LTD**			**$ 92,562.49**
.7543	Plumbing maintenance supplies and services	45825	E129830	$ 77,268.25
.7543	Plumbing maintenance supplies and services	45838	E130176	$ 15,294.24
.7795	**OPEN HANDS CREATIVE SCHAAFSMA, MORGAN T/AS**			**$ 3,054.00**
.7795	Artists and artworks	45838	E130186	$ 3,054.00
.3439	**OTIS ELEVATOR COMPANY PTY LTD**			**$ 2,345.41**
.3439	Lift maintenance and services	45825	E129703	$ 2,345.41
.9607	**PAATSCH CONSULTING PTY LTD**			**$ 38,105.10**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9607	Sport and recreation subsidies	45825	E129931	$	38,105.10
.2629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**8,000.00**
.2629	Nursery supplies	45825	E129685	$	6,490.00
.2629	Nursery supplies	45838	E130059	$	1,510.00
.6488	**PARAMOUNT SECURITY SERVICES SILVERBACK ENTERPRISES PTY LTD T/AS**			**$**	**554.40**
.6488	Security services	45825	E129783	$	554.40
.7866	**PAULINE LOGAN CONSULTING & ASSOCIATES**			**$**	**5,500.00**
.7866	Consulting services	45825	E129840	$	5,500.00
.9672	**PAXUS AUSTRALIA PTY LIMITED**			**$**	**37,260.96**
.9672	Recruitment expenses	45825	E129939	$	6,210.16
.9672	Recruitment expenses	45838	E130262	$	31,050.80
.0082	**PENSKE AUSTRALIA PTY LTD**			**$**	**13,322.60**
.0082	Vehicle Repairs and Maintenance	45838	E130009	$	13,322.60
.8339	**PEOPLESENSE BY ALTIUS PEOPLESENSE PTY LTS T/AS**			**$**	**4,328.20**
.8339	Workplace health and safety services	45838	E130205	$	4,328.20
.6305	**PERTH ENERGY PTY LTD**			**$**	**24,608.76**
.6305	Gas	45825	E129774	$	24,608.76
.4206	**PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD**			**$**	**331,436.56**
.4206	Landscape design and architecture services - Heathcote	45825	E129715	$	331,436.56
.1079	**PIRTEK (FREMANTLE) PTY LTD**			**$**	**1,234.70**
.1079	Pipes and fittings services	45838	E130034	$	1,234.70
.2648	**PLANNING INSTITUTE AUSTRALIA**			**$**	**11,117.60**
.2648	Advertising and media buy	45838	E130060	$	11,117.60
.0413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**703.54**
.0413	Park maintenance charges	45825	E129646	$	365.52

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.0413	Park maintenance charges	45838	E130020	$	338.02
.9407	**PLAY CHECK PTY LTD**			**$**	**605.00**
.9407	Playground equipment and maintenance	45838	E130247	$	605.00
.1590	**PLAYMASTER PTY LTD**			**$**	**143.00**
.1590	Playground equipment and maintenance	45838	E130043	$	143.00
.0251	**POOLEGRAVE SIGNS & ENGRAVING THE TRUSTEE FOR THE D&J ROSE FAMILY TRUST T/AS**			**$**	**4,537.50**
.0251	Signage and sign writing	45838	E130017	$	4,537.50
.0461	**PORTER CONSULTING ENGINEERS THE TRUSTEE FOR THE CONSULTING ENGINEERING UNIT TRUST T/AS**			**$**	**13,200.00**
.0461	Engineering consulting services	45825	E129648	$	11,000.00
.0461	Engineering consulting services	45838	E130021	$	2,200.00
.6362	**POWERLYT GROUP PTY LTD**			**$**	**2,522.19**
.6362	Electrical and lighting maintenance supplies and services	45838	E130137	$	2,522.19
.7824	**PRECISION AUTOMOTIVE EQUIPMENT CAR BITZ & ACCESSORIES PTY LTD T/AS**			**$**	**217.91**
.7824	Trucks	45825	E129838	$	217.91
.4981	**PRESTIGE HONDA THE TRUSTEE FOR ACR NO1 UNIT TRUST T/AS**			**$**	**999.00**
.4981	Light Vehicle purchase	45825	E129739	$	999.00
.9370	**PULCH MAG**			**$**	**75.00**
.9370	Outsourced printing	45825	E129914	$	75.00
.6280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**39,975.23**
.6280	Roofing services	45825	E129772	$	26,966.66
.6280	Roofing services	45838	E130132	$	13,008.57
.7236	**RAWLINSONS (W.A) RAWLINSON ROBERTS & PARTNERS UNITTRUST T/AS**			**$**	**17,490.00**
.7236	Surveyors	45825	E129822	$	17,490.00
.3217	**REDFISH TECHNOLOGIES PTY LTD**			**$**	**1,257.91**
.3217	Furniture	45838	E130073	$	1,257.91

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9109	**REDIMED PTY LTD**			**$**	**2,238.78**
.9109	Medical expenses	45825	E129892	$	2,238.78
.7445	**REINO INTERNATIONAL PTY LIMITED**			**$**	**31,882.74**
.7445	Parking meters	45825	E129829	$	31,882.74
.3412	**REMIDA PERTH INC**			**$**	**4,675.00**
.3412	Community events	45838	E130079	$	4,675.00
.9397	**RENASCENT WESTERN AUSTRALIA PTY LIMITED**			**$**	**692,535.53**
.9397	Building construction - Len Shearer Reserve	45825	E129918	$	352,175.25
.9397	Building construction - Len Shearer Reserve and Blue gum	45838	E130246	$	340,360.28
.2002	**RENT A FENCE PTY LTD THE TRUSTEE FOR THE RENT A FENCE AUSTRALIA TRUST T/AS**			**$**	**627.82**
.2002	Fencing supplies and services	45838	E130050	$	627.82
.0979	**RENTOKIL INITIAL PTY LTD**			**$**	**328.11**
.0979	Hygiene services	45838	E130029	$	328.11
.2203	**RESOURCE RECOVERY GROUP**			**$**	**970,170.90**
.2203	Waste expenses	45838	E130054	$	970,170.90
.6853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**2,574.65**
.6853	Road line marking	45825	E129799	$	868.16
.6853	Road line marking	45838	E130157	$	1,706.49
.7916	**ROK RILEY RACHEL SALMON - LOMAS T/AS**			**$**	**500.00**
.7916	Entertainers	45838	E130192	$	500.00
.1532	**ROYAL LIFE SAVING SOCIETY WA INC**			**$**	**154.00**
.1532	Community events	45825	E129669	$	154.00
.3986	**ROYAL WOLF AUSTRALIA UNITED RENTALS AUSTRALIA PTY LTD T/AS**			**$**	**1,912.89**
.3986	General hardware and tools	45825	E129713	$	1,439.96
.3986	General hardware and tools	45838	E130090	$	472.93

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.4666	**SAFARI BUILDING PRODUCTS TACOMA GROUP T/AS**			**$**	**3,941.03**
.4666	Building construction materials and services	45838	E130099	$	3,941.03
.9681	**SAFE ROADS CONSULTANTS PTY LTD**			**$**	**11,457.60**
.9681	Traffic control services	45838	E130263	$	11,457.60
.9621	**SAFETY SOLUTIONS WA SAFSOLWA PTY LTD T/AS**			**$**	**2,453.00**
.9621	Workplace health and safety services	45838	E130255	$	2,453.00
.7878	**SALLY BOWER**			**$**	**105.00**
.7878	Community events	45825	E129841	$	105.00
.0615	**SATELLITE SECURITY SERVICES**			**$**	**5,840.14**
.0615	Security systems/Monitoring	45825	E129652	$	4,440.28
.0615	Security systems/Monitoring	45838	E130026	$	1,399.86
.2955	**SAVI SOUND AUDIO VISUAL INTERGRATION SYSTEMS RISUCCI, DOMENIC T/AS**			**$**	**712.25**
.2955	AV equipment and cameras	45825	E129691	$	316.25
.2955	AV equipment and cameras	45838	E130069	$	396.00
.6160	**SCAPE-ISM PTY LTD THE TRUSTEE FOR REES FAMILY TRUST T/AS**			**$**	**1,100.00**
.6160	Artists and artworks	45825	E129766	$	1,100.00
.0911	**SCOTT PRINTERS PTY LTD**			**$**	**2,558.60**
.0911	Outsourced printing	45825	E129655	$	1,857.90
.0911	Outsourced printing	45838	E130028	$	700.70
.5632	**SEAN AVERY AVERY, SEAN EDWARD T/AS**			**$**	**1,705.87**
.5632	Library Expenses	45825	E129753	$	1,705.87
.9444	**SECURE FENCING WA**			**$**	**20,353.00**
.9444	Building maintenance and services	45838	E130249	$	20,353.00
.7990	**SEEK SEEK LIMITED T/AS**			**$**	**6,534.33**
.7990	Recruitment expenses	45825	E129848	$	6,534.33

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9547	**SENSEN NETWORKS OPERATIONS PTY LTD**			**$**	**24,750.00**
.9547	IT technical services	45825	E129929	$	24,750.00
.9003	**SERCUL SOUTH EAST REGIONAL CENTRE FOR URBAN LANDCARE INC T/AS**			**$**	**792.00**
.9003	Landscape design and architecture services	45825	E129879	$	396.00
.9003	Landscape design and architecture services	45838	E130217	$	396.00
.4699	**SETON AUSTRALIA PTY LTD BRADY AUSTALIA PTY LTD T/AS**			**$**	**9,306.00**
.4699	Lifting and height and other safety apparatus	45825	E129731	$	9,306.00
.6993	**SHOPFITTINGS STORE PTY LTD**			**$**	**544.85**
.6993	Maintenance and services	45825	E129810	$	544.85
.9102	**SHORE WATER MARINE PTY LTD**			**$**	**36,278.00**
.9102	Wharf and jetty materials and services	45825	E129891	$	36,278.00
.7882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**19,847.84**
.7882	Playground equipment and maintenance	45825	E129842	$	4,132.68
.7882	Playground equipment and maintenance	45838	E130190	$	15,715.16
.6447	**SIGMA TELFORD GROUP CROMAG PTY LTD T/AS**			**$**	**5,871.91**
.6447	Water chemicals	45825	E129781	$	109.45
.6447	Water chemicals	45838	E130140	$	5,762.46
.6919	**SIGNARAMA MYAREE KOOLFRO PTY LTD T/AS**			**$**	**19,786.75**
.6919	Signage and sign writing	45838	E130161	$	19,786.75
.5122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**3,742.38**
.5122	Building construction materials and services	45825	E129743	$	3,742.38
.8685	**SITE ENVIROMENTAL AND REMEDATION SERVICES (WA) PTY LTD**			**$**	**21,206.90**
.8685	Environmental consultancy services	45825	E129871	$	21,206.90
.9430	**SKATE SCULPTURE PTY LTD**			**$**	**22,630.08**
.9430	Landscape design and architecture services	45838	E130248	$	22,630.08

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.6407	**SLAVIN ARCHITECTS PTY LTD**			**$**	**1,782.00**
.6407	Engineering consulting services	45825	E129780	$	1,782.00
.7001	**SOCIAL PINPOINT PTY LTD**			**$**	**3,938.00**
.7001	Website expenses	45825	E129812	$	3,938.00
.4934	**SOILS AINT SOILS SPLENDID ENTERPRISES PTY LTD T/AS**			**$**	**1,470.00**
.4934	Landscaping services and supplies	45825	E129736	$	1,470.00
.8872	**SOLAIR GROUP SOLAIR GROUP PTY LTD T/AS**			**$**	**14,839.00**
.8872	Water treatment services	45838	E130213	$	14,839.00
.9139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,038.33**
.9139	Councillor expenses	45825	E129898	$	3,038.33
.4254	**SOUNDTOWN BROOMSTICK PRODUCTIONS PTY LTD & COLD CRANKING AMPS PTY LTD**			**$**	**403.00**
.4254	AV equipment and cameras	45825	E129718	$	403.00
.6173	**SOUTH SIDE WIRE SEAGRIM, PHILIP LESLIE T/AS**			**$**	**1,438.80**
.6173	Temporary fencing	45825	E129768	$	1,185.80
.6173	Temporary fencing	45838	E130128	$	253.00
.3291	**SOUTHSIDE BMX CLUB INC.**			**$**	**14,520.00**
.3291	Donations, Sponsorship & Contributions	45838	E130074	$	14,520.00
.3969	**SPANDEX ASIA PACIFIC PTY LTD**			**$**	**2,690.76**
.3969	Other signage and sign writing	45825	E129712	$	1,748.33
.3969	Other signage and sign writing	45838	E130089	$	942.43
.9482	**SPARE PARTS PUPPET THEATRE INC**			**$**	**330.00**
.9482	Community events	45825	E129923	$	330.00
.7813	**SPECTRUM ARTS B MITCHELL & G MITCHELL T/AS**			**$**	**220.00**
.7813	Artists and artworks	45825	E129837	$	220.00

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9458	**SPINIFEX SHEDS SNK CONSTRUCTION PTY LTD T/AS**			$	**16,014.00**
.9458	Building construction materials and services	45838	E130250	$	16,014.00
.4153	**SPORTSWORLD OF WA THE TRUSTEE FOR SPORTSWORLD UNIT TRUST T/AS**			$	**891.00**
.4153	Sport and recreation equipment	45825	E129714	$	196.90
.4153	Sport and recreation equipment	45838	E130092	$	694.10
.5440	**SPRAYLINE SPRAYING EQUIPMENT MATOPOS PTY LTD MALEMI UNIT TRUST T/AS**			$	**1,496.76**
.5440	General hardware and tools	45825	E129748	$	1,496.76
.1220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			$	**551.20**
.1220	External training courses	45838	E130039	$	551.20
.7808	**STANTEC AUSTRALIA PTY LTD**			$	**11,000.00**
.7808	Creative services and graphic design	45838	E130187	$	11,000.00
.0491	**STATE EMERGENCY SERVICE MELVILLE (SES MELVILLE) MELVILLE STATE EMERCENCY SERVICE UNIT (INC) T/AS**			$	**8,473.77**
.0491	Community services and respite	45825	E129649	$	3,473.77
.0491	Community services and respite	45838	E130022	$	5,000.00
.6476	**STATEWIDE PUMP SERVICES**			$	**5,104.00**
.6476	Sewerage expenses	45825	E129782	$	5,104.00
.9729	**STEPHEN DONALD HOPPER**			$	**1,600.00**
.9729	Consulting services	45838	E130267	$	1,600.00
.7635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			$	**45,902.21**
.7635	Landscaping services and supplies	45825	E129832	$	5,439.26
.7635	Landscaping services and supplies	45838	E130180	$	40,462.95
.3772	**STREETSIDE ADVERTISING MUSCARA HOLDINGS PTY LTD T/AS**			$	**19,030.60**
.3772	Marketing materials and promotional items	45825	E129707	$	19,030.60
.9524	**STRIVE CIVIL ENGINEERS PTY LTD**			$	**29,088.40**
.9524	Engineering consulting services	45825	E129927	$	29,088.40

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.1956	**STRUCTERRE CONSULTING ENGINEERS YOUNG PURICH & HIGHAM UNIT TRUST T/AS**			$	**2,640.00**
.1956	Engineering consulting services	45838	E130049	$	2,640.00
.5460	**SUBTERA MP ELECTROLOCATION PTY LTD T/AS**			$	**3,116.85**
.5460	Underground Service Location	45825	E129749	$	3,116.85
.3539	**SUPERIOR PAK PTY LTD**			$	**19,382.53**
.3539	Trucks - Repairs and Parts as required	45825	E129705	$	12,435.46
.3539	Trucks - Repairs and Parts as required	45838	E130082	$	6,947.07
.9650	**SUPREME SHADES BELGRADE HOLDINGS PTY LTD T/AS**			$	**32,075.10**
.9650	Outdoor furniture and shades and exercise equipment	45825	E129936	$	9,834.00
.9650	Outdoor furniture and shades and exercise equipment	45838	E130259	$	22,241.10
.9289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			$	**9,456.81**
.9289	Landscaping services and supplies	45825	E129908	$	8,708.81
.9289	Landscaping services and supplies	45838	E130242	$	748.00
.6605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			$	**305,347.36**
.6605	Electricity	45825	E129786	$	224,173.64
.6605	Electricity	45838	E130144	$	81,173.72
.1719	**TANGENT NOMINEES PTY LTD T/A SUMMIT HOMES GROUP TANGENT NOMINEES PTY LTD ATF SUMMIT HOMES GROUP TRUST T/AS**			$	**3,071.95**
.1719	Building construction materials and services	45838	E130046	$	3,071.95
.6881	**TASTY FRESH PTY LTD**			$	**193.60**
.6881	Food and beverages for resale	45825	E129802	$	35.20
.6881	Food and beverages for resale	45838	E130159	$	158.40
.8917	**TEAM GLOBAL EXPRESS PTY LTD**			$	**409.22**
.8917	Couriers	45825	E129877	$	409.22
.6341	**TECHNOGYM AUSTRALIA PTY LTD**			$	**2,670.27**
.6341	Sport and recreation equipment	45825	E129777	$	2,218.22
.6341	Sport and recreation equipment	45838	E130136	$	452.05

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.9372	**TELSTRA LIMITED**			**$**	**4,121.29**
.9372	Telecommunication services	45825	E129915	$	4,121.29
.6307	**TENDERLINK.COM ILLION AUSTRALIA PTY T/AS**			**$**	**6,927.26**
.6307	Advertising and media buy	45825	E129775	$	1,014.76
.6307	Advertising and media buy	45838	E130133	$	5,912.50
.9128	**TERRENCE TECK SUN LEE COUNCILLOR**			**$**	**3,038.33**
.9128	Councillor expenses	45825	E129895	$	3,038.33
.7655	**THE NAPPY GURU KAMALIKA ANDREWS T/AS**			**$**	**1,000.00**
.7655	Community events	45825	E129834	$	500.00
.7655	Community events	45838	E130182	$	500.00
.9367	**THE REAL GOOD COMPANY PTY LTD**			**$**	**160.00**
.9367	Workplace health and safety services	45838	E130243	$	160.00
.9243	**THE SUMNER COLLECTIVE SUMNER, ELISE JAYNE T/AS**			**$**	**500.00**
.9243	Artists and artworks	45838	E130238	$	500.00
.5749	**THOMPSON BRUSHES K & D THOMPSON PTY LTD T/AS**			**$**	**2,480.54**
.5749	General hardware and tools	45838	E130119	$	2,480.54
.9418	**TIGER CONTAINERS THE TRUSTEE FOR THE TIGER CONTAINERS UNIT TRUST T/AS**			**$**	**244.53**
.9418	Sea freight	45825	E129921	$	244.53
.2076	**TIGER TEK PTY LTD**			**$**	**2,357.74**
.2076	General hardware and tools	45825	E129676	$	1,641.64
.2076	General hardware and tools	45838	E130051	$	716.10
.8126	**TIM MEAKINS DESIGN MEAKINS, TIMOTHY BRYCE T/AS**			**$**	**330.00**
.8126	Creative services and graphic design	45825	E129853	$	330.00
.5640	**TIME & PEOPLE PTY LTD**			**$**	**988.90**
.5640	IT software/licensing and maintenance	45825	E129754	$	988.90

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.1019	**TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS**			$	136,398.07
.1019	Light Vehicle purchase - Ford Rangers	45838	E130031	$	136,398.07
.2528	**TNS PAYMENT PLATFORMS PTY LIMITED**			$	655.13
.2528	Cash collection services	45825	E129683	$	655.13
.9247	**TOBY HOWELL TOMLINSON**			$	4,600.00
.9247	Artists and artworks	45825	E129906	$	4,600.00
.7007	**TOMAS FITZGERALD COUNCILLOR**			$	3,038.33
.7007	Councillor expenses	45825	E129813	$	3,038.33
.8170	**TONE LIST TONE LIST INC. T/AS**			$	101.25
.8170	Artists and artworks	45825	E129855	$	101.25
.3917	**TOTAL GREEN RECYCLING PTY LTD**			$	1,891.11
.3917	General recycling	45825	E129710	$	1,891.11
.9099	**TOTAL TOOLS O'CONNOR TOOLCO PTY LTD T/AS**			$	3,674.34
.9099	General hardware and tools	45825	E129890	$	3,674.34
.2663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			$	3,875.85
.2663	Uniforms and corporate wardrobe	45825	E129686	$	3,748.04
.2663	Uniforms and corporate wardrobe	45838	E130061	$	127.81
.0214	**T-QUIP TURF EQUIPMENT SOLUTIONS TOCOJEPA PTY LTD T/AS**			$	4,826.20
.0214	Turf and Equipment	45838	E130016	$	4,826.20
.6927	**TRACC CIVIL PTY LTD**			$	3,058.14
.6927	Building construction materials and services	45825	E129804	$	3,058.14
.1113	**TRAILER PARTS PTY LTD**			$	45.64
.1113	trailer parts and repairs	45838	E130035	$	45.64
.6951	**TRANSAIR TWO-WAY RADIO TRANSAIR HOLDINGS PTY LTD T/AS**			$	2,775.40
.6951	AV equipment and cameras	45825	E129808	$	2,775.40

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.7037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$ 281,459.73**
.7037	Arborists and tree services	45825	E129815	$ 115,057.70
.7037	Arborists and tree services	45838	E130164	$ 166,402.03
.4271	**TREE PLANTING & WATERING BARONESS HOLDINGS PTY LTD T/AS**			**$ 112,730.34**
.4271	Arborists and tree services	45825	E129720	$ 68,845.61
.4271	Arborists and tree services	45838	E130094	$ 43,884.73
.5353	**TRILITY SOLUTIONS PTY LTD**			**$ 587.11**
.5353	Maintenance and services	45825	E129747	$ 587.11
.4606	**TRIODIA SCANNING SERVICES SERVICE LOCATIONS PTY LTD T/AS**			**$ 1,633.50**
.4606	Engineering consulting services	45825	E129728	$ 1,633.50
.9389	**TRISTAN FIDLER TRISTAN MICHAEL FIDLER T/AS**			**$ 1,800.00**
.9389	Promotional videos	45825	E129917	$ 1,800.00
.7588	**TRUCK CENTRE WA PTY LTD**			**$ 11,777.17**
.7588	Trucks - Repairs and maintenance	45825	E129831	$ 2,974.84
.7588	Trucks - Repairs and maintenance	45838	E130179	$ 8,802.33
.6320	**TURNER & TOWNSEND PTY LTD**			**$ 11,000.00**
.6320	Business and management consulting and services	45838	E130134	$ 11,000.00
.6275	**TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS**			**$ 3,715.71**
.6275	Plant purchase/Parts	45838	E130130	$ 3,715.71
.8070	**UDLA UDLA PTY LTD ATF UDLA UNIT TRUST T/AS**			**$ 5,187.05**
.8070	Landscape design and architecture services	45825	E129850	$ 5,187.05
.4960	**ULTIMO CATERING & EVENTS PTY LTD**			**$ 16,636.40**
.4960	Catering services and supplies	45825	E129737	$ 5,918.90
.4960	Catering services and supplies	45838	E130105	$ 10,717.50
.3425	**UNICORN GROUP AUSTRALIA PTY LTD**			**$ 24,325.00**

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.3425	Vehicle accessories - Trundle Tool box	45825	E129702	$	2,887.00
.3425	Vehicle accessories - Tray Build	45838	E130080	$	21,438.00
.1592	**UNITED FORKLIFT AND ACCESS SOLUTIONS UNITED EQUIPMENT PTY LIMITED T/AS**			**$**	**682.00**
.1592	Community events	45838	E130044	$	682.00
.9164	**UNITING GLOBAL PTY LTD**			**$**	**33,688.90**
.9164	Commercial cleaning	45838	E130231	$	33,688.90
.7674	**UNIVERUS SOFTWARE PTY LTD**			**$**	**682.00**
.7674	IT software/licensing and maintenance	45838	E130185	$	682.00
.6941	**VEEV GROUP VEEV GROUP PTY LTD T/AS**			**$**	**43,384.00**
.6941	IT project management and consultancy	45825	E129806	$	43,384.00
.9087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**79,362.00**
.9087	General recycling	45825	E129887	$	35,699.97
.9087	General recycling	45838	E130225	$	43,662.03
.9657	**VERBAL JUDO AUSTRALIA**			**$**	**5,830.00**
.9657	Training services	45825	E129937	$	5,830.00
.9089	**VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS**			**$**	**10,800.50**
.9089	Security systems/Monitoring	45825	E129888	$	2,832.90
.9089	Security systems/Monitoring	45838	E130226	$	7,967.60
.6683	**VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS**			**$**	**18,263.88**
.6683	Data cabling services	45825	E129790	$	6,581.30
.6683	Data cabling services	45838	E130150	$	11,682.58
.9207	**VODICE PTY LTD**			**$**	**550.00**
.9207	Entertainers	45838	E130236	$	550.00
.4227	**VORGEE PTY LTD**			**$**	**2,009.70**
.4227	Swimming pool costs	45838	E130093	$	2,009.70

					Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
.3325	**WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS**			**$**	**464.31**
.3325	Trucks - Repairs and Parts as required	45825	E129698	$	464.31
.0577	**WA LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA**			**$**	**6,755.00**
.0577	Regulatory fees and government charges	45825	E129651	$	6,755.00
.2334	**WATER CORPORATION**			**$**	**46,662.30**
.2334	Hydro	45825	E129682	$	30,755.08
.2334	Hydro	45838	E130057	$	15,907.22
.1195	**WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS**			**$**	**10,059.12**
.1195	Plant maintenance	45825	E129662	$	3,876.97
.1195	Plant maintenance	45838	E130038	$	6,182.15
.3473	**WC CONVENIENCE MANAGEMENT PTY LIMITED**			**$**	**4,023.34**
.3473	Maintenance and services	45825	E129704	$	2,011.67
.3473	Maintenance and services	45838	E130081	$	2,011.67
.4281	**WEBSITE WEED AND PEST (WA) PTY LTD**			**$**	**34,376.97**
.4281	Park maintenance charges	45825	E129721	$	34,376.97
.9727	**WELCOMING AUSTRALIA LTD.**			**$**	**65.00**
.9727	Community events	45825	E129943	$	65.00
.5762	**WENDY CORRICK FRIENDS OF BULL CREEK**			**$**	**130.03**
.5762	Catering services and supplies	45838	E130120	$	130.03
.8008	**WEST COAST SPORTING SURFACES PTY LTD**			**$**	**2,640.00**
.8008	Playground equipment and maintenance	45825	E129849	$	2,640.00
.0674	**WEST COAST TURF SARATOGA HOLDINGS PTY LTD ATF THE JPD TRUST T/AS**			**$**	**12,848.00**
.0674	Turf and Equipment	45825	E129653	$	12,848.00
.3112	**WEST COAST WATERFILTER MAN**			**$**	**132.00**
.3112	Catering services and supplies	45838	E130072	$	132.00

				Over $25,000.00
Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
.2319	**WESTERN AUSTRALIAN LOCAL GOV ASSOC**			**$ 654.50**
.2319	Local Government	45838	E130055	$ 654.50
.1033	**WESTERN IRRIGATION PTY LTD**			**$ 784.39**
.1033	Irrigation and watering systems	45825	E129658	$ 784.39
.6382	**WESTERN RESOURCE RECOVERY PTY LTD**			**$ 225.37**
.6382	Waste collection and disposal	45825	E129778	$ 225.37
.4399	**WESTON ROAD SYSTEMS**			**$ 1,320.00**
.4399	Traffic control services	45825	E129724	$ 1,320.00
.3782	**WEST-SURE GROUP**			**$ 936.53**
.3782	Parking meters	45825	E129708	$ 50.88
.3782	Parking meters	45838	E130086	$ 885.65
.6956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$ 357.93**
.6956	Electricity	45825	E129809	$ 244.35
.6956	Electricity	45838	E130162	$ 113.58
.3080	**WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD**			**$ 14,762.88**
.3080	Landscaping services and supplies	45825	E129695	$ 14,762.88
.0225	**WORK CLOBBER WORKCLOBBER TRUST & LINDAL FAMILY TRUST T/AS**			**$ 225.01**
.0225	Uniforms and corporate wardrobe	45825	E129643	$ 225.01
.6328	**WORMALD AUSTRALIA PTY LTD**			**$ 27,443.28**
.6328	Fire equipment and maintenance services	45825	E129776	$ 18,175.78
.6328	Fire equipment and maintenance services	45838	E130135	$ 9,267.50
.7103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**			**$ 1,199.00**
.7103	Hygiene services	45825	E129819	$ 1,199.00
.9090	**YABINI KICKETT MCDOWELL, ESTHER MARY T/AS**			**$ 2,000.00**
.9090	Artists and artworks	45838	E130227	$ 2,000.00

						Over $25,000.00
Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
.9427	**YIDARRA GROUP PTY LTD**				**$**	**53,583.53**
.9427	Artists and artworks		45825	E129922	$	53,583.53
.9492	**ZALE CONSULTING ZALE PTY LTD T/AS**				**$**	**30,112.50**
.9492	HR and workforce services		45825	E129925	$	30,112.50
.9066	**ZALI REBECCA MORGAN**				**$**	**1,650.00**
.9066	Artists and artworks		45838	E130223	$	1,650.00
.3582	**ZENIEN THE TRUSTEE FOR ASTUTA TRUST T/AS**				**$**	**7,159.02**
.3582	Security systems/Monitoring		45838	E130083	$	7,159.02
.4209	**ZEPHYR BUILDING SOLUTIONS CAPUTI, FRANK PETER T/AS**				**$**	**1,265.00**
.4209	Building construction materials and services		45825	E129716	$	1,265.00
.9129	**ZHI HOONG LIM COUNCILLOR**				**$**	**3,038.33**
.9129	Councillor expenses		45825	E129896	$	3,038.33
.3023	**ZIRCODATA PTY LTD**				**$**	**5,671.76**
.3023	Document storage and archive		45825	E129694	$	2,837.36
.3023	Document storage and archive		45838	E130071	$	2,834.40
9996	**SUNDRY TRUST CREDITOR**				**$**	**85,500.00**
9996	Bjf Holdings Pty Ltd	Verge Bond Refund	45813	E129607	$	1,900.00
9996	Oswald Homes	Verge Bond Refund	45813	E129608	$	1,900.00
9996	Residential Building WA Pty Ltd	Verge Bond Refund	45813	E129609	$	1,900.00
9996	Residential Building WA Pty Ltd	Verge Bond Refund	45813	E129610	$	1,900.00
9996	Residential Building WA Pty Ltd	Verge Bond Refund	45813	E129611	$	1,900.00
9996	Residential Building WA Pty Ltd	Verge Bond Refund	45813	E129612	$	1,900.00
9996	Residential Building WA Pty Ltd	Verge Bond Refund	45813	E129613	$	1,900.00
9996	Mr T W Creasey	Verge Bond Refund	45813	E129614	$	1,900.00
9996	101 Residential Pty Ltd	Verge Bond Refund	45813	E129615	$	1,900.00
9996	Mr C B Spencer	Verge Bond Refund	45813	E129616	$	1,900.00
9996	Mr J L Russell	Verge Bond Refund	45813	E129617	$	1,900.00
9996	A.E.D.T Homes Pty Ltd	Verge Bond Refund	45813	E129618	$	1,900.00
9996	Dale Alcock Homes Pty Ltd	Verge Bond Refund	45813	E129619	$	1,900.00

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19996	Oswald Homes (1972) Pty Ltd	Verge Bond Refund	45813	E129620	$	1,900.00
19996	Dale Alcock Homes Pty Ltd	Verge Bond Refund	45813	E129622	$	1,900.00
19996	Kwikfit Management Pty Ltd	Verge Bond Refund	45813	E129623	$	1,900.00
19996	Ms H P Archibald	Verge Bond Refund	45813	E129624	$	1,900.00
19996	Ms L J Dyde	Verge Bond Refund	45813	E129626	$	1,900.00
19996	Fournine Building Company Pty Ltd	Verge Bond Refund	45813	E129627	$	1,900.00
19996	JAG Demolition	Verge Bond Refund	45813	E129628	$	1,900.00
19996	Murphy Earthworks Pty Ltd	Verge Bond Refund	45825	E129983	$	1,900.00
19996	Nash Builders	Verge Bond Refund	45825	E129984	$	1,900.00
19996	Residential Building WA Pty Ltd	Verge Bond Refund	45825	E129985	$	1,900.00
19996	Innova Builders (Wa) Pty Ltd	Verge Bond Refund	45825	E129986	$	1,900.00
19996	Weststyle	Verge Bond Refund	45825	E129987	$	1,900.00
19996	Broadway Homes Pty Ltd	Verge Bond Refund	45825	E129988	$	1,900.00
19996	Gleneagle Construction Pty Ltd	Verge Bond Refund	45825	E129989	$	1,900.00
19996	Ms K Chandra	Verge Bond Refund	45825	E129990	$	1,900.00
19996	Gleneagle Construction Pty Ltd	Verge Bond Refund	45825	E129991	$	1,900.00
19996	Mr A Press/Addstyle Constructions	Verge Bond Refund	45825	E129992	$	1,900.00
19996	Ashmy Pty Ltd	Verge Bond Refund	45825	E129993	$	1,900.00
19996	Blueprint Homes (WA) Pty Ltd	Verge Bond Refund	45825	E129994	$	1,900.00
19996	Nexus Home Improvements Pty Ltd	Verge Bond Refund	45825	E129995	$	1,900.00
19996	Ms N F Doye	Verge Bond Refund	45825	E129996	$	1,900.00
19996	Mr B Parker	Verge Bond Refund	45825	E129997	$	1,900.00
19996	Ms H Haywood	Verge Bond Refund	45825	E129998	$	1,900.00
19996	Mrs W M W Chui	Verge Bond Refund	45825	E129999	$	1,900.00
19996	Gleneagle Construction Pty Ltd	Verge Bond Refund	45825	E130000	$	1,900.00
19996	Mr L H Peters	Verge Bond Refund	45825	E130001	$	1,900.00
19996	Mrs A Day	Verge Bond Refund	45825	E130002	$	1,900.00
19996	JAG Demolition	Verge Bond Refund	45825	E130003	$	1,900.00
19996	Mrs L C Somers	Verge Bond Refund	45825	E130004	$	1,900.00
19996	Zen Creativev	Verge Bond Refund	45825	E130005	$	1,900.00
19996	Mr N Chiranakorn	Verge Bond Refund	45825	E130006	$	1,900.00
19996	JAG Demolition	Verge Bond Refund	45813	E129629	$	1,900.00
19996	Mr A Press/Addstyle Constructions	Verge Bond Refund - Cancelled Payment	45817	E129621	-$	1,900.00
19996	Mrs A Day	Verge Bond Refund - Cancelled Payment	45814	E129625	-$	1,900.00
19996	Mrs A Day	Verge Bond Refund - Cancelled Payment	45813	E129625	$	1,900.00
19996	Mr A Press/Addstyle Constructions	Verge Bond Refund - Cancelled Payment	45813	E129621	$	1,900.00

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
9998	**SUNDRY EFT CREDITOR**				**$**	**104,090.96**
9998	William Upchurch	Cancelled Payment	45811	E129573	-$	500.00
9998	William Upchurch	Artwork licensing for use on 3 irrigation	45825	E129947	$	500.00
9998	Stuart Craig Steel	BA-2024-1930 - Application Withdrawn	45825	E129948	$	61.65
9998	Jacquelyn Angus	Youth Sport Grant - YSG377	45825	E129949	$	200.00
9998	Hari Chandramohan	Youth Sport Grant - YSG381	45825	E129950	$	200.00
9998	Franca Itotoh	Youth Sport Grant - YSG387	45825	E129951	$	200.00
9998	Clara Millet	Youth Sport Grant - YSG391	45825	E129952	$	200.00
9998	Steve Burnet	Youth Sport Grant - YSG392	45825	E129953	$	200.00
9998	Monika Lukowska	My Community Grant C11	45825	E129954	$	4,323.73
9998	Shamira Cultural	My Community Grant - A24-2559	45825	E129955	$	5,000.00
9998	Carbon Training International Pty Ltd	Training Course	45825	E129956	$	2,090.00
9998	The Roof & Wall Doctor Pty Ltd	BA-2025-519 Refund of Verge Bond fees	45825	E129957	$	2,075.00
9998	AJM Corporation Pty Ltd	BA-2025-558 Overpayment of materials	45825	E129958	$	353.50
9998	Mrs. Brown Bar	Mid-Winter Festival - Wine	45825	E129959	$	199.41
9998	Goguljar Yok Pty Ltd	Aboriginal Warrior Screener Fee	45825	E129960	$	110.00
9998	Thomas Mowbray	Refund of Dog Registration Ref 790881	45825	E129961	$	30.00
9998	Russell Aubrey	Nomination Fee 2023 Candidate Nomination	45825	E129962	$	100.00
9998	Louie Cabutaje	Youth Steering Group Meeting May 2025	45825	E129963	$	50.00
9998	Lauren Hardbottle	Youth Steering Group Meeting May 2025	45825	E129964	$	50.00
9998	Oliver Lim	Youth Steering Group Meeting May 2025	45825	E129965	$	50.00
9998	Ruby Smith	Youth Steering Group May 2025	45825	E129966	$	50.00
9998	Sascha Finlay-Collins	Youth Steering Group Meeting May 2025	45825	E129967	$	50.00
9998	Zest Hunter	Youth Steering Group Meeting May 2025	45825	E129968	$	50.00
9998	Kenneth Stuart Douglas	BA-2025-416 - Uncertified Application	45825	E129969	$	110.00
9998	Peter Varelis	Staff Reimbursement - Travel expenses	45825	E129970	$	99.63
9998	Louise Wood	Cancelled Payment	45825	E129971	$	54.00
9998	Margot and Richard Salter	Rates Refund - Sold Property	45825	E129972	$	226.77
9998	Marcel Kempe	Melville Open Studios assistance	45825	E129973	$	585.00
9998	Paul Ptolomey	Melville Open Studios assistance	45825	E129974	$	585.00
9998	Clive Bradshaw	BA-2025-145 Withdrawn	45825	E129975	$	2,171.65
9998	Runny Vong	CPA Program Sem 2 - Global Strategy and	45825	E129976	$	1,335.00
9998	David James Gaunt	Sellers refund	45825	E129977	$	26.07
9998	BM Bartlett	Refund of overpayment	45825	E129978	$	3,465.00
9998	Gregory Michael Henderson	BA-2025-500 application withdrawn	45825	E129979	$	171.65

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Greg Sharland	Items for staff function	45825	E129980	$	24.50
19998	Brooke Harland	Reimbursement of Study Fees	45825	E129981	$	4,000.00
19998	Nicola Jean Stringer	Trees purchased for Barrisdale POS from	45825	E129982	$	35.75
19998	Louise Wood	Cancelled Payment	45828	E129971	-$	54.00
19998	Louise Wood	National Police Clearance Reimbursement	45838	E130275	$	54.00
19998	Amelia Jones	Personal Hygiene Product Rebate	45838	E130276	$	50.00
19998	Colin Rea	Application re-submitted BA-2024-1422	45838	E130277	$	171.65
19998	Todd Forknall	BA-2024-1704 Application exceeded 10 day	45838	E130278	$	110.00
19998	Settlement Talk Trust Account	Overpayment prior to settlement	45838	E130279	$	192.86
19998	Kellan Duffy	Cloth Nappy Rebate	45838	E130280	$	100.00
19998	Benjamin Yaxley	Goolugatup Gallery Shop Sales - May 2025	45838	E130281	$	9.38
19998	Brett Nannup	Goolugatup Shop Sales - May 2025	45838	E130282	$	30.00
19998	Emma Lashmar	Googlugatup Shop Sales - May 2025	45838	E130283	$	49.50
19998	Erin Madelely	Goolugatup Shop Sales - MAY 2025	45838	E130284	$	48.75
19998	Gurjot Kaur	Goolugatup Shop Sales - May 2025	45838	E130285	$	21.00
19998	KORO SHARDLOW BROWN	Goolugatup Shop Sales - May 2025	45838	E130286	$	330.00
19998	Leigh Craft	Goolugatup Shop Sales - May 2025	45838	E130287	$	11.25
19998	Leigh Gardiner	Goolugatup Shop Sales - May 2025	45838	E130288	$	33.75
19998	Matthew Roesner	Goolugatup Shop Sales - May 2025	45838	E130289	$	30.00
19998	Pascale Giorgi	Goolugatup Shop Sales - May 2025	45838	E130290	$	37.50
19998	Scott Alexander	Goolugatup Shop Sales - May 2025	45838	E130291	$	26.25
19998	Sean Morris	Goolugatup Shop Sales - May 2025	45838	E130292	$	37.50
19998	Thom Stewart	Goolugatup Shop Sales - May 2025	45838	E130293	$	45.00
19998	Tia Tokic	Goolugatup Shop Sales (BOSA & VOLIM) - M	45838	E130294	$	308.25
19998	Dept of Finance RevWA EFT Departmental R	Ref no QR000365393 - State Govt rebate	45838	E130295	$	479.07
19998	Melissa ME Coleman	Animal registration refund ref # 80088	45838	E130296	$	100.00
19998	Marianne Lobik	Youth Sport Grant - Jake Lobik	45838	E130297	$	200.00
19998	Paola Travaglia	Youth Sport Grant - YSG389 - Simona Falz	45838	E130298	$	200.00
19998	James Widenbar and Lisa Anne Widenbar	Youth Sport Grant - YSG394 - Hudson Wide	45838	E130299	$	200.00
19998	RG EE Sceats	Youth Sport Grant - YSG395 - Scarlet Sce	45838	E130300	$	200.00
19998	Johnny Wu	Youth Sport Grant - YSG396 - Chelsea Wu	45838	E130301	$	200.00
19998	Shayley McGurk-Davy	Youth Sport Grant - YSG398 - Will Davy	45838	E130302	$	200.00
19998	Johnny Wu	Youth Sport Grant - YSG399 - Jasmine Wu	45838	E130303	$	200.00
19998	Rhiannon Petersen	My Community Grants - AD24-2507 Freaky W	45838	E130304	$	5,942.60
19998	The Actors Workshop	My Community Grant A24-2570 Improv Winte	45838	E130305	$	6,000.00
19998	Ardross Primary School P&C Association	My Community Grant - My Community Grants	45838	E130306	$	5,697.40

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	CARALEE COMMUNITY SCHOOL P&C	My Community Grant - 20th Anniversary Co	45838	E130307	$	6,000.00
19998	Friends of Melville Bird Sanctuary	My Community Grant - SM10	45838	E130308	$	1,921.00
19998	Melville Lakers Netball Club	My Community Grant T10	45838	E130309	$	396.00
19998	Coast to Coast Settlements	Refund due to seller due to additional I	45838	E130310	$	435.72
19998	Christopher Tzehong Jee	DJ set at Goolugatup Sounds	45838	E130311	$	300.00
19998	Portia Rose	Goolugatup Sounds #25 performance fee	45838	E130312	$	600.00
19998	Robyn Frances Higgins	Artist Fee – Biophilic Public Art Lab	45838	E130313	$	1,200.00
19998	Sarah Thornton-Smith	Honorarium - The Biophilic Public Art La	45838	E130314	$	1,200.00
19998	Sohan Ariel Hayes	Biophilic Public Art Lab -Honorarium	45838	E130315	$	1,320.00
19998	Walt Johnston	Cert III/IV in Fitness training	45838	E130316	$	2,950.00
19998	Craig Sanders	Conference Parking	45838	E130317	$	15.05
19998	David Puddey	Queens Gardens Carpark - City of Perth	45838	E130318	$	15.05
19998	Sheridan Nairn	IAP2 Essentials of Engagement	45838	E130319	$	695.00
19998	Banksia Park Primary School P and C Inc	My Community Grant – SM09	45838	E130320	$	5,800.00
19998	DARKROOM ENTERTAINMENT PTY LTD	City of Melville Film Workshop Series	45838	E130321	$	3,733.00
19998	Mount Pleasant Baptist Community College	My Community Grant - C20	45838	E130322	$	6,270.00
19998	North Lake Retirement Village	My Community Grant - A24-2550 North Lake	45838	E130323	$	1,672.00
19998	Kelli Featherstone	Welcome Wednesday morning tea	45838	E130324	$	20.45
19998	Anne Ring	Speaker's Fee South of River Forum 2of 2	45838	E130325	$	1,114.70
19998	Duncan Wright	Goolugatup Heathcote - Co-Presenter Fee	45838	E130326	$	250.00
19998	Karen Planel	Refund issued to seller	45838	E130327	$	218.77
19998	Rebecca & Ian Hayes	Property Selling - Double payment	45838	E130328	$	714.85
19998	Sara Jarrad	Refund due to seller as instalment paid	45838	E130329	$	446.00
19998	Sandra Joseph	Compost Bin Rebate	45838	E130330	$	50.00
19998	Sandra Joseph	Cloth Nappy Rebate	45838	E130331	$	100.00
19998	Sandra West	Reimbursement for catering Black Dingo M	45838	E130332	$	14.50
19998	Sarah Watkins	Rebate - Personal Hygiene	45838	E130333	$	29.25
19998	Ximei Deng	Compost Bin Rebate	45838	E130334	$	50.00
19998	Annie Arellano	Cloth Nappy Rebate	45838	E130335	$	100.00
19998	Axel Fields	Cloth Nappy Rebate	45838	E130336	$	100.00
19998	Agnes Toluwade	BA-2025-978 paid twice	45838	E130337	$	171.65
19998	Noel Nannup	Two Knowledges Walk	45838	E130338	$	1,600.00
19998	Greta Black	Cloth Nappy Rebate	45838	E130339	$	100.00
19998	Lucian Prince	Cloth Nappy Rebate	45838	E130340	$	100.00
19998	Matteo Davis	Cloth Nappy Rebate	45838	E130341	$	100.00
19998	Mia Bailey	Cloth Nappy Rebate	45838	E130342	$	100.00

Over $25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
19998	Michelle Davies	Personal Hygiene Rebate	45838	E130343	$	36.49
19998	Chloe Flockart	Artist Fee - Biophilic Public Art Lab	45838	E130344	$	1,836.80
19998	DAVID LEDGER	Honorarium fee, Artists ,David Ledger	45838	E130345	$	1,320.00
19998	The Filmmaker	Documentation Fee - Biophilic Public Art	45838	E130346	$	3,080.00
19998	Lyn Rankine	Friendly Neighbourhood Grant - FNG302	45838	E130347	$	150.00
19998	Joanna Brown	Honorarium Biophilic Art Lab - Artist	45838	E130348	$	1,320.00
19998	Mandy Hawkhead	Artist Honorarium: Biophilic Public Art	45838	E130349	$	1,200.00
19998	Matthew Roesner	Goolugatup Sounds #25 performance fee	45838	E130350	$	600.00
19998	Robert Boston	BA-2024-2042 Refund	45838	E130351	$	207.70
19998	Hyqualty Construction Pty Ltd	BA-2025-74 Application withdrawn	45838	E130352	$	61.65
19998	Kings Rd Construction Pty Ltd	BA-2024-2359 Application withdrawn	45838	E130353	$	61.65
19998	Emma Pitchford	Parking Reimbursement	45838	E130354	$	20.28
19998	DPG Services Pty Ltd	1860/HIGH refund	45838	E130355	$	357.30
19998	Brian Walker Staff	Reimbursement for catering costs	45838	E130356	$	120.10
19998	Swan Estuary Reserves Action Group	Reimbursement for Group Expenses	45838	E130357	$	4,020.98
19999	**SUNDRY CHEQUE CREDITOR**				**-$**	**207.70**
19999	Robert Anthony Boston	Cancelled Cheque - EFT Details obtained	45818	070939	-$	207.70

Cancelled Payme	6	-$	11,106.70
Cheque Payments	0	$	-
EFT Payments	751	$	10,813,172.81
Total Payments	757	$	10,802,066.11

Payroll Payments made for June 2025		
Pay 25		**4/06/2025**
Westpac Bank		$1,532,236.88
Taxation		$443,811.00
Creditors		$359,343.53
Advances		$2,161.00
	Total	**$2,337,552.41**
Pay 26		**18/06/2025**
Westpac Bank		$1,579,969.68
Taxation		$449,101.00
Creditors		$367,301.56
Advances		$0.00
	Total	**$2,396,372.24**
Total Pays		**$4,733,924.65**

Direct Payments made for June 2025

Payee	Description	Bank Reference	Payment Amount	
Maxxia Pty Ltd	Input tax credits for June	137655431	$	422.56
EasiSalary	Input tax credits for June	137655361	$	2,176.77
		Total	**$**	**2,599.33**

The list of payments made using Corporate and Purchase Cards during May 2025

Payee	Description	Date	Amount
EZI*Irrigation AUS MURARRIE AU	IALWA Member Event	8/05/2025	$ 25.00
EZI*Irrigation AUS MURARRIE AU	IALWA - Member Event	8/05/2025	$ 25.00
SP QUAD LOCK AU PRAHRAN AU	Mobile Phone Case	14/05/2025	$ 64.94
TONY AVELING & ASSOCIA JANDAKOT AU	Staff Training	2/06/2025	$ 90.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
FLICKERFEST PTY LTD BONDI BEACH AU	BDC Film Hire	16/05/2025	$ 126.50
CITYMELVILLE CIVIC BOORAGOON AU	MMW25 Liquor License	16/05/2025	$ 33.00
BARBEQUES GALORE AUST MYAREE AU	MMW25 Firewood	19/05/2025	$ 207.60
JB HI FI BOORAGOON BOORAGOON AU	BDC Hard Drive	22/05/2025	$ 129.00
THE GOOD GUYS OCONNOR AU	BDC Blue Ray	23/05/2025	$ 149.00
APPLECROSS PIZZA BAR APPLECROSS AU	City Beats Disco	23/05/2025	$ 105.60
WOOLWORTHS/GARDEN CITY BOORAGOON AU	BDC Catering	29/05/2025	$ 19.50
COLES 0332 BOORAGOON AU	TINT Rider	2/06/2025	$ 36.82
WOOLWORTHS/GARDEN CITY BOORAGOON AU	TINT Rider	2/06/2025	$ 108.21
WOOLWORTHS/GARDEN CITY BOORAGOON AU	TINT Rider	2/06/2025	$ 4.75
CARD FEE	Card Fee	2/06/2025	$ 15.00
CITYMELVILLE CIVIC BOORAGOON AU	MMW Liquor License	5/05/2025	$ 33.00
eBay O*25-13007-24794 INTERNET AU	MMW Catering Equipment	5/05/2025	$ 27.45
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/CNR MARMION CLARKSON AU	Catering for Volunteer Restoration Event	13/05/2025	$ 77.90
WIZ PHY GARDEN 2 BOORAGOON AU	Aspirin Treatment for Plantings	16/05/2025	$ 10.99
WESTLAB MITCHELL PARK AU	Water Quality Monitoring Supplies	26/05/2025	$ 164.05
CARD FEE	Card Fee	2/06/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop-in Catering	6/05/2025	$ 73.31
IGA WILLAGEE WILLAGEE AU	Office Supplies	8/05/2025	$ 3.39
WOOLWORTHS/CNR STOCK R MELVILLE AU	Noongar Storytime Materials	12/05/2025	$ 19.40
IGA WILLAGEE WILLAGEE AU	Office Supplies	23/05/2025	$ 3.39
CARD FEE	Card Fee	2/06/2025	$ 15.00
WWC-COMMUNITIES EAST PERTH AU	Working with Children Check	5/05/2025	$ 87.00
GENIE EXHAUST BOORAGOON AU	Repair Exhaust	9/05/2025	$ 380.00
MULTISPARES LTD KWINANA BEACH AU	Brakes	12/05/2025	$ 719.90
MULTISPARES LTD KWINANA BEACH AU	Brakes	12/05/2025	$ 719.90
MULTISPARES LTD KWINANA BEACH AU	Brakes	12/05/2025	$ 719.90
MULTISPARES LTD KWINANA BEACH AU	Brakes	14/05/2025	$ 757.04
mycar 1162 BOORAGOON AU	A Car Annual Service	21/05/2025	$ 254.00
REPCO MYAREE AU	Bolts Washers	23/05/2025	$ 119.00
REPCO MYAREE AU	Workshop Consumables	23/05/2025	$ 238.00
REPCO MYAREE AU	Workshop Consumables	23/05/2025	$ 31.00
MULTISPARES LTD KWINANA BEACH AU	Brakes	23/05/2025	$ 1,385.64
TOTAL TOOLS OCONNOR O'CONNOR AU	Tools	26/05/2025	$ 739.00
Oven Crisp Bullcreek Bull Creek AU	Team Meeting Toolbox	28/05/2025	$ 48.68
CARD FEE	Card Fee	2/06/2025	$ 15.00
COLES 0332 BOORAGOON AU	Appreciation Voucher	6/05/2025	$ 55.95
INSTITUTE OF PUBLIC WO PERTH AU	Conference	7/05/2025	$ 1,550.00
WORKFORCE TRAINING PERTH AU	Staff Training	7/05/2025	$ 100.00
WORKFORCE TRAINING PERTH AU	Staff Training	7/05/2025	$ 100.00
WORKFORCE TRAINING PERTH AU	Staff Training	7/05/2025	$ 100.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Staff Appreciation	7/05/2025	$ 207.95
ENFORCER GROUP Welshpool AU	Mounting Spikes	8/05/2025	$ 277.97
AUSTRALIAN GROWN WILLETTON AU	Staff Uniform	9/05/2025	$ 301.35
EZI*AUSTRALIAN INSTITU CLAYFIELD AU	Membership - Travelsmart	9/05/2025	$ 1,424.50
BUNNINGS 327000 WILLETTON AU	Outdoor Broom	12/05/2025	$ 27.99
IPWEA 01300416745 AU	Staff Training	15/05/2025	$ 165.00
PAYPAL *WATERRA 0402068236 AU	Nature-Based Solutions Training	15/05/2025	$ 895.00
PREZZEE/AU91AFC68D SYDNEY AU	Travel Survey Vouchers	16/05/2025	$ 835.44
OMAC ENTERPRISES PTY L MYAREE AU	Steel Cap Boots	19/05/2025	$ 134.99
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Training	20/05/2025	$ 850.00
mycar 1162 BOORAGOON AU	Log Book Service	22/05/2025	$ 254.00
mycar 1162 BOORAGOON AU	Log Book Service	26/05/2025	$ 324.00
REMARKABLE OSLO NO	Remarkable Paper Pro	29/05/2025	$ 1,759.24
D1STORE.COM.AU BRUNSWICK AU	Drone	30/05/2025	$ 1,449.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
THE INSTITUTION OF E BARTON AU	Membership Fee	2/06/2025	$ 485.00
MOSMAN PARK BOWLING CL MOSMAN PARK AU	Team Building	5/05/2025	$ 225.00
Deputy deputy.com AU	Staff Rostering App	7/05/2025	$ 90.75
OFFICEWORKS Bentleigh Eas AU	Stationary	12/05/2025	$ 94.92
ST JOHN AMBULANCE AUST BELMONT AU	Defibrillator box	16/05/2025	$ 495.00
SP OLDBRIDGECELLARS NORTH FREMANT AU	Opening Night catering	16/05/2025	$ 421.75

Payee	Description	Date	Amount
ARC REFRIGERATION JANDAKOT AU	Fridge Repair	19/05/2025	$ 990.00
BLYTH ENTERPRISES PTY OSBORNE PARK AU	Caster wheels for Broken Trolley	21/05/2025	$ 44.00
Express Online Trainin 61282590320 AU	Staff Training	21/05/2025	$ 35.50
BUNNINGS 317000 MELVILLE AU	Install Materials	22/05/2025	$ 87.09
ALTRONICS MYAREE AU	Install Materials	23/05/2025	$ 204.95
ALTRONICS MYAREE AU	Install Materials	23/05/2025	$ 7.50
Intuit Mailchimp Sydney AU	Mailing List Manager Program	23/05/2025	$ 70.78
SCUTTI FRESH MARKETS APPLECROSS AU	Catering for Artist Talk	23/05/2025	$ 39.95
OTHERSIDE CO MYAREE AU	Opening Night catering	26/05/2025	$ 575.30
WEBFLOW.COM WEBFLOW.COM US	Website Fees	26/05/2025	$ 829.79
SQ *ROSA GLEN FARM Harvey AU	Opening Night catering	28/05/2025	$ 1,908.00
BUNNINGS 317000 MELVILLE AU	Install Materials	2/06/2025	$ 113.53
SQ *FAUX SHO Applecross AU	Opening Night catering	2/06/2025	$ 85.85
IKEA PERTH INNALOO AU	Seat Cushions for Film Nights	2/06/2025	$ 320.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
GOOD GROCER/916 CANNIN APPLECROSS AU	Artist Talk Catering	2/06/2025	$ 25.98
LOYVERSE.COM LONDON GB	POS Software	5/05/2025	$ 8.09
CARD FEE	Card Fee	2/06/2025	$ 15.00
WANEWSDTI Osborne Park AU	Public Newspaper Subscription	7/05/2025	$ 288.00
POST CANNING BRIDGE AP APPLECROSS AU	Postage	12/05/2025	$ 10.95
EPLATFORM.CO EBOOKS BROOKVALE AU	eBook/eAudio Credit	20/05/2025	$ 1,000.00
POST CANNING BRIDGE AP APPLECROSS AU	Postage	22/05/2025	$ 231.30
W A LIBRARY SUPPLIES FORRESTDALE AU	Stock Processing	23/05/2025	$ 693.08
POST CANNING BRIDGE AP APPLECROSS AU	Postage	26/05/2025	$ 15.30
CARD FEE	Card Fee	2/06/2025	$ 15.00
POST CANNING BRIDGE AP APPLECROSS AU	Postage	5/05/2025	$ 60.05
WOOLWORTHS/CNR STOCK R MELVILLE AU	Catering for Library Event	6/05/2025	$ 84.95
BWS LIQUOR/CNR STOCK R MELVILLE AU	Catering for Library Event	6/05/2025	$ 80.00
LIQUORLAND 2469 BICTON AU	Catering for Library Event	9/05/2025	$ 115.00
COLES 0352 MELVILLE AU	Catering for Library Event	9/05/2025	$ 158.32
COLES 0352 MELVILLE AU	Catering for Library Event	14/05/2025	$ 43.40
SPOTLIGHT PTY LTD STH MELBOURNE AU	Craft Supplies for Library Event	15/05/2025	$ 22.00
COLES 0352 MELVILLE AU	Catering for Library Event	22/05/2025	$ 128.60
SQ *KATRIN DEN ELZEN Bicton AU	Book Purchase for Author Event	23/05/2025	$ 30.00
BOOKANARTIST_124132-1 GLEN WAVERLEY AU	Artist fees for Watercolour Workshop	28/05/2025	$ 390.15
KMART 1162 BOORAGOON AU	Catering Supplies	29/05/2025	$ 157.00
COLES 0352 MELVILLE AU	Catering for Library Event	29/05/2025	$ 232.97
LIQUORLAND 2469 BICTON AU	Catering for Library Event	29/05/2025	$ 195.00
SQ *KATRIN DEN ELZEN Bicton AU	Book Purchase for Author Event	30/05/2025	$ 60.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
SQ *PANTANO BAR Willagee AU	Catering for Meeting	6/05/2025	$ 46.00
RADHE KRISHNA VENTURE BOORAGOON AU	Catering for Meeting	7/05/2025	$ 27.80
Little Olive Leaf Willagee AU	Catering for Meeting	21/05/2025	$ 25.20
LS Jayleas Patisserie Willagee AU	Catering for Meeting	27/05/2025	$ 10.67
LS Jayleas Patisserie Willagee AU	Catering for Meeting	27/05/2025	$ 5.59
CARD FEE	card fee	2/06/2025	$ 15.00
EZI*ALIA DEAKIN AU	Staff Training	12/05/2025	$ 100.00
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	12/05/2025	$ 328.54
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	13/05/2025	$ 83.63
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	13/05/2025	$ 26.58
KMART Mulgrave AU	Local Stock Purchase	14/05/2025	$ 362.00
BIGW ONLINE BELLA VISTA AU	Local Stock Purchase	14/05/2025	$ 170.00
BLACKWELLS LTD LONDON GB	Local Stock Purchase	14/05/2025	$ 43.73
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	15/05/2025	$ 236.66
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Local Stock Purchase	15/05/2025	$ 32.78
KMART Mulgrave AU	Non Supply Return	15/05/2025	-$ 30.00
BLACKWELLS LTD LONDON GB	Local Stock Purchase	16/05/2025	$ 39.61
AMAZON AU RETAIL SYDNEY AU	Local Stock Purchase	19/05/2025	$ 114.12
AMAZON AU RETAIL SYDNEY AU	Local Stock Purchase	19/05/2025	$ 129.38
BLACKWELLS LTD LONDON GB	Local Stock Purchase	20/05/2025	$ 43.85
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	21/05/2025	$ 192.05
GOOD READING BALMAIN AU	Good Reading Magazine Renewal	21/05/2025	$ 374.85
EZI*EduGroup BELROSE AU	Local Stock Purchase	22/05/2025	$ 991.38
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	26/05/2025	$ 8.00
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	27/05/2025	$ 53.87
AMAZON AU SYDNEY SOUTH AU	Local Stock Purchase	27/05/2025	$ 24.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU	Event Messaging Service	7/05/2025	$ 50.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
NISBETS AUSTRALIA SMEATON GRANG AU	Water Jugs for Meetings	7/05/2025	$ 603.35
EZI*Harvest Box Pty Lt Abbotsford AU	Snacks for Council Meetings	7/05/2025	$ 75.00

Payee	Description	Date	Amount
COLES 0332 BOORAGOON AU	Catering	8/05/2025	$ 16.00
SQ *TAM BAKES CAKES Beeliar AU	Volunteer Week Biscuits	12/05/2025	$ 534.07
ZAI*OM ALINAL OMI22743 Sydney AU	Sparkling Water for Council Meetings	14/05/2025	$ 790.42
COLES 0332 BOORAGOON AU	Mayor Dietary Catering	15/05/2025	$ 265.20
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	15/05/2025	$ 10.13
RADHE KRISHNA VENTURE BOORAGOON AU	CEO Mayor Meeting	16/05/2025	$ 19.80
DAN MURPHYS ONLINE BELLA VISTA AU	Beverage for Council Meetings	16/05/2025	$ 239.88
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	20/05/2025	$ 16.20
RADHE KRISHNA VENTURE BOORAGOON AU	Mayor Lunch	21/05/2025	$ 25.80
COLES 0332 BOORAGOON AU	Council Meeting Snacks	21/05/2025	$ 51.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Council Meeting Snacks	21/05/2025	$ 10.80
Nosh Gourmet Food an East Victoria AU	Councillors Birthdays	23/05/2025	$ 88.47
SP WINE COW WEMBLEY AU	Council Meeting Beverage	26/05/2025	$ 277.92
KMART Mulgrave AU	Staff Uniform	26/05/2025	$ 66.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
TWILIO SENDGRID WWW.TWILIO.CO US	Marketing Email Service	6/05/2025	$ 145.67
THE HOYTS CORPORATIO BOORAGOON AU	Recognition	12/05/2025	$ 50.61
MODERN TEACHING AIDS BROOKVALE AU	Creche Equipment	15/05/2025	$ 883.09
MYZONE* MYZONE WA AU	MyZone Sub	16/05/2025	$ 182.92
Dick Smith 3JR2FKGW Melbourne AU	Refund	19/05/2025	-$ 129.00
SP HART SPORT BROOKVALE AU	Fitness Program Equipment	21/05/2025	$ 544.40
Coulter Ventures Austr Ingleburn AU	Gym Equipment	28/05/2025	$ 688.53
IKEA PTY LTD TEmpe AU	Baby Change Table	28/05/2025	$ 344.00
KMART Mulgrave AU	Gym Equipment	30/05/2025	$ 74.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
THE BCI FORUM LIMITED CAVERSHAM REA GB	Annual Membership Affiliate	15/05/2025	$ 194.67
Intuit Mailchimp Sydney AU	Engagement Projects	20/05/2025	$ 614.07
MATCHWARE.COM WWW.MATCHWARE US	10 licenses for Mindview	21/05/2025	$ 1,797.42
The Rowing Pavilion Mount Pleasan AU	ELT lunch	26/05/2025	$ 86.00
FS *JotForm fsprg.nl NL	Website Form Management	27/05/2025	$ 69.15
REGISTRY MELBOURNE AU	Business Name Renewal Point Walter	29/05/2025	$ 189.00
CARD FEE	card fee	2/06/2025	$ 15.00
GOOGLE*CLOUD J6ZZVN CC GOOGLE.COM AU	Google Cloud	5/05/2025	$ 272.79
NEXACU BRISBANE AU	12 x PowerApps Courses Tec Team	22/05/2025	$ 6,788.78
CARD FEE	Card Fee	2/06/2025	$ 15.00
SP WHO GIVES A CRAP MELBOURNE AU	Office Consumables	12/05/2025	$ 110.00
ONLINE QR GENERATOR ONLINE-QR-GEN US	QR Code Service	15/05/2025	$ 144.49
Appliances Online Sydney AU	Fridge 8 Hickey	27/05/2025	$ 815.00
Appliances Online Sydney AU	Refund	28/05/2025	-$ 216.00
OFFICEWORKS 0604 FREMANTLE AU	Lights for 8 Hickey	28/05/2025	$ 83.96
BUNNINGS 317000 MELVILLE AU	Sink Plunger	30/05/2025	$ 8.85
CARD FEE	Card Fee	2/06/2025	$ 15.00
KMART 1162 BOORAGOON AU	Office Consumables	2/06/2025	$ 110.50
MYAREE IGA/4/67 NORTH MYAREE AU	Breakfast Goods 8 Hickey	2/06/2025	$ 23.99
JACKSONS DRAWING SUPPL ALFRED COVE AU	Guest Book	2/06/2025	$ 27.22
JACKSONS DRAWING SUPPL ALFRED COVE AU	BPAL Card and Blue Tack	2/06/2025	$ 9.54
THEGOODGROCER/80 CRANF MT PLEASANT AU	Breakfast Goods 8 Hickey	2/06/2025	$ 29.54
SPOTLIGHT MELVILLE MYAREE AU	Museum Events Supplies	6/05/2025	$ 115.50
HELEN VALLEY FRESH MIN HELENA VALLEY AU	Catering for volunteer/events	7/05/2025	$ 12.43
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering for volunteer/events	12/05/2025	$ 19.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering for volunteer/events	22/05/2025	$ 16.10
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering for Museum Learning Program	29/05/2025	$ 3.40
CARD FEE	Card Fee	2/06/2025	$ 15.00
QANTAS AIR 0812370372 NSW AU	National General Assembly - Flight	14/05/2025	$ 1,108.70
QANTAS AIR 0814413080 NSW AU	National General Assembly Flight	14/05/2025	$ 70.00
QANTAS AIR 0814413080 NSW AU	National General Assembly Flight	14/05/2025	$ 70.00
WILSON PARKING AUSTRAL FREMANTLE AU	Parking - PSMWA CEO Forum	27/05/2025	$ 10.14
DOME DEEP WATER POINT MOUNT PLEASAN AU	CEO/Mayor Meeting	29/05/2025	$ 11.50
ENJECT PTY LTD ST LEONARDS AU	Variphy Wallboard	30/05/2025	$ 12,159.32
CARD FEE	Card Fee	2/06/2025	$ 15.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
WWC-COMMUNITIES EAST PERTH AU	WWC Renewal	7/05/2025	$ 87.00
Games World Booragoon Booragoon AU	Games Club Materials Youth	20/05/2025	$ 92.98
COLES 0332 BOORAGOON AU	Team Meeting Catering	20/05/2025	$ 8.85
GARDENFRESHB/125 RISEL BOORAGOON AU	Team Meeting Catering	20/05/2025	$ 6.08
COLES 0332 BOORAGOON AU	Games Club Catering Youth	22/05/2025	$ 37.00
COLES 7545 HILTON AU	MEYN Catering	27/05/2025	$ 10.15
GILBERTS FRESH HILTON HILTON AU	MEYN Catering	27/05/2025	$ 59.99
GILBERTS FRESH HILTO HILTON AU	MEYN Catering	29/05/2025	$ 7.08
CARD FEE	Card Fee	2/06/2025	$ 15.00
ASPECTS OF KINGS PARK WEST PERTH AU	Field Guides for NA staff	12/05/2025	$ 104.40
ASPECTS OF KINGS PARK WEST PERTH AU	Field Guides for NA staff	12/05/2025	$ 6.95

Payee	Description	Date	Amount
MATOPOS PTY LTD WELSHPOOL AU	Spray Tank Parts	14/05/2025	$ 25.66
BEACON EQUIPMENT CANNING VALE AU	Chainsaw Vice & Files	14/05/2025	$ 195.30
TOTAL EDEN MYAREE AU	Sprinkler Head for Nursery	16/05/2025	$ 34.75
ACW GROUP PTY LTD MOUNT BARKER AU	Chemical Dabbers for Field Staff.	21/05/2025	$ 274.21
CARD FEE	Card Fee	2/06/2025	$ 15.00
THE GOOD GUYS ROCKINGHAM AU	Materials	21/05/2025	$ 59.00
DOLCE AND SALATO BUL BULL CREEK AU	Catering - Safety Meeting	21/05/2025	$ 197.00
PGC TRAINING PTY LT HENDERSON AU	Staff Training	27/05/2025	$ 1,650.00
PGC TRAINING PTY LT HENDERSON AU	Staff Training	27/05/2025	$ 1,116.50
AUSTRALIAN REFRIGERA BOX HILL AU	Refrigeration Handling	28/05/2025	$ 36.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
Coles Online 0494 BEELIAR AU	Catering	6/05/2025	$ 96.40
SAFETY XPRESS PTY LTD PORT ADELAIDE AU	WCC Wheel Stop Reflective Panel	9/05/2025	$ 173.82
PRALINE PATISSERIE MOUNT PLEASAN AU	Neighbourhoods Healthy Melville Team Meeting	22/05/2025	$ 28.34
OFFICEWORKS 0616 O'CONNOR AU	Caresong Display Books	23/05/2025	$ 102.43
OFFICEWORKS Bentleigh Eas AU	Print and Bind ER Handbook	23/05/2025	$ 78.20
OFFICEWORKS 0604 FREMANTLE AU	Caresong Supplies	23/05/2025	$ 48.51
CARD FEE	Card Fee	2/06/2025	$ 15.00
BUNNINGS 453000 O'CONNOR AU	Library Consumables	19/05/2025	$ 9.96
SP SO CATERING AU PETERSHAM AU	Catering	19/05/2025	$ 179.00
Jaycar Electronics O'Connor AU	iPad Cable	19/05/2025	$ 41.95
COLES 0352 MELVILLE AU	Library Consumables	20/05/2025	$ 6.30
CPP STATE LIBRARY NORTHBRIDGE AU	Parking Fee for SLWA Training	22/05/2025	$ 19.00
COLES 0332 BOORAGOON AU	Library Consumables	26/05/2025	$ 6.00
WWC-COMMUNITIES EAST PERTH AU	WWC Renewal	2/06/2025	$ 87.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
GROUPLEAVINGCARDS.COM BEACONSFIELD GB	Leaving Card	8/05/2025	$ 7.72
GROUPLEAVINGCARDS.COM BEACONSFIELD GB	Leaving Card	8/05/2025	$ 7.72
OFFICEWORKS 0616 O'CONNOR AU	Webcam	13/05/2025	$ 69.00
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Machine Rental	13/05/2025	$ 179.78
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Machine Rental	13/05/2025	$ 179.78
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Coffee Beans - Kitchen	13/05/2025	$ 385.66
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Machine Rental	13/05/2025	$ 179.78
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Coffee Beans - Kitchen	13/05/2025	$ 356.55
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	14/05/2025	$ 2.70
FC FREO* FLIGHTCLUBFRE FREMANTLE AU	Team Recognition	14/05/2025	$ 144.00
TICKETS*YACTIVATE BELROSE AU	Youth Advisory Group Ticket	14/05/2025	$ 51.75
InFront Technologies 61 2 8814 600 AU	Personal Alarm	22/05/2025	$ 435.55
COLES 0332 BOORAGOON AU	Recognition Morning Tea	22/05/2025	$ 44.80
Bakers Delight Booragoon AU	Healthy Melville Recognition	22/05/2025	$ 17.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
MISS MAUD NORTH PERTH AU	Catering Seniors	2/06/2025	$ 252.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Staff Recognition	30/05/2025	$ 357.95
ARBWEST BULLSBROOK AU	Ticket for Seminar	15/05/2025	$ 385.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
IKEA PTY LTD TEmpe AU	Flatwoven Jute Rugs	5/05/2025	$ 1,871.00
EB *2025 WA Trails For 801-413-7200 AU	WA Trails Conference	5/05/2025	$ 48.98
IGA WILLAGEE WILLAGEE AU	Willagee Youth drop in	7/05/2025	$ 24.46
IGA WILLAGEE WILLAGEE AU	Willagee Youth drop in	8/05/2025	$ 50.67
LS Jayleas Patisserie Willagee AU	First Nations team	9/05/2025	$ 5.08
KMART 1024 KARDINYA AU	Willagee youth drop in	12/05/2025	$ 89.25
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	12/05/2025	$ 38.06
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	13/05/2025	$ 61.14
KMART 1024 KARDINYA AU	Willagee youth drop in	14/05/2025	$ 356.00
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	15/05/2025	$ 52.95
PHARMACY 777 WILLAGE WILLAGEE AU	Willagee youth drop in	16/05/2025	$ 23.95
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	16/05/2025	$ 38.94
PAYPAL *LIMEFLOWERS 0411023780 AU	First Nations Team	16/05/2025	$ 175.00
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	19/05/2025	$ 21.83
WOOLWORTHS/CNR STOCK R MELVILLE AU	Willagee youth drop in	20/05/2025	$ 18.80
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	20/05/2025	$ 82.27
KMART Mulgrave AU	Willagee youth drop in	21/05/2025	$ 200.00
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	22/05/2025	$ 64.83
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	26/05/2025	$ 34.90
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	27/05/2025	$ 66.74
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	28/05/2025	$ 3.89
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	29/05/2025	$ 45.87
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	30/05/2025	$ 55.78
SCITECH DISCOVERY CENT WEST PERTH AU	Willagee youth drop in	2/06/2025	$ 239.70
CARD FEE	Card Fee	2/06/2025	$ 15.00
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	2/06/2025	$ 24.63

Payee	Description	Date	Amount
BUNNINGS 317000 MELVILLE AU	Willagee youth drop in	5/05/2025	$ 60.00
JB HI FI MYAREE HOME BOORAGOON AU	Willagee youth drop in	5/05/2025	$ 159.00
IGA WILLAGEE WILLAGEE AU	Willagee youth drop in	5/05/2025	$ 38.06
PADDLE.NET* INSTAGANTT London GB	Instagannt (USD)	16/05/2025	$ 707.56
CARD FEE	Card Fee	2/06/2025	$ 15.00
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Training	22/05/2025	$ 170.00
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Planning Directorate Coffee Beans	30/05/2025	$ 178.40
CARD FEE	Card Fee	2/06/2025	$ 15.00
SP SUKWORKWEAR CARLTON AU	Staff Uniform	14/05/2025	$ 297.00
SUPER CHEAP AUTO MYAREE AU	Tow Balls	22/05/2025	$ 74.97
WOOLWORTHS/CNR STOCK R MELVILLE AU	Office Supplies	23/05/2025	$ 189.40
CARD FEE	Card Fee	2/06/2025	$ 15.00
COLES 0332 BOORAGOON AU	Catering for Team Meeting	8/05/2025	$ 14.00
HTL*HOUGOUMONTHOTE 800-468-3578 US	Accommodation	9/05/2025	$ 707.55
JULUWARLU GROUP ABOR APPLECROSS AU	Prizes for NRW	9/05/2025	$ 60.00
JULUWARLU GROUP ABOR APPLECROSS AU	Prizes for NRW	9/05/2025	$ 100.00
JULUWARLU GROUP ABOR APPLECROSS AU	Prizes for NRW	9/05/2025	$ 100.00
SP ARTSTORE ONLINE HUGHESDALE AU	Materials for Art Club	12/05/2025	$ 122.05
GARDEN CITY NEWS BOORAGOON AU	Appreciation Card	19/05/2025	$ 6.99
ADAMSTOWN ART ADAMSTOWN AU	Materials for Art Club	19/05/2025	$ 55.73
LIQUORLAND 3374 BOORAGOON AU	Catering for City Beats Disco	20/05/2025	$ 327.00
COLES 0332 BOORAGOON AU	Catering for City Beats Disco	20/05/2025	$ 158.80
CITYMELVILLE CIVIC BOORAGOON AU	Liquor license City Beats	20/05/2025	$ 33.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering Blak Dingo Club	21/05/2025	$ 34.35
SP JB HI-FI ONLINE SOUTHBANK AU	DVDs for Blak Dingo Club	22/05/2025	$ 42.95
THE REJECT SHOP 601 BOORAGOON AU	Main Hall Kitchen Sundries	26/05/2025	$ 10.75
THE REJECT SHOP 601 BOORAGOON AU	Supplies for Melville Midwinter	26/05/2025	$ 41.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering Aboriginal Art Group	2/06/2025	$ 99.99
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering Aboriginal Art Group	2/06/2025	$ 19.01
COLES 0332 BOORAGOON AU	Catering for Blak Dingo Club	2/06/2025	$ 33.50
COLES 0332 BOORAGOON AU	Catering for Biophilic Public Art Lab	2/06/2025	$ 23.60
TEMU.COM PARRAMATTA AU	Materials	2/06/2025	$ 55.28
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	8/05/2025	$ 8.85
KMART 1162 BOORAGOON AU	Volunteer Week Gifts	9/05/2025	$ 159.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Chocolates for Volunteer Week	23/05/2025	$ 47.70
CARD FEE	Card Fee	2/06/2025	$ 15.00
GOOD GROCER/916 CANNIN APPLECROSS AU	Office Supplies	7/05/2025	$ 15.90
GOOD GROCER/916 CANNIN APPLECROSS AU	3 x Air fresheners	9/05/2025	$ 10.95
W A LIBRARY SUPPLIES FORRESTDALE AU	Book Covering and Processing Supplies	27/05/2025	$ 996.35
CHOICE Subscription Marrickville AU	4x Choice Mag Subscriptions Libraries	29/05/2025	$ 784.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
MIDDENDORP ELECTRIC CO BIBRA LAKE DC AU	Poly Rise Pit Adjustment	7/05/2025	$ 383.60
INSTITUTE OF PUBLIC WO PERTH AU	IPWEA Technical Tour	8/05/2025	$ 30.45
GALVIN ENGINEERING MALAGA AU	Gas Valve Inspection Cover Footpath Adjustment	9/05/2025	$ 614.53
Soils Aint Soils Cann Canning Vale AU	Verge Reinstatement	19/05/2025	$ 110.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
THE JAFFA ROOM EAST FREMANTL AU	Eco Hub Movie Night Film Fee	6/05/2025	$ 484.00
ESSENTIAL BRANDS FRANC Burleigh AU	Office Supplies	8/05/2025	$ 943.20
EZI*Stainless Flat Pac Cotton Tree AU	Eco Hub Nursery Refurb Sink	12/05/2025	$ 1,895.77
EZI*LETTER STICKERS N/A AU	Eco Hub Kids Boat Sticker	23/05/2025	$ 63.60
LinkedIn P616945174 North Sydney AU	Advertising	26/05/2025	$ 180.14
LinkedIn P629907004 North Sydney AU	Advertising	2/06/2025	$ 166.76
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Swim School Consumables	27/05/2025	$ 96.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
SQ *DRIFT COFFEE Bicton AU	Catering LIWA Conference	2/06/2025	$ 124.00
BUNNINGS 317000 MELVILLE AU	Equipment for Pool Inspectors	2/06/2025	$ 174.28
BUNNINGS 317000 MELVILLE AU	Equipment for Compliance Services	2/06/2025	$ 105.92
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Sensory Storytime Materials	6/05/2025	$ 29.10
KMART 1162 BOORAGOON AU	Better Beginnings Presentation Materials	9/05/2025	$ 30.00
ALQUEMIE LCS PL BOORAGOON AU	Lego Voucher- Feedback form Prize	12/05/2025	$ 30.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Event Catering - DnD Character Workshop	12/05/2025	$ 38.20
TEMU.COM PARRAMATTA AU	July School Holiday Materials	12/05/2025	$ 533.31
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Better Beginnings Presentation Materials	15/05/2025	$ 33.98
OFFICEWORKS 0616 O'CONNOR AU	Better Beginnings Presentation Materials	16/05/2025	$ 10.85
SP JB HI-FI ONLINE SOUTHBANK AU	Movie Night July School Holiday	19/05/2025	$ 22.27
CPP STATE LIBRARY PERTH AU	State Library Parking	22/05/2025	$ 19.18
KMART 1162 BOORAGOON AU	IDEA Project Materials	29/05/2025	$ 63.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
LUCKY CHARM BULL CREEK BULL CREEK AU	Replacement Newspapers	16/05/2025	$ 7.00

Payee	Description	Date	Amount
WOOLWORTHS/BULLCREEK S BULLCREEK AU	National Volunteer Week Presents	19/05/2025	$ 8.40
WOOLWORTHS/BULLCREEK S BULLCREEK AU	National Volunteer Week -Chocolate	19/05/2025	$ 47.45
WOOLWORTHS/BULLCREEK S BULLCREEK AU	National Volunteer Week -Chocolate	23/05/2025	$ 53.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	23/05/2025	$ 8.55
LUCKY CHARM BULL CREEK BULL CREEK AU	Replacement Newspapers	28/05/2025	$ 7.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	30/05/2025	$ 2.95
LUCKY CHARM BULL CREEK BULL CREEK AU	Replacement Newspapers	2/06/2025	$ 7.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
CITYMELVILLE CIVIC BOORAGOON AU	TITN-COM Licence	29/05/2025	$ 33.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
COLES 0332 BOORAGOON AU	Aboriginal Art Group Supplies	5/05/2025	$ 57.88
CARD FEE	Card Fee	2/06/2025	$ 15.00
COLES 0332 BOORAGOON AU	Morning Tea	9/05/2025	$ 77.11
AUS ELECTRICAL SRVS MYAREE AU	Dry ice for mosquito treatment	13/05/2025	$ 55.00
DEPT OF JUSTICE-CTG PA PERTH AU	Prosecution Lodgement	16/05/2025	$ 189.00
MYAREE IGA/4/67 NORTH MYAREE AU	Food Sampling	21/05/2025	$ 20.00
AUS ELECTRICAL SRVS MYAREE AU	Dry ice for mosquito treatment	22/05/2025	$ 44.00
FRESH PROVISIONS BICTON AU	Suppa Club Soup food sampling	22/05/2025	$ 12.99
GOOD GROCER/916 CANNIN APPLECROSS AU	Food Sampling	27/05/2025	$ 95.57
CARD FEE	Card Fee	2/06/2025	$ 15.00
PAYPAL *BIG W 4029357733 AU	Library Resources	6/05/2025	$ 82.00
AMAZON AU SYDNEY SOUTH AU	Library Resources	6/05/2025	$ 50.80
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	6/05/2025	$ 279.75
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	9/05/2025	$ 53.45
PAYPAL *BIG W 4029357733 AU	Library Resources	9/05/2025	$ 14.00
PAYPAL *BIG W 4029357733 AU	Library Resources	9/05/2025	$ 20.00
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	12/05/2025	$ 405.18
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	12/05/2025	$ 172.19
PAYPAL *BIG W 4029357733 AU	Library Resources	12/05/2025	$ 44.00
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	12/05/2025	$ 61.80
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	12/05/2025	$ 34.34
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	12/05/2025	$ 78.69
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	12/05/2025	$ 18.27
AMAZON AU RETAIL SYDNEY AU	Library Resources	12/05/2025	$ 12.00
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	12/05/2025	$ 68.29
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	12/05/2025	$ 18.27
PAYPAL *SATELLITE SECU 061400710880 AU	Security Code Updates	12/05/2025	$ 78.64
AMAZON AU SYDNEY SOUTH AU	Library Resources	12/05/2025	$ 24.99
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	12/05/2025	$ 92.22
PAYPAL *BIG W 4029357733 AU	Library Resources	12/05/2025	$ 68.00
AMAZON AU SYDNEY SOUTH AU	Library Resources	12/05/2025	$ 30.15
AMAZON AU SYDNEY SOUTH AU	Library Resources	12/05/2025	$ 30.15
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	13/05/2025	$ 22.84
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	13/05/2025	$ 44.69
AMAZON AU RETAIL SYDNEY AU	Library Resources	13/05/2025	$ 19.25
AMAZON AU RETAIL SYDNEY AU	Library Resources	19/05/2025	$ 74.42
AMAZON AU RETAIL SYDNEY AU	Library Resources	19/05/2025	$ 252.76
AMAZON AU RETAIL SYDNEY AU	Library Resources	19/05/2025	$ 45.12
AMAZON AU RETAIL SYDNEY AU	Library Resources	19/05/2025	$ 24.99
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	19/05/2025	$ 52.64
AMAZON AU SYDNEY SOUTH AU	Library Resources	19/05/2025	$ 25.89
AMAZON AU RETAIL SYDNEY AU	Library Resources	21/05/2025	$ 388.55
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	23/05/2025	$ 210.59
AMAZON AU RETAIL SYDNEY AU	Library Resources	23/05/2025	$ 310.74
PAYPAL *BIG W 4029357733 AU	Library Resources	26/05/2025	$ 262.00
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	26/05/2025	$ 75.97
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	26/05/2025	$ 140.43
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	26/05/2025	$ 25.05
COLES 0306 THORNLIE AU	Staff Room Supplies	26/05/2025	$ 115.62
AMAZON AU SYDNEY SOUTH AU	Library Resources	27/05/2025	$ 214.96
AMAZON AU SYDNEY SOUTH AU	Library Resources	27/05/2025	$ 123.09
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	27/05/2025	$ 40.53
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/05/2025	$ 71.25
AMAZON AU RETAIL SYDNEY AU	Library Resources	28/05/2025	$ 163.95
AMAZON AU RETAIL SYDNEY AU	Library Resources	28/05/2025	$ 183.53
AMAZON AU RETAIL SYDNEY AU	Library Resources	30/05/2025	$ 10.82
GOOD GROCER/916 CANNIN APPLECROSS AU	Powerboards	30/05/2025	$ 53.98
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	2/06/2025	$ 217.25
CARD FEE	Card Fee	2/06/2025	$ 15.00
EVENTBRITE PRO SUB EVENTBRITE.CO US	Subscription Fee	2/06/2025	$ 15.45
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	2/06/2025	$ 59.35
PAYPAL *DYMOCKSPTYL 0292240426 AU	Refund	2/06/2025	-$ 29.98

Payee	Description	Date	Amount
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	2/06/2025	$ 129.11
GOOGLE*GSUITE MELVILLE CC GOOGLE.COM AU	Google Email Service	5/05/2025	$ 11.09
AMAZON AU SYDNEY SOUTH AU	Library Resources	5/05/2025	$ 174.96
EASYPARK MELBOURNEVIC AU	Staff Parking Canning Bridge	5/05/2025	$ 327.09
AMAZON AU RETAIL SYDNEY AU	Replacement Library Resources	5/05/2025	$ 410.77
AMAZON AU RETAIL SYDNEY AU	Replacement Library Resources	5/05/2025	$ 526.69
PAYPAL *MERCURYRETA TH 0412041808 AU	Library Resources	5/05/2025	$ 71.47
DIGICERT 801-7019681 US	Ezproxy Licence Renewal	5/05/2025	$ 1,111.55
PAYPAL *JB HI-FI 4029357733 AU	Library Resources	5/05/2025	$ 54.54
CREATIVE PRINT GROUP CARINGBAH AU	Library Member Cards	5/05/2025	$ 576.13
WWC-COMMUNITIES EAST PERTH AU	Working with Children Card	14/05/2025	$ 87.00
WWC-COMMUNITIES EAST PERTH AU	Working With Children Card	16/05/2025	$ 87.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
NOVOFIT PTY LTD DANDENONG SOU AU	Watt Bike Repairs	9/05/2025	$ 1,164.99
BODY FOREVER PTY LTD SUCCESS AU	Research and Development	21/05/2025	$ 30.00
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Supplies	22/05/2025	$ 194.41
CARD FEE	Card Fee	2/06/2025	$ 15.00
BUNNINGS GROUP LTD HAWTHORN EAST AU	Indoor Court Items	5/05/2025	$ 24.97
EZI*GREEN BUILDING COU BARANGAROO AU	Green Building Membership	15/05/2025	$ 3,245.00
ADINA DARWIN DARWIN AU	Darwin Conference Planning	16/05/2025	$ 1,372.27
ADINA DARWIN DARWIN AU	Darwin Conference Planning	16/05/2025	$ 1,372.27
ADINA DARWIN DARWIN AU	Darwin Conference Planning	16/05/2025	$ 1,372.27
CARD FEE	Card Fee	2/06/2025	$ 15.00
AMAZON AU RETAIL SYDNEY AU	Storytime Kit - Books	6/05/2025	$ 106.66
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	8/05/2025	$ 2.95
LUCKY CHARM BULL CREEK BULL CREEK AU	Australian Newspaper	12/05/2025	$ 4.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	14/05/2025	$ 1.80
AMAZON AU RETAIL SYDNEY AU	Storytime Kit - Books	19/05/2025	$ 25.40
AMAZON AU RETAIL SYDNEY AU	Storytime Kit - Books	19/05/2025	$ 23.09
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Storytime Kit	21/05/2025	$ 36.45
LUCKY CHARM BULL CREEK BULL CREEK AU	West Australian Newspaper	22/05/2025	$ 2.50
Nintendo CA1404140828 Scoresby AU	Switch Game for Youth	23/05/2025	$ 30.00
Nintendo CA1404142916 Scoresby AU	Switch Games for Youth	23/05/2025	$ 30.00
PREZZEE/AU6F279254 SYDNEY AU	Staff Recognition	26/05/2025	$ 50.64
PREZZEE/AUF6D501CB SYDNEY AU	Staff Recognition	26/05/2025	$ 101.27
CARD FEE	Card Fee	2/06/2025	$ 15.00
CITYMELVILLE PARKING BOORAGOON AU	Parking	21/05/2025	$ 4.66
GILBERTS FRESH HILTON HILTON AU	Reconciliation Week catering	23/05/2025	$ 369.96
Woolworths Online BELLA VISTA AU	Supplies Willagee Community Centre	30/05/2025	$ 188.25
IGA WILLAGEE WILLAGEE AU	Catering	30/05/2025	$ 47.01
CARD FEE	Card Fee	2/06/2025	$ 15.00
INDUSTRIAL PROTECTIV MYAREE AU	PVC Gumboots Safety	7/05/2025	$ 77.88
CARD FEE	Card Fee	2/06/2025	$ 15.00
FACEBK *FC9U5RLLS2 fb.me/ads IE	Advertising	8/05/2025	$ 1,287.50
FACEBK *MYCMNQGMS2 fb.me/ads IE	Advertising	12/05/2025	$ 1,287.50
FACEBK *6MW7XRQLS2 fb.me/ads IE	Advertising	15/05/2025	$ 1,287.50
FACEBK *LE7TNRCMS2 fb.me/ads IE	Advertising	19/05/2025	$ 1,287.50
FACEBK *RU22HRGMS2 fb.me/ads IE	Advertising	22/05/2025	$ 1,287.50
FACEBK *9AC8VRLMS2 fb.me/ads IE	Advertising	26/05/2025	$ 1,287.50
FACEBK *GV34ESCMS2 fb.me/ads IE	Advertising	30/05/2025	$ 1,287.50
CARD FEE	Card Fee	2/06/2025	$ 15.00
FACEBK *RBVD8SULS2 fb.me/ads IE	Advertising	2/06/2025	$ 427.60
FACEBK *68C4PRYLS2 fb.me/ads IE	Advertising	5/05/2025	$ 1,287.50
Google ADS4949524643 Sydney AU	Advertising	5/05/2025	$ 547.96
SPOTLIGHT MELVILLE MYAREE AU	Volunteer Week Vouchers	23/05/2025	$ 486.50
IMPECHABLE PANTRY PTY BICTON AU	Volunteer Week Vouchers	26/05/2025	$ 200.00
BUNNINGS GROUP LIMITED HAWTHORN EAST AU	Volunteer Week Vouchers	26/05/2025	$ 550.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
BLACKWELLS LTD LONDON GB	Library Resources	8/05/2025	$ 40.09
NEW EDITION BOOKSHOP FREMANTLE AU	Replacement Library Resources	9/05/2025	$ 1,649.25
LARRIKIN RETAILERS PTY COTTESLOE AU	Library Resources	15/05/2025	$ 299.95
THE NILE A259-1YR3 THENILE.COM.A AU	Library Resources	16/05/2025	$ 485.14
BIGW ONLINE BELLA VISTA AU	Library Resources - 2 invoices	16/05/2025	$ 322.00
AUSTRALIAN BOOK REV SOUTHBANK AU	Library Subscription	19/05/2025	$ 165.00
AMAZON AU SYDNEY SOUTH AU	Library Resources	20/05/2025	$ 32.79
BLACKWELLS LTD LONDON GB	Library Resources	20/05/2025	$ 29.26
BLACKWELLS LTD LONDON GB	Library Resources	20/05/2025	$ 31.77
BLACKWELLS LTD LONDON GB	Library Resources	21/05/2025	$ 53.00
BLACKWELLS LTD LONDON GB	Library Resources	21/05/2025	$ 29.15
BLACKWELLS LTD LONDON GB	Library Resources	21/05/2025	$ 30.02
BLACKWELLS LTD LONDON GB	Library Resources	21/05/2025	$ 50.67
BLACKWELLS LTD LONDON GB	Replacement Library Resources	21/05/2025	$ 34.43

Payee	Description	Date	Amount
BLACKWELLS LTD LONDON GB	Replacement Library Resources	21/05/2025	$ 30.32
THE NILE A259-1YR3 NORTH SYDNEY AU	Refund	22/05/2025	-$ 22.76
BLACKWELLS LTD LONDON GB	Replacement Library Resources	28/05/2025	$ 55.06
SP WISDOM ACTIVITIES BUSHFIELD AU	Library Resources	30/05/2025	$ 141.25
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/WAVERLEY RO COOLBELLUP AU	Spring Water	7/05/2025	$ 29.70
BUNNINGS 317000 MELVILLE AU	Extension Cord and Power Board	12/05/2025	$ 33.69
SPRINGERS SOLAR BRISBANE AU	Smart IP65 Charger	21/05/2025	$ 319.79
SQ *MOVAT PTY LTD ATF 1800595310 AU	SMS Sent - April 2025	21/05/2025	$ 65.95
TEMU.COM PARRAMATTA AU	Phone Mount	21/05/2025	$ 38.67
TELSTRA SERVICES MELBOURNE AU	Fixed Internet Service SES	21/05/2025	$ 85.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
COLES 0352 MELVILLE AU	Office Supplies	14/05/2025	$ 18.55
AUSSIE NATURAL SPRIN WANGARA AU	Filtered Water - Atwell	19/05/2025	$ 32.49
JACKSONS DRAWING SUPPL ALFRED COVE AU	Aboriginal Art Group Supplies	19/05/2025	$ 129.00
SP WHO GIVES A CRAP MELBOURNE AU	Toilet Paper	20/05/2025	$ 206.00
SP ECOBIN ECOMMERCE PRAHRAN AU	Landfill Bin	22/05/2025	$ 132.00
ALTRONICS MYAREE AU	Filters	29/05/2025	$ 305.49
ALTRONICS MYAREE AU	Electrical Equipment	29/05/2025	$ 1,884.16
DYMOCKS GARDEN CITY BOORAGOON AU	Book Voucher - prize	29/05/2025	$ 50.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
WOOLWORTHS/857 CANNING MT PLEASANT AU	Atwell Supplies	5/05/2025	$ 48.70
PREZZEE/AU177927E1 SYDNEY AU	Staff Appreciation	7/05/2025	$ 101.27
ALGA NGA GILMORE AU	National General Assembly	12/05/2025	$ 979.00
BIGW ONLINE BELLA VISTA AU	Retirement	16/05/2025	$ 88.13
TICKETS*ALGWA NETW BELROSE AU	ALGWA Networking	23/05/2025	$ 101.98
WALGA EVENTS WEST LEEDERVI AU	Awards Event	27/05/2025	$ 180.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
ASANA.COM SYDNEY AU	Business System Subscription	26/05/2025	$ 829.80
CARD FEE	Card Fee	2/06/2025	$ 15.00
KMART 1162 BOORAGOON AU	Cushions for Chairs	8/05/2025	$ 45.00
Coles Online 0332 BOORAGOO AU	Civic Square Recognition	9/05/2025	$ 99.55
COLES 0332 BOORAGOON AU	Volunteer Morning Tea	15/05/2025	$ 145.90
COLES 0332 BOORAGOON AU	Volunteer Morning Tea	26/05/2025	$ 38.15
GARDENFRESHB/125 RISEL BOORAGOON AU	Catering	26/05/2025	$ 6.08
CARD FEE	Card Fee	2/06/2025	$ 15.00
CARD FEE	Card Fee	2/06/2025	$ 15.00
FACEBK *53FEZQYBG2 fb.me/ads IE	Advertising	26/05/2025	$ 69.95
CARD FEE	Card Fee	2/06/2025	$ 15.00
FACEBK *VA2EAQLNC2 fb.me/ads IE	Advertising	15/05/2025	$ 1,287.50
FACEBK *GZ9HRSGNC2 fb.me/ads IE	Advertising	26/05/2025	$ 1,287.50
FACEBK *5UDYATGNC2 fb.me/ads IE	Advertising	2/06/2025	$ 106.55
FACEBK *MGNEAS4PC2 fb.me/ads IE	Advertising	2/06/2025	$ 1,287.50
CARD FEE	Card Fee	2/06/2025	$ 15.00
		Total	**$ 133,688.61**

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STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2024 to 30 June 2025

	June Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Budget $*
OPERATING ACTIVITIES						
Revenue from operating activities						
Grants & Contributions	2,405,268	5,405,841	3,442,693	(1,963,148)	-36%	5,189,900
Fees & Charges	1,134,700	16,466,347	17,155,020	688,673	4%	16,575,696
Service Charges	232	2,774,702	2,802,131	27,429	1%	2,774,702
Investment Earnings	645,342	8,738,780	9,909,718	1,170,938	13%	9,845,000
Other Revenue	54,234	1,364,185	1,506,364	142,179	10%	983,826
Other Revenue	59,218	3,148,885	1,327,905	(1,820,980)		983,826
	4,244,759	36,534,555	34,637,466	(1,897,089)		35,369,124
Expenditure from operating activities						
Employee Costs	(7,433,227)	(66,298,468)	(65,346,631)	951,836	-1%	(66,069,699)
Materials & Contracts	(4,573,553)	(43,932,922)	(39,554,327)	4,378,596	-10%	(40,574,699)
Utilities	(396,958)	(4,255,700)	(4,115,977)	139,723	-3%	(4,344,401)
Insurance	(4,248)	(1,425,433)	(1,346,017)	79,416	-6%	(1,410,843)
Depreciation	(3,166,449)	(35,881,457)	(36,705,553)	(824,096)	2%	(32,666,459)
Finance Costs	(4,556)	(51,068)	(60,588)	(9,520)	19%	(51,068)
Other Expenditure	493,622	238,553	750,428	511,875	215%	(1,294,824)
	(15,085,369)	(151,606,496)	(146,378,665)	5,227,831		(146,411,994)
Non-cash amounts excluded from operating activities						
(Profit)/Loss on Asset Disposals	(4,984)	(1,784,700)	178,459	1,963,159	-110%	-
Depreciation on Assets	3,166,449	37,881,457	36,705,553	(1,175,904)	-3%	33,029,753
Plant Capital Charge	-	-	-	-	100%	-
Plant Investment Provision						235,305
Movement in Deferred Rates	(380,723)	-	(73,939)	(73,939)	100%	-
	2,780,742	36,096,757	36,810,073	713,315		33,265,058
Investing Activities						
Capital grants, subsidies and contributions	2,112,921	9,747,346	6,408,402	(3,338,944)		5,378,411
Proceeds from Disposal of Assets	15,368	2,252,415	437,534	(1,814,881)	-81%	467,715
Recoup from self-supporting loans	-	197,280	197,281	1	0%	197,280
Purchase of Furniture & Equipment	(196,162)	(4,722,598)	(2,333,696)	2,388,902	-51%	(3,765,400)
Purchase of Plant & Equipment	(186,123)	(4,730,359)	(1,390,493)	3,339,866	-71%	(2,028,650)
Purchase of Land & Buildings	(1,969,955)	(29,595,126)	(21,164,207)	8,430,919	-28%	(29,111,189)
Purchase of Infrastructure Assets	(2,929,536)	(33,676,759)	(23,438,278)	10,238,481	-30%	(35,020,727)
	(3,153,487)	(60,527,801)	(41,283,457)	19,244,343		(63,882,560)
Financing Activities						
Repayment of Carawatha Equity	-	-	-	-		-
Repayment of self supporting loans	- 14,905	(197,135)	(209,511)	(12,376)	6%	(197,135)
Transfer to reserve accounts	-	- 45,312,252	-	45,312,252	-100%	(46,281,137)
Transfer from reserve accounts	-	77,758,889	9,353,062	(68,405,827)	-88%	80,454,277
Carry Forward Funds	-		-	-	100%	
	(14,905)	32,249,502	9,143,551	(23,105,951)		33,976,005
Estimated surplus / (deficit) - B/Fwd	14,121,010	**-**	377,219			
Estimated (surplus) / deficit - C/Fwd	(2,890,884)	**(1,430,883)**	(2,890,884)			
Amount to be raised from general rates	**1,867**	**(108,684,365)**	**(109,584,696)**	**900,331**		**(107,684,365)**

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STATEMENT OF COMPREHENSIVE INCOME
For the period 1 July 2024 to 30 June 2025

	June Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Rev. Budget $*
Revenue						
Rates	(1,867)	108,684,365	109,584,696	900,331	1%	108,684,365
Grants & Contributions	2,405,268	5,405,841	3,442,693	(1,963,148)	-36%	5,405,841
Fees & Charges	1,134,700	16,466,347	17,155,020	688,673	4%	16,466,347
Service Charges	232	2,774,702	2,802,131	27,429	1%	2,774,702
Interest Earnings	645,342	8,738,780	9,909,718	1,170,938		8,738,780
Other Revenue	54,234	1,364,185	1,506,364	142,179	10%	1,364,185
	4,237,909	143,434,220	144,400,621	966,400	1%	143,434,220
Expenses						
Employee Costs	(7,433,227)	(66,298,468)	(65,346,631)	951,836	-1%	(66,298,468)
Materials & Contracts	(4,573,553)	(43,932,922)	(39,554,327)	4,378,596	-10%	(43,932,922)
Utilities	(396,958)	(4,255,700)	(4,115,977)	139,723	-3%	(4,255,700)
Insurance	(4,248)	(1,425,433)	(1,346,017)	79,416	-6%	(1,425,433)
Depreciation	(3,166,449)	(35,881,457)	(36,705,553)	(824,096)	2%	(35,881,457)
Finance Costs	(4,556)	(51,068)	(60,588)	(9,520)	19%	(51,068)
Other Expenditure	493,622	430,451	750,428	319,977	74%	(354,738)
	(15,085,369)	(151,414,598)	(146,378,665)	5,035,933	-3%	(152,199,787)
	(10,847,461)	**(7,980,377)**	**(1,978,044)**	**6,002,333**	**-75%**	**(8,765,566)**
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	2,112,921	9,747,346	6,408,402	(3,338,944)	-34%	9,747,346
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	15,368	2,252,415	437,534	(1,814,881)	-81%	2,252,415
Net Book Value from Disposal of Assets	(10,385)	(467,715)	(615,993)	(148,278)	32%	(467,715)
	4,984	1,784,700	(178,459)	(1,963,159)	-110%	1,784,700
NET RESULT	**(8,729,556)**	**3,551,669**	**4,251,900**	**700,231**	**20%**	**2,766,480**
Other Comprehensive Income	-	-	-			-
Total Other Comprehensive Income	-	-	-			-
TOTAL COMPREHENSIVE INCOME	**(8,729,556)**	**3,551,669**	**4,251,900**			**2,766,480**

REPRESENTATION OF NET WORKING CAPITAL AS AT 30 JUNE 2025					
Net Current Assets Represented by	***30 JUNE 2025***			***31 MAY 2025***	
Current Assets					
Cash & Cash Equivalents					
Cash in Hand	2,690			2,705	
Cash at Bank/(Overdraft)	3,964,214			1,232,701	
Investments	154,928,196			165,228,196	
		158,895,100			166,463,602
Trade & Other Receivables					
Debtors - Rates	4,023,262			5,175,607	
Debtors - Security Charge	106,571			119,898	
Debtors - Pool Inspection Fee	18,243			20,024	
Debtors - Instalment Fee	18			18	
Debtors - UGP	55,814			70,438	
Debtors - Refuse	60,355			64,389	
FESA Levy Debtors	754,517			924,424	
Pensioner Rebates	1,530,307			1,594,192	
Sundry Debtors	427,408			598,328	
Less : Provision for Doubtful Debts	(43,702)			(43,702)	
		6,932,794			8,523,616
Inventories	178,059	178,059		179,114	179,114
Other Financial Assets					
Accrued Income	2,005,676			2,310,609	
Prepayments	218,378			218,378	
Other	0			0	
GST Claim (Net)	843,104			632,607	
		3,067,159			3,161,595
Total Current Assets		**169,073,111**			**178,327,927**
Current Liabilities					
Trade & Other Payables					
FESA Levy Payable	1,287,874			1,466,446	
Sundry Creditors	14,991,770			15,346,000	
Amount Received in Advance	1,927,855			1,832,331	
		18,207,499			18,644,777
Provisions					
Provision for Long Service Leave	4,567,051			3,805,777	
Provision for Annual Leave	4,000,556			4,261,465	
Accrued Wages	2,114,008			10,056	
		10,681,616			8,077,298
Total Current Liabilities		**28,889,115**			**26,722,075**
Net Current Assets		**140,183,997**			**151,605,852**
Less: Restricted Assets					
Reserves	137,347,904			137,347,904	
		137,347,904			137,347,904
Timing Difference		(54,792)			136,938
Net Working Capital		**2,890,884**			**14,121,010**

NET WORKING CAPITAL RECONCILIATION
FOR THE MONTH OF JUNE 2025

		YTD Actual **$**
Net Result		**4,251,900**
Add:		
Surplus B/Fwd.		377,219
Proceeds on disposal of Assets		437,534
Carry Forward Reserve Transfers		-
Reserve: Funds to be Used		9,353,062
Self Supporting Loans - Principal (Net)		(12,230)
Depreciation Written back		36,705,553
Plant Capital Charge		-
(Profit)/Loss on Asset Disposal		178,459
	Sub Total	**51,291,497**
Less:		
Acquisition of Fixed assets		24,888,396
Proceeds from Carawatha Equity		-
Expenditure on Infrastructure assets		23,438,278
Reserve: Funds to be Set Aside		-
Non Current Adjustments		73,939
	Sub Total	**48,400,613**
	Net Working Capital	**2,890,884**

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

This report provides commentary on the year-to-date variances identified in attachment 6002B – Statement of Financial Activity, for the period ended 30 June 2025.

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, a local government is required each financial year, to adopt a percentage or value to be used in statements of financial activity for the reporting of material variances. The City's Accounting Policy CP-025, indicates that this will occur each year when adopting the annual budget. When adopting the 2024-2025 Annual Budget, a level of 10% or $100,000 (whichever is the greater) was adopted for the reporting of material variances for the 2024-2025 financial year. Variances less than 10% or $100,000 are not considered material and are not detailed in this report.

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

It should be noted that end of financial year adjustments are not reflected in this report, and as a result, the final year end results could differ significantly from those presented below. Recognition of revenues accrued but not received will impact on the variances shown for Grants and Contributions. Accruals for expenditure incurred but not paid, and budgets to be carried forward to the 2025-2026 financial year, will impact variances for Employee Costs, Materials and Contracts, Land and Buildings, and Infrastructure Assets.

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 $
	108,684,365	**109,584,696**	**900,331**
Commercial Rates show a positive variance due to various interim rate adjustments across the City, particularly from the following developments; • *10 Forbes Road, Applecross* • *12 Fiona Wood Road, Murdoch* • *44 Barry Marshall Parade, Murdoch* *Residential Rates show a positive variance due to various interim rate adjustments across the City, particularly from the residential developments in the following locations;* • *Kintail Road, Applecross* • *Ogilvie Road, Mount Pleasant*			*900,331*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Operating Revenue (cont.)

Grants and Contributions	Budget $	Actual $	Budget Variance $
	5,405,841	**3,442,693**	**(1,963,148)**
There is a negative timing variance in respect of the Federal Assistance Grants. This will be addressed as part of end of financial year adjustments yet to be completed.			*(1,361,416)*
Volunteer Hours shows a negative variance related to the recognition of volunteer time contributed to the City by members of the community. This will be addressed as part of end of financial year adjustments yet to be completed.			*(575,000)*
Net negative balance made up of minor amounts.			*(26,732)*

Fees and Charges	Budget $	Actual $	Budget Variance $
	16,466,347	**17,155,020**	**688,673**
Strategic Property and Leasing show a positive variance related mainly to Commercial Lease income ($226,348) and Green Fees ($100,857) due to 2023-2024 amounts not being billed until the 2024-2025 financial year.			*351,918*
Healthy Melville shows a positive variance related mainly to Membership Fees at LeisureFit Booragoon ($223,883) and various minor amounts.			*341,980*
Statutory Planning shows a positive variance related mainly to Development Application and Land Information Certificate Fees.			*114,020*
Net negative balance made up of minor amounts.			*(119,245)*

Investment Earnings	Budget $	Actual $	Budget Variance $
	8,738,780	**9,909,718**	**1,170,938**
Investment earnings show a positive variance primarily attributed to the deferral of planned capital projects, which has resulted in higher than anticipated cash balances.			*1,106,243*
Net positive balance made up of minor amounts related to interest on deferred rates, rates late payment interest and rates instalment interest.			*64,695*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Operating Revenue (cont.)

Other Revenue	Budget $	Actual $	Budget Variance $
	3,148,885	**1,327,905**	**(1,820,980)**
Other Revenue shows a positive variance of $142,179 made up of various minor expenditure recoup amounts, offset by $148,278 in transactions resulting from the disposal of assets. The transactions related to the disposal of assets are non-cash items and are excluded from the City's net operating position in the Statement of Financial Activity. *Proceeds on Disposal of Fleet assets show a negative variance of $1,814,881, represented by $1,260,492 in Heavy Vehicles, $450,307 in Light Vehicles, and $104,081 in Light, Heavy and Miscellaneous plant. Delays in the delivery of fleet assets on order have impacted on the timing of the sale of existing assets, which in turn reflects on the sale proceeds as detailed above.*			*(1,820,980)*

Operating Expenditure

Employee Costs	Budget $	Actual $	Budget Variance $
	(66,298,468)	**(65,346,632)**	**951,836**
The significant underspend in employment costs is mainly related to staff vacancies and leave across the organisation. *At the organisational level, leave shows a $1,298,368 positive variance, ordinary time earnings and related payroll costs show a positive variance of $1,783,332 and labour hire shows a negative variance of $2,437,262, as contract staff are being used to fill several vacant roles, particularly in Natural Areas and Parks, Resource Recovery and Fleet Services and Engineering. Staff training and development shows an underspend of $307,398.*			
Governance shows a positive variance related to vacancies in the Senior Governance Officer, Governance Project Officer and Governance Officer roles.			*321,223*
Director Corporate Services positive variance due to various minor underspends due to organisational vacancies throughout the year.			*317,744*
Strategic Property and Leasing shows a positive variance mainly related to a vacancy in the Senior Strategic Property Advisor role.			*304,591*
Information Technology shows a positive variance mainly related to previous vacancies in the Chief Information Officer role and Process Improvement Auditor role.			*290,787*
Customer and Community Participation positive variance due to various short-term vacancies throughout the year.			*221,733*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Operating Expenditure (cont.)

Employee Costs (cont.)	Budget $	Actual $	Budget Variance $
	(66,298,468)	**(65,346,631)**	**951,836**
Library Services positive variance due mainly to the pending recognition of volunteer hours ($228,000), which will form part of end of financial year adjustments.			*204,910*
Community Safety shows a positive variance mainly due to previous vacancies in the Coordinator Community Safety Service and Safer Melville Coordinator roles and a current vacancy in the MelSafe Operations Support Service Lead role.			*156,501*
Building and Environmental Health Services shows a positive variance related to previous vacancies in the Manager Environmental Health and Compliance, Coordinator Compliance Services and Environment Health Officer and Senior Building Surveyor positions, and a current Business Support Officer vacancy.			*120,532*
Chief Executive Officer's Office positive variance due to various minor underspends.			*108,090*
Cultural Development – negative variances in various cultural development programs including Atwell House, Creative Learning Program and Youth Social and Cultural Engagement.			*(142,834)*
Healthy Melville – negative variance at Leisurefit Booragoon due to higher activity levels.			*(281,623)*
Resource Recovery and Fleet Services shows a negative variance mainly related to labour hire and overtime costs incurred to cover vacant waste driver and mechanic positions.			*(511,907)*
The remaining net negative variance relates to minor amounts in other service areas.			*(157,911)*

Materials and Contracts	Budget $	Actual $	Budget Variance $
	(43,932,922)	**(39,554,326)**	**4,378,596**
Resource Recovery and Fleet Services positive variance made up mainly of underspends in stores and materials ($455,727), fuel expenditure ($262,861) related to the City's fleet program, and professional consultancies ($128,428).			*881,984*
Engineering positive variance made up mainly of minor amounts in contractors – adhoc ($454,797), due to contractor supply shortage affecting specialist plant operator availability and professional consultancies ($302,080) expenditure across various maintenance programs.			*790,430*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Operating Expenditure (cont.)

Materials and Contracts (cont.)	Budget $	Actual $	Budget Variance $
	(43,932,922)	**(39,554,327)**	**4,378,596**
Cultural Development positive variances in contractors ad-hoc related mainly to underspends in Noongar Place Names ($104,349), and Community Development administration ($67,743). *Positive variance related to performance/artist fees, Art in Place ($45,000), Melville Mid Winter ($30,683) and Creative Learning Program (Children) ($28,413).*			*506,102*
Strategic Urban Planning shows a positive variance mainly in professional consultancies, related mainly to the Public Open Space Strategy Review ($132,267) and Community Planning Scheme 5/Local Planning Scheme 4 Review ($99,498).			*346,873*
City Buildings and Projects shows a positive variance made up mainly of Contractors Ad-Hoc underspends of $296,959 across the City's various facilities, particularly the Civic Centre ($219,407) and Blue Gum Recreation Centre ($40,030).			*340,462*
Sustainability and Climate Action positive variance is made up mainly of underspends in contractors - adhoc ($49,737) and professional consultancies ($175,999) related to sustainability initiative and quality assurance projects.			*269,487*
Community Safety positive variance is made up of minor amounts across the City's car parking sites and community security activities.			*236,655*
People and Culture positive timing variances in professional consultancies related to We Belong Initiatives ($54,168), and underspends in the Employee Assistance Program, and Industrial Relations Advisory Services.			*212,199*
Strategic Property and Leasing positive variance is made up mainly of underspends in professional consultancies ($121,480) and legal fees ($59,281).			*198,879*
Corporate Strategy and Communications positive variance is made up mainly of underspends in professional consultancies ($145,095) related to the Economic Development Strategy, and minor Communications projects.			*136,644*
Natural Areas and Parks positive variance is made up of underspends in street tree planting ($104,204), and other minor amounts across the City's parks and reserves.			*119,922*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Operating Expenditure (cont.)

Materials and Contracts (cont.)	Budget $	Actual $	Budget Variance $
	(43,932,922)	**(39,554,327)**	**4,378,596**
Library Services positive variance made up of minor amounts in contract payments ($75,417) due to delays to deep cleaning to be undertaken at AH Bracks, Bull Creek and Civic Square libraries.			*113,051*
Customer and Community Participation positive variance is made up mainly of minor underspends in professional consultancies ($63,378).			*109,381*
Information Technology negative variance is made up mainly of an underspend in contract payments ($710,787) related to System Maintenance and Support ($250,272), Projects and Innovation ($460,515) and an overspend in software licensing costs of ($875,743). It should be noted that the variance in licensing costs represents prepaid accounts related to the 2025-2026 financial year and will be addressed when end of financial year adjustments are finalised.			*(218,010)*
The remaining net positive variance relates to minor amounts in other service areas.			*334,537*

Utilities	Budget $	Actual $	Budget Variance $
	(4,255,700)	**(4,115,977)**	**139,723**
Street lighting shows a positive timing variance of $215,565.			*215,565*
The remaining negative balance is made up of minor amounts in electricity, gas and water expenditure across the City's facilities.			*(75,842)*

Other Expenditure	YTD Budget $	YTD Actual $	YTD Budget Variance $
	238,553	**750,428**	**511,875**
Negative variance made up mostly of minor amounts in internally charged expenditure.			*511,875*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Capital Income

Non-Operating Grants, Subsidies and Contributions	Budget $	Actual $	Budget Variance $
	9,747,346	**6,408,402**	**(3,338,944)**
Somerville Boulevard (C) Main Roads grant.			*128,000*
Hammad Street Black Spot project			*(140,000)*
Traffic Management			*(191,121)*
Julian/Marmion Streets Black Spot project			*(192,000)*
Marmion Street/Norma Road Black Spot project			*(303,184)*
Adrian/Cleopatra Streets Black Spot project			*(362,667)*
Buildings – Zero Emissions Battery project ($130,000), Renewal Energy Projects ($319,910), Solar PV Rollout project ($65,000), Southside BMX Facilities ($300,000), partially offset by a positive variance in grant funding for the Melville Reserve Redevelopment project ($100,000).			*(714,910)*
North Lake Road/Winterfold Road Stage 1			*(1,444,958)*
Net negative variance made up of minor amounts.			*(118,104)*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Capital Expenditure

Purchase of Furniture and Equipment	Budget $	Actual $	Budget Variance $
	(4,722,598)	**(2,333,696)**	**2,388,902**
Recreation Equipment			*103,227*
Furniture and Equipment			*227,450*
Customer Experience Re-Imagined			*467,205*
Telephone and Comms equipment			*269,972*
Software Upgrades (Existing)			*238,225*
Website Customer Experience			*199,839*
Software (New Applications)			*136,560*
Public Arts program			*238,520*
Athena - Information Management			*117,936*
Server Hardware			*114,216*
The remaining net positive variance relates mainly to minor amounts in various IT projects.			*275,752*

Purchase of Plant and Equipment	Budget $	Actual $	Budget Variance $
	(4,730,359)	**(1,390,493)**	**3,339,866**
Heavy Vehicles – Positive variance related to heavy vehicles on order but not yet delivered.			*1,630,031*
Light Vehicles – Positive variance related to light vehicles on order but not yet delivered.			*1,316,303*
Heavy Plant – Positive variance related to heavy plant on order but not yet delivered.			*200,208*
Miscellaneous Plant – Positive variance related to miscellaneous plant on order but not yet delivered.			*122,211*
Light Plant – Positive variance related to light plant on order but not yet delivered.			*71,113*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Capital Expenditure (cont.)

Land and Buildings	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(29,595,126)	**(21,164,207)**	**8,430,919**
Civic Centre HVAC replacement			*464,885*
New Library Cultural Centre - Design			*670,870*
Additional Minor Capital Renewal			*115,716*
Public Toilet renewal – Bicton Baths			*412,120*
Asbestos Removal 2024-2025			*126,864*
LeisureFit Booragoon – Spa and Sauna			*238,062*
Public Toilet renewal – Mt Henry Reserve			*325,918*
Men's Shed modifications			*237,472*
Southside BMX Facilities			*592,308*
31 Moreau Mews demolition			*190,686*
Roof Renewal – Leeming Recreation Centre			*164,620*
Changeroom Upgrade – Len Shearer			*493,814*
Blue Gum Community Centre Redevelopment			*849,064*
Changeroom Upgrade – Beasley Reserve			*137,742*
Renewable Energy Projects			*1,198,497*
Civic Centre Refurbishment			*129,117*
LeisureFit Booragoon Refurbishment			*876,686*
The remaining net positive variance relates to minor amounts in other building projects.			*1,206,478*

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 June 2025 – Preliminary Report

Capital Expenditure (cont.)

Purchase of Infrastructure Assets	Budget $	Actual $	Budget Variance $
	(33,676,759)	**(23,438,278)**	**10,238,481**
Drainage			*329,843*
Environmental – including the Foreshore Restoration projects ($229,073), and the Dyoondalup Koort Foreshore project ($122,479).			*410,822*
Foreshore Facilities			*47,910*
Irrigation			*239,465*
Lighting – The Esplanade Lighting renewal project ($164,758), and the Active Reserve Floodlighting project ($135,045).			*307,195*
Parks Streetscapes Structures – Goolagatup Lower Lands Development and Artwork ($818,234), Public Open Space Barrisdale Road ($140,685), Whole of Parke Renewal/Upgrades ($310,716), Webber Reserve Redevelopment ($1,127,694), Attadale/Alfred Cove Foreshore projects ($196,057), Urban Forest Tree – New ($189,672), Stair and Bridge Remediation project ($143,696), partially offset by the Canning Bridge Activity Centre project ($311,149)			*3,088,507*
Paths – Blackwall Reach Reserve Paths ($293,596), Doney Street Canning Highway to Norma Road ($143,840), Blackwall Reach Parade Renewal ($227,925) and the Bike Plan Implementation works ($198,102).			*1,134,205*
Playgrounds – Playspace Renewal programs ($149,007).			*193,113*
Roads - Positive Variances mainly related to the Riseley Street Roads to Recovery project ($154,802), Marmion Street/Norma Road Black Spot project ($303,185), North Lake/Winterfold Roads ($1,444,959), Adrian/Cleopatra Street roundabout ($217,322), Intermediate Road Remediation ($250,886), Leeming Recreation Centre Carpark ($492,577), Engineering Design ($225,000), Kishorn/Ullapool/Mackenzie traffic islands ($194,233), Costello Place/Benningfield Road ($162,266), Willagee Library and Community Centre parking ($105,873).			*4,487,421*

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025		
	2024-2025 30 June 2025 $	***2023-2024 30 June 2024 $***
Current assets		
Cash & cash equivalents	23,194,177	31,231,114
Trade and other receivables	9,836,739	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	178,059	169,590
Contract assets	-	-
Other assets	218,378	1,931,399
Total current assets	**169,303,955**	**181,609,585**
Non current assets		
Trade and other receivables	2,174,961	2,101,022
Other financial assets	15,810,968	15,326,577
Property, plant & equipment	498,238,923	496,497,951
Infrastructure	688,582,764	707,410,134
Investment property	60,846,541	60,846,541
Total non current assets	**1,265,654,157**	**1,282,182,225**
TOTAL ASSETS	**1,434,958,112**	**1,463,791,810**
Current liabilities		
Trade and other payables	17,897,713	22,539,878
Other liabilities		68,974
Contract liabilities	2,469,608	2,451,905
Borrowings	175,680	209,511
Employee related provisions	8,576,957	9,330,106
Total current liabilities	**29,119,959**	**34,600,374**
Non current liabilities		
Trade and other payables	316,476	286,510
Other liabilities		1,160,463
Borrowings	2,260,847	997,621
Employee related provisions	970,742	972,066
Other provisions	6,893,140	6,893,140
Total non current liabilities	**10,441,205**	**10,309,800**
TOTAL LIABILITIES	**39,561,164**	**44,910,174**
NET ASSETS	**1,395,396,949**	**1,418,881,636**
Equity		
Retained surplus	355,631,191	369,753,939
Reserve accounts	137,347,904	146,700,966
Revaluation surplus	902,417,853	902,426,731
TOTAL EQUITY	**1,395,396,949**	**1,418,881,636**

City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 30 June 2025

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
RATE DEBTORS					
Opening Balance - 1 July	4,269,129	4,269,129	*0%*	3,379,289	*26%*
Rates & Charges Raised	109,717,303	109,975,904	*0%*	103,187,002	*6%*
Payments Received	(109,963,170)	(109,069,425)	*1%*	(101,887,663)	*8%*
Closing Balance	4,023,262	5,175,607	*-22%*	4,678,629	*-14%*
REFUSE DEBTORS					
Opening Balance - 1 July	55,013	55,013	*0%*	44,432	*24%*
Rates & Charges Raised	1,773,020	1,772,769	*0%*	1,679,688	*6%*
Payments Received	(1,767,678)	(1,763,393)	*0%*	(1,669,299)	*6%*
Closing Balance	60,355	64,389	*-6%*	54,821	*10%*
FESA DEBTORS					
Opening Balance - 1 July	813,475	813,475	*0%*	650,906	*25%*
Rates & Charges Raised	19,487,428	19,543,572	*0%*	18,427,861	*6%*
Payments Received	(19,546,386)	(19,432,623)	*1%*	(18,193,985)	*7%*
Closing Balance	754,517	924,424	*-18%*	884,782	*-15%*
UNDERGROUND POWER DEBTORS					
Opening Balance - 1 July	166,494	166,494	*0%*	304,028	*-45%*
Rates Raised	(36,305)	(24,820)	*46%*	21,962	*-265%*
Payments Received	(74,375)	(71,236)	*4%*	(159,565)	*-53%*
Closing Balance	55,814	70,438	*-21%*	166,425	*-66%*
POOL DEBTORS					
Opening Balance - 1 July	17,903	17,903	*0%*	16,677	*7%*
Rates & Charges Raised	495,630	495,589	*0%*	492,615	*1%*
Payments Received	(495,290)	(493,469)	*0%*	(491,418)	*1%*
Closing Balance	18,243	20,024	*-9%*	17,874	*2%*
SECURITY DEBTORS (SECL)					
Opening Balance - 1 July	103,829	103,829	*0%*	92,407	*12%*
Rates & Charges Raised	2,804,022	2,803,899	*0%*	2,627,385	*7%*
Payments Received	(2,801,281)	(2,787,830)	*0%*	(2,615,540)	*7%*
Closing Balance	106,571	119,898	*-11%*	104,252	*2%*
INSTALMENT FEE DEBTORS					
Opening Balance - 1 July	22	22	*0%*	77	*-72%*
Rates & Charges Raised	0	0	*0*	4	*-100%*
Payments Received	(4)	(4)	*0%*	(59)	*-93%*
Closing Balance	18	18	*0%*	22	*-19%*

SUMMARY OF RATE DEBTOR MOVEMENT

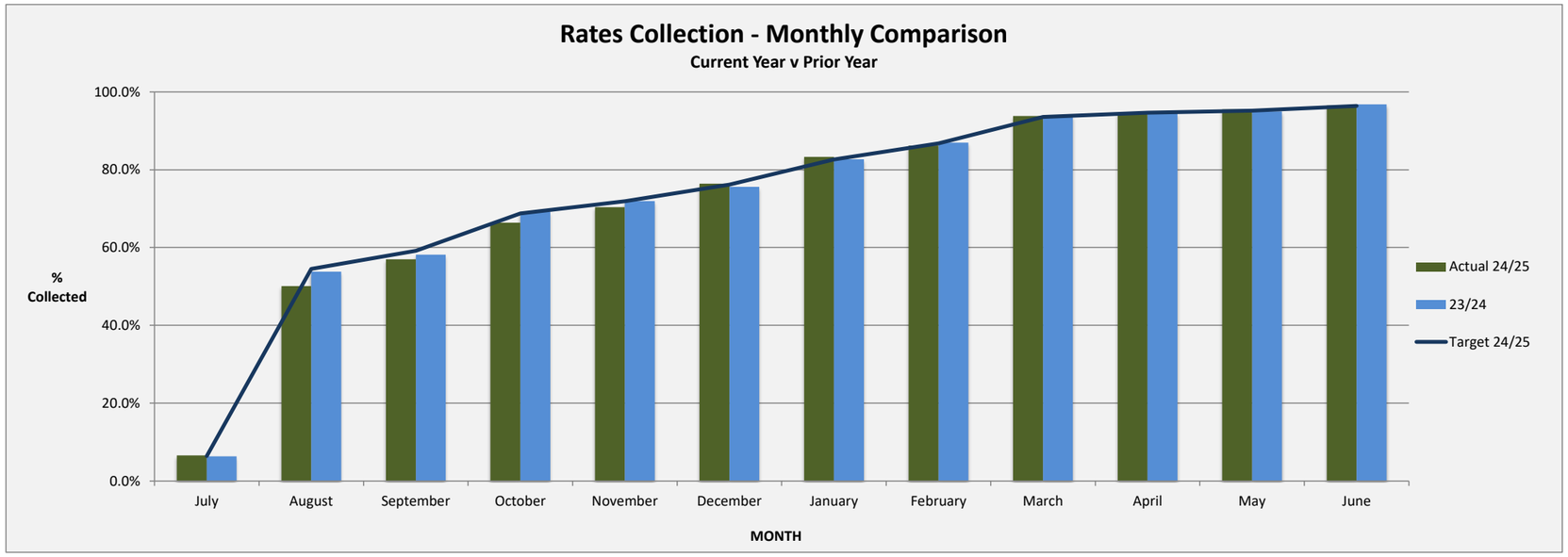
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	5,425,866	5,425,866	*0%*	4,487,816	*21%*
Debtors Raised	134,241,099	134,566,913	*0%*	126,436,517	*6%*
Payments Received	(134,648,184)	(133,617,980)	*1%*	(125,017,529)	*8%*
Closing Balance	5,018,781	6,374,798	*-21%*	5,906,804	*-15%*

SUMMARY OF SUNDRY DEBTOR MOVEMENT

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
Opening Balance - 1 July	565,184	565,184	*0%*	901,439	*-37%*
Invoices Raised	4,206,418	3,860,200	*9%*	5,864,808	*-28%*
Receipts	(4,294,329)	(3,809,940)	*13%*	(6,194,052)	*-31%*
Prepayments	(30,578)	2,842	*-1176%*	(7,012)	*336%*
Closing Balance	446,696	618,286	*-28%*	565,184	*-21%*

Rates Collection Progress

Month	TARGET Target 24/25	CURRENT Actual 24/25	% Diff Curr v Tar	Prior Year 23/24	% Diff Curr V Prev	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	08/09	07/08	3 year average
July	6.4%	6.6%	*-0.2%*	6.3%	-0.3%	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%	13.9%	25.1%	6.5%
August	54.5%	50.1%	*4.4%*	53.8%	3.7%	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%	65.0%	68.9%	56.3%
September	59.2%	57.0%	*2.2%*	58.2%	1.2%	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%	67.4%	71.1%	60.2%
October	68.7%	66.4%	*2.3%*	69.1%	2.7%	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%	74.0%	77.5%	69.6%
November	71.9%	70.4%	*1.5%*	72.0%	1.6%	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%	75.3%	80.0%	72.2%
December	76.2%	76.4%	*-0.2%*	75.6%	-0.8%	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%	81.3%	85.8%	75.9%
January	82.6%	83.3%	*-0.7%*	82.7%	-0.6%	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%	83.7%	87.6%	81.8%
February	86.8%	86.2%	*0.6%*	87.0%	0.8%	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%	86.6%	93.5%	85.8%
March	93.5%	93.8%	*-0.3%*	93.8%	0.0%	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%	91.9%	94.8%	92.5%
April	94.7%	94.7%	*0.0%*	94.5%	-0.2%	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%	92.6%	95.5%	93.1%
May	95.2%	95.5%	*-0.3%*	95.0%	0.5%	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%	93.1%	96.0%	93.6%
June	96.4%	96.5%	*-0.1%*	96.8%	*-0.3%*	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%	94.0%	96.7%	94.7%



SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 30 JUNE 2025

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
Payment arrangements			
515510	Melville Mariners Tee-Ball Club	$2,635	$600.00 paid 1 May 2025 and the remainder to be paid mid July 2025.
832568	Individual	$11,498	Arrangement to pay $200.00 per fortnight maintained.
861732	Healthcare WA	$10,062	Arrangement to pay $50.00 per fortnight. June payments missed, email and letter sent.
862151	South Perth Futsal Club	$4,212	Arrangement to pay $200.00 per month maintained.
862342	Peth AFC Futsal	$10,237	Arrangement of $1,500 per month maintained
863209	Individual	$2,108	Arrangement to pay $250.00 per fortnight maintained.
864132	Individual	$3,915	Arrangement to pay $130.00 per fortnight maintained.
869693	Velovelum Pty Ltd T/As Mastro Pizza	$682	Arrangement to pay $200.00 per fortnight maintained.
873752	Individual	$500	Arrangement made with requesting officer to pay in July.
873760	Individual	$500	Arrangement made with requesting officer to pay in July.
874115	Jimmy and Gau Pty Ltd	$23,093	Payment Plan with Fines Enforcement for $600.00 per month starting September 2025.
	Total on Payment Arrangement	**$69,442**	
Ordinary Debtors			
505388	City of Canning	$1,959	Paid invoice 46134 in June. Debtor is checking on remaining invoice as he has been on leave.
851352	Powerhouse Surf	$106	Email reminder sent 1 July 2025.
855783	Advanced Traffic Management	$920	Grant Thornton have advised that they are unable to estimate timing and quantum of a return.
861617	Twincreek Holdings Pty Ltd	$237	Emailed 6 June 2025 and 20 June 2025.
862573	Profutsal	$3,348	Matter is closed with CS Legal. Many attempts have been made to contact debtor with no response to letters or emails. Matter is now with requesting officer for decision on write off.
863084	Individual	$1,057	Emailed 6 June 2025 and 20 June 2025.
867606	The Social Niche	$59	Left voicemail 10 June 2025 and sent final demand 14 June 2025.
869826	Electro Nautic Pty Ltd	$106	Email sent 6 June 2025 and 20 June 2025.
869826	WA State Futsal Club	$33,179	Matter is closed with CS Legal. Debtor cannot be found. Multiple postal and emails addresses tried. Unable to locate. Matter is now with requesting officer for decision on write off.
872952	Individual	$2,580	File closed by CS Legal, not economical to proceed. Waiting on Leisurefit approval to write off.
873976	Perth Raiders Underwater Rugby	$504	Emailed 11 June 2025.
	Total Ordinary Debtors	**$44,054**	
Sporting & Community Organisations			
506014	Brentwood Karoonda Sporting Association	$34,397	Email received from Healthy Melville Coordinator 13 May 2025 stating that they are developing a Sponsorship and Naming Rights Agreement which is aimed to help Clubs generate other avenues of financial assistance. Payment of $6,789.60 received 26 June 2025.
520239	Winnacott (Kats) Junior Football Club	$1,089	Email sent 5 June 2025.
520262	Palmyra Rugby Union Club	$2,405	Email sent 5 June 2025.
834549	Melville Cricket Club	$7,530	Message received 8 April 2025-waiting for WACA funding grant. Email received from Manager Healthy Lifestyle Melville to extend time frame 22 May 2025.
865972	Melville Community Men's Shed	$25,000	Credit note issued 30 June 2025.
838364	Shiirly Strickland Reserve Sporting Association	$800	Emailed 6 June 2025 and 20 June 2025.
	Total Sporting & Community Organisations	**$71,221**	
Loans			
507491	Tompkins Park & Recreational Association	$89,533	Loan 399.
	Total Loans	**$89,533**	
GRAND TOTAL	**Total 90 Days and over**	**$274,250**	
	Total Sundry Debts Outstanding	**$446,696**	
	90 Days and Over % of Total Debt	**61%**	
	90 Days and over -Total No. of Debtors (excl Loans)	**29**	

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PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF JUNE 2025

BUDGET AMENDMENTS - GENERAL

Budget Amendments >$100,000

Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
365-22541-7126-000	Write Club Caralee & Melville - Expenditure	124,800		$ 124,800	Budget creation to represent grant funding from Healthway for Healthy Partnership Program Agreement for Write Club 2025-2027 project.
365-22541-5205-000	Write Club Caralee & Melville - Grant Income		124,800		
270-25826-7105-000	Professional Consultancies	21,000		$ 21,000	Budget creation for the recruitment of a professional consultant for the provision of Investment Management and Advisory Services. Based on the submission to a RFQ process it is expected that the advisor could negotiate rates that are up to 10bps to 20bps higher (depending on the bank and term) on average that carded rates generally on offer from banks.
270-26213-5710-000	Investment Earnings - Municipal Funding		21,000		
360-22523-7100-000	Literacy & Learning Young People - Expenditure	2,200		$ 2,200	Budget creation to represent grant funding from Children's Book Council of Australia for Children's Book Week 2025.
360-22523-5205-000	Literacy & Learning Young People - Grant Income		2,200		
260-29262-6xxx-412	Customer Experience, Relationship & Request Management Platform - employment costs	545,000		$ 645,000	Additional $645k required for immediate staffing (Project Manager, Business Analyst and Change Lead) and legal costs for the Customer Experience, Relationship & Request Management Platform project. These additional costs will be funded from the Information Technology Reserve. (Confidential Item C25/288 in relation to Contract and Tender Advisory Unit recommendations for this project was approved by council at the special meeting of council held on 25 June 2025).
260-26292-7090-412	Customer Services Reimagined project - legal costs	100,000			
277-28115-7888-000	Information Technology Reserve		645,000		
420-80235-1575-000	Heavy Vehicle Purchases	40,000		$ 40,000	Additional $40k required for the replacement of a side loader to be funded by the Fleet Service Vehicles, Plant and Equipment Replacement Reserve. A budget of $510,000 (which includes and allowance for possible cost escalations) for the replacement of asset 38922 is already included the 2025-2026 adopted budget. Due to exchange rate fluctuations, significant increases in manufacturing and shipping costs and extended lead times, the supplier has been selected and the tender will be awarded for $548,000.
277-28102-7888-000	Fleet Service Vehicles, Plant and Equipment Replacement Reserve		40,000		
420-80235-1575-000	Heavy Vehicle Purchases	162,000		$ 162,000	Additional $162k required for the replacement of a rear loader to be funded by the Fleet Service Vehicles, Plant and Equipment Replacement Reserve. A budget of $465,000 (which includes and allowance for possible cost escalations) for the replacement of asset 39020 is already included the 2025-2026 adopted budget. Due to exchange rate fluctuations, significant increases in manufacturing and shipping costs and extended lead times, and based on recent supplier feedback, the cost for this rear loader to be supplied from the United Kingdom has been revised to $627,000.
277-28102-7888-000	Fleet Service Vehicles, Plant and Equipment Replacement Reserve		162,000		
		995,000	**995,000**	**995,000**	

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BUDGET AMENDMENTS - CARRY FORWARDS FROM 2024-2025 TO 2025-2026 - CAPITAL

Budget Amendments >$100,000

Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
260-80156-1565-740	Telephone & Communications Equipment	90,166		$ 554,551	
260-80313-1565-740	Mobility Business Equipment	60,927			
260-80323-1565-740	Software (New Applications)	136,560			
260-80369-1565-740	Intranet Future Vision Project	82,615			Carry forward of IT capital project expenditure budgets for the continuation and finalisation during 2025-2026.These projects will be funded from the Information Technology Reserve.
260-80164-1564-740	Printers	5,000			
260-80320-1565-740	PC's/Monitors/Citrix Hardware	65,067			
260-80303-1565-740	Server Hardware	114,216			
277-28115-7888-740	Information Technology Reserve		554,551		
532-80106-1535-740	Furniture & Equipment	143,600		$ 175,182	Carry forward of $123.6k for the Administration Building Security CCTV Network Upgrade completed in July 2025 and $20k for the Noise Monitoring Equipment not yet purchased due to unavailability of preferred equipment. These costs will be funded from the Unexpended Works and Specific Purpose Grants reserve.
277-28113-7888-740	Unexpended Works and Specific Purpose Grants Reserve		143,600		
532-85530-7120-740	Buildings	4,687			Carry forward budget for the Community Safety Dispatch Room completed in July 2025 - this cost will be funded from the Community Surveillance & Security Service Reserve.
277-28122-7888-740	Community Surveillance & Security Service Reserve		4,687		
532-85530-7120-740	Buildings	26,895			Carry forward budget for Operations Centre Fit Out scheduled for completion in August 2025 - these works will be funded from the Unexpended Works and Specific Purpose Grants reserve.
277-28121-7888-740	Unexpended Works and Specific Purpose Grants Reserve		26,895		
Various	Fleet Expenditure - Heavy Plant/Vehicles and Light Vehicles	2,663,632		$ 2,663,632	
Various	Fleet Sales Proceeds - Heavy Plant/Vehicles and Light Vehicles		1,437,607		Carry forward of fleet replacement budgets due to the ongoing delays in delivery of vehicles and plant that have been ordered and the resulting delay in the sale of older assets. Funds will be used from the sale of fleet to be replaced and the Fleet Services Vehicles, Plant and Equipment Replacement reserve for the for heavy vehicles, heavy plant and light vehicles.
277-28102-7888-740	Fleet Services Vehicles, Plant and Equipment Replacement Reserve		1,226,025		

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Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
310-80046-7550-740	CSRFF Funding Expenditure	70,000		$ 240,000	Carry forward of CSRFF budgets due to delays caused by discussions with Department of Education for the installation of goal posts at Peter Ellis Reserve and Trevor Gribble Park. Funds will be used from the Unexpended Works and Specific Purpose Grants reserve.
378-80029-1585-740	Public Arts Program Expenditure	170,000			Carry forward of the public art budget for the Civic Centre entry statement artwork ($170k) and delayed works at the Civic Centre resulting from a need to remediate unsatisfactory electrical works ($20k). Funds will be used from the Unexpended Works and Specific Purpose Grants reserve.
277-28121-7888-740	Unexpended Works and Specific Purpose Grants Reserve		240,000		The above CSRFF Funding and Public Arts program budgets are funded from the Unexpended Works and Specific Purpose Grants Reserve.
Various	IT and Fleet - Capital Expenditure		2,533,723	$ 2,533,723	
Various	Fleet Sales Proceeds - Heavy Plant/Vehicles and Light Vehicles	1,232,800			Reversal of the estimated carry forward of $2.5 Mn for capital expenditure and $1.2 Mn for capital income included in the 2025-2026 Adopted Budget for IT and Fleet.
Various	Reserves	1,300,923			
Various	Buildings - Expenditure	3,249,611		$ 8,749,308	Carry forward of Buildings and Infrastructure assets expenditure budgets from 2024-2025 to 2025-2026 due to project delays caused by outstanding latent conditions, grant outcome announcements and unforeseen complexities such as external resourcing issues and site challenges etc. These costs will be funded by various reserves including the New/Upgrade works reserve, Community Facilities reserve, Infrastructure Asset Management reserve, Public Open Space and Urban Forest reserve and Organisational Environmental Sustainability Initiatives reserve.
Various	Infrastructure Assets - Expenditure	5,499,697			
Various	Reserves		8,749,308		
Various	Buildings and Infrastructure Assets - Expenditure		8,714,790	$ 8,714,790	Reversal of the estimated carry forward of $8.7Mn for Buildings and Infrastructure assets included in the 2025-2026 Adopted Budget.
Various	Reserves	8,714,790			
Various	Capital Grant Income		2,966,765	$ 2,966,765	Carry forward of capital grant income budgets from 2024-2025 to 2025-2026 due to project delays and the recognition of income to align with performance obligations/project progress and delays in finalising grant funding agreements. Significant amounts relate to National and State Black Spot grant funded roads projects and Renewable Energy projects.
Various	Reserves	2,966,765			
Various	Reserves		514,910	$ 514,910	Reversal of the estimated capital income carry forward of $514k included in the 2025-2026 Adopted Budget.
Various	Capital Grant Income	514,910			
		27,112,861	**27,112,861**	**27,112,861**	

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BUDGET AMENDMENTS - CARRY FORWARDS FROM 2024-2025 TO 2025-2026 - OPERATING

Budget Amendments >$100,000

Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
260-29262-7120-741	Projects and Innovation - Contract Payments	176,605		$ 176,605	
277-28115-7888-741	Information Technology Reserve		176,605		Carry forward of budgets to fund project officers to implement the 2025-2026 IT projects, particularly the CXR project. Funds will be used from the Information Technology reserve.
102-26261-XXXX-741	SUP Project CPS5/LPS6 Review - various expenditure accounts	150,787		$ 211,657	
102-26264-xxxx-741	SUP Project: Canning Bridge - various expenditure accounts	60,870			Carry forward of Strategic Urban Planning project budgets for work in progress and continuation in 2025-2026. These costs are funded from the Special Projects reserve.
277-28125-7888-741	Special Projects Reserve		211,657		
102-26000-7105-741	POS strategy review - Professional consultancy	75,000		$ 75,000	
277-28125-7888-741	Public Open Space and Urban Forest Reserve		75,000		Strategic Urban Planning POS Strategy Review project budgets for work in progress and continuation in 2025-2026. This project will be funded from the Public Open Space and Urban Forest Reserve.
532-26244-6200-741	Community Safety - Training & Development	35,000		$ 145,500	Carry forward of budget for the Upskill Training Program - Training commenced 14 July 2025, later than the original plan.
532-26244-6500-741	Community Safety - Corporate Uniforms	20,000			Carry forward budgets for uniforms and PPE - delivery expected in August 2025.
532-26244-7050-741	Community Safety - Advertising	8,000			Carry forward budget for branding and promotion for MelSafe - will be completed in August 2025.
532-26244-7120-741	Community Safety - Contract Payments	35,500			Carry forward of budget for Chronosoft - Job Dispatch Software - due for completion September 2025.
532-26244-7879-741	Community Safety - Minor Capital Equipment	47,000			Carry forward budget of $40k for purchase and installation of dog cages scheduled for August 2025 and $7k for dog safety equipment scheduled for August 2025.
277-28132-7888-741	Community Surveillance & Security Service Reserve		145,500		The above Community Safety Services will be funded by the Community Surveillance & Security Service Reserve.

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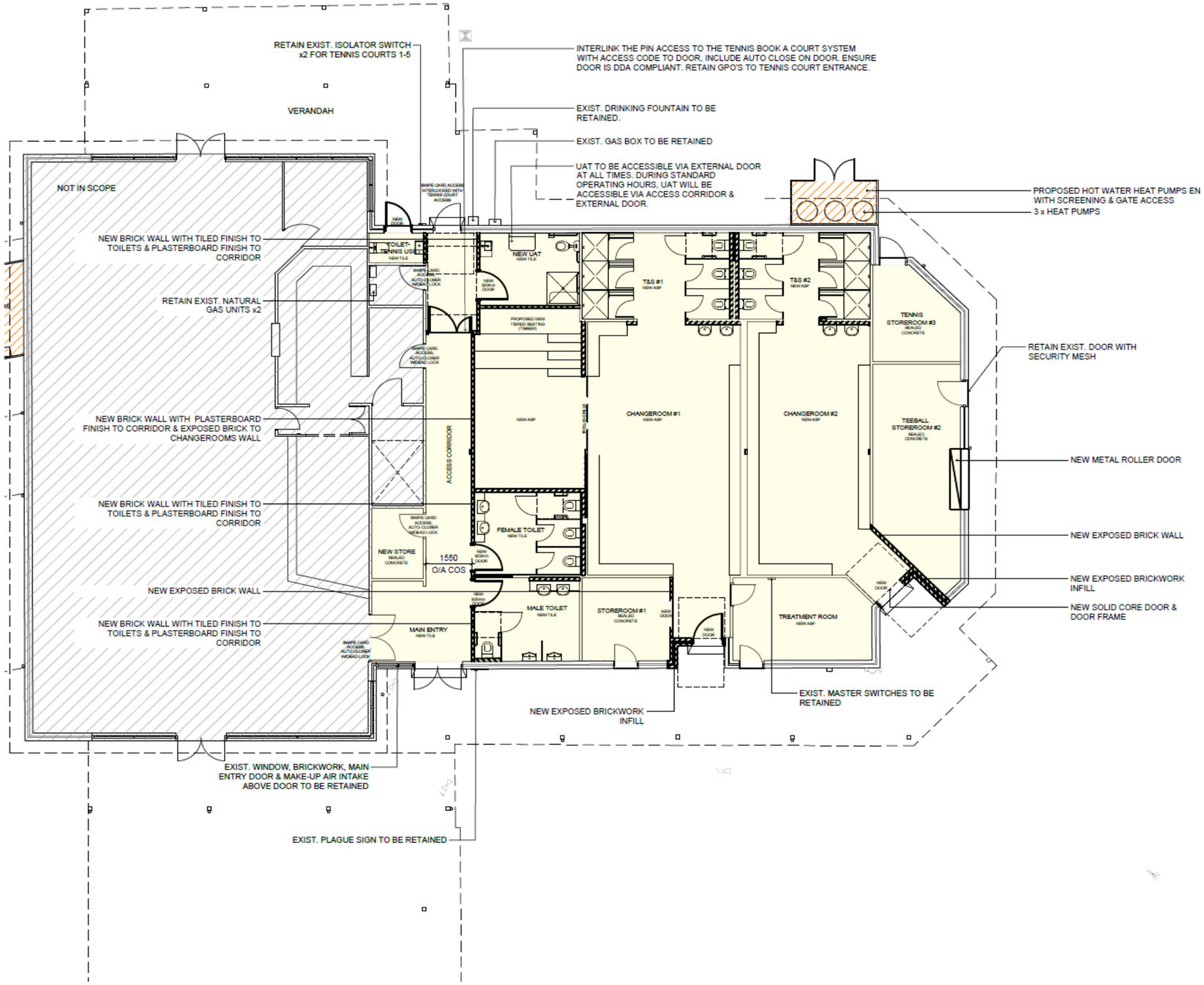
Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
340-29318-7105-741	Morris Buzzacott Reserve Tennis Renewal - Professional consultancy	28,002		$ 103,415	
340-29319-7105-741	Morris Buzzacott Reserve Site Development Plan - Professional consultancy	28,002			
340-29321-7105-741	Leeming Recreation Centre Needs Analysis & Pre-Feasibility Study - Professional consultancy	24,076			Carry forward of budgets for work planned/ in progress. Funds will be used from the Unexpended Works and Specific Purpose Grants reserve.
340-29324-7105-741	Sport & Recreation Infrastructure Plan - Professional consultancy	23,335			
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		103,415		
366-22533-5250-741	Kay Poustie Scholarship - Willagee Library - Income		4,000	$ 8,000	
366-22533-xxxx-741	Kay Poustie Scholarship - Willagee Library - various expenditure accounts	8,000			Carry forward budgets for work related to the Kay Poustie Scholarship that will commence in July 2025. Funds will be used from the Unexpended Works and Specific Purpose Grants reserve.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		4,000		
365-22532-XXXX-741	Art Club Willagee - various expenditure accounts	16,258		$ 85,127	Carry forward budgets required for the Art Club Willagee program. Program has been extended and expected completion is June 2026.
365-22534-XXXX-741	Write Club Caralee & Melville - various expenditure accounts	3,516			Carry forward budgets required for the Write Club Caralee & Melville program. Program will be completed by June 2026.
365-26647-7126-741	Noongar Place Names Project - Contractors Adhoc	65,353			Carry forward of budgets due to pending final evaluation report from external consultant - acquittal is due September 2025. This project is a grant and City commitment/agreement with Lotterywest. The grant funding is dependent upon expenditure funding provided by the City.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		85,127		The above arts and culture budgets are funded by the Unexpended Works and Specific Purpose Grants reserve.
371-26198-7105-741	Safeguarding Children and Young People - Professional Consulting	9,000		$ 35,560	Carry forward of budget for ongoing embedded advisor support.
372-26396-7105-741	Neighbourhood Activities - Professional consultancy	26,560			Carry forward budget for work in progress for the Community Infrastructure Strategy - scheduled for completion early 2026.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		35,560		The above Community Development - People and Neighbourhoods budgets are funded from the Unexpended Works and Specific Purpose Grants reserve.

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Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
386-22531-XXXX-741	Boxing Program - various expenditure accounts	7,335		$ 12,914	Playwell Participation Grants Program - Willagee Gloves Boxing Program scheduled for completion in December 2025.
386-22536-7126-741	Connecting to Country Weekly Program - Contractors Adhoc	5,579			Connection to Country 2023-2027 funding program - Weekly afterschool program Willagee Youth Drop In - between 1st January 2025 and 30th June 2026.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		12,914		The above first nations programs are funded from the Unexpended Works and Specific Purpose Grants reserve.
210-25720-6200-741	Sustainability Initiatives - Training & Development	10,295		$ 81,055	Carry forward for works in progress - TAG Project Delivery. The remainder of project requires additional engagement scheduled for completion in August 2025.
210-25720-7105-741	Sustainability Initiatives - Professional Consultancy	70,760			Carry forward for work in progress: - Scope 3 Inventory Assessment $45,600 currently in Procurement Evaluation stage with project scheduled for completion September 2025. - Embedded Networks Scoping Project $18,060 compliant solutions for implementation across City-owned buildings. - BMS Tender Phase Support $2,280 unexpected hold-up upon entering caretaker period resulting in incomplete negotiation and signing of the CEUF grant agreement. - Otium Planning Group $4,820 CAAG EOI process delayed as waiting for Governance feedback regarding Terms of Reference and EOI period extended as pe recommendations from Stakeholder Engagement. Scheduled for completion end of July 2025.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		81,055		The above sustainability initiatives will be funded from the Unexpended Works and Specific Purpose Grants reserve.
150-26288-7105-741	Tourism Plan - Professional Consultancy	50,800		$ 50,800	Carry forward budget for work in progress - Consultant for Tourism Plan endorsed by Council 15.1 Notice of Motion 19 March 2024. Funds will be used from the Unexpended Works and Specific Purpose Grants reserve.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		50,800		
481-22898-5205-741	Urban Greening Grant - income		13,000	$ 13,000	Carry forward of grant income and expenditure budget since the Urban Greening project will be completed in Spring/Summer 2025-2026.
481-22898-7126-741	Urban Greening Grant - expenditure	6,201			
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve	6,799			The net income related to the Urban Greening grant will be offset from the Unexpended Works and Specific Purpose Grants reserve.

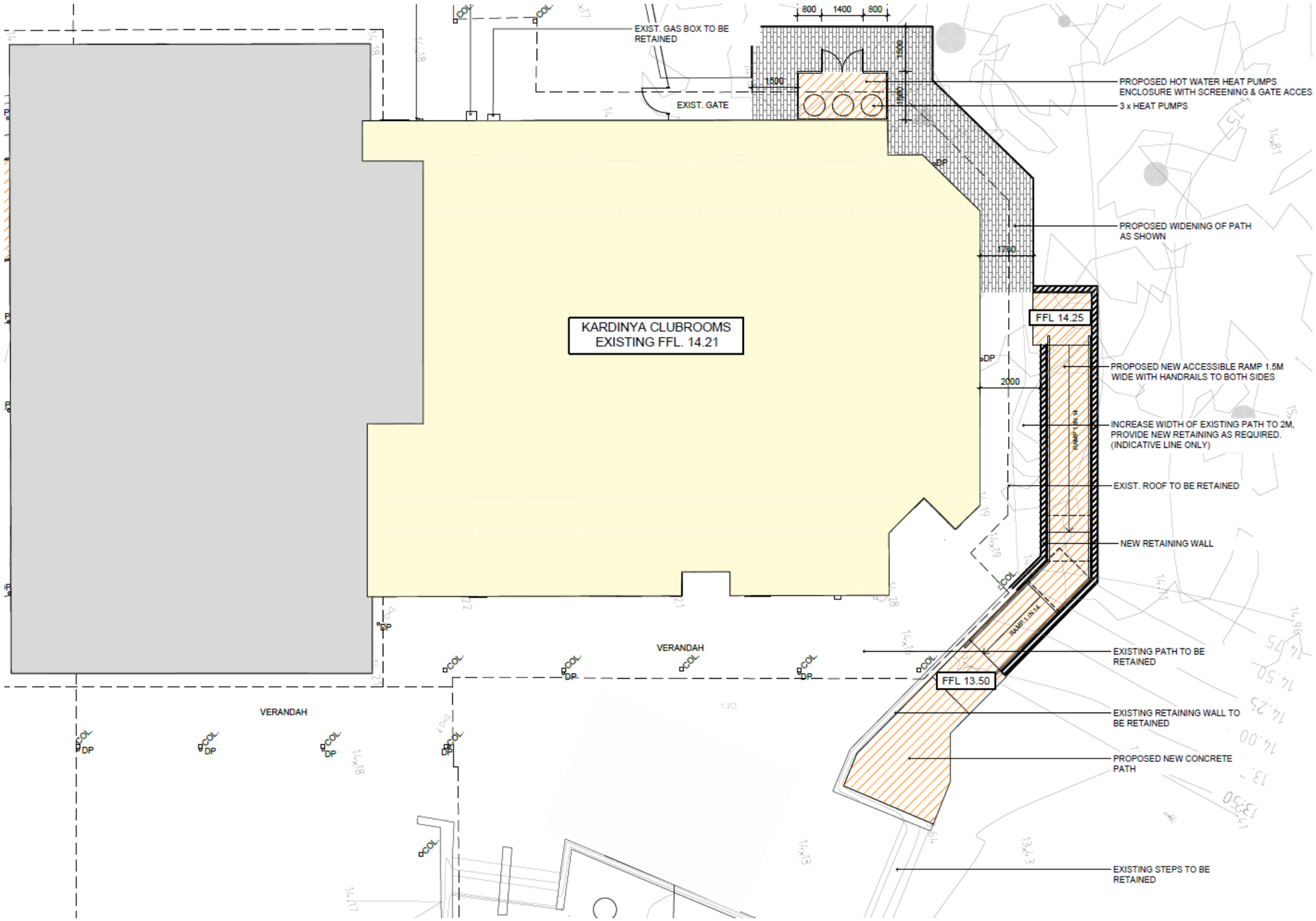
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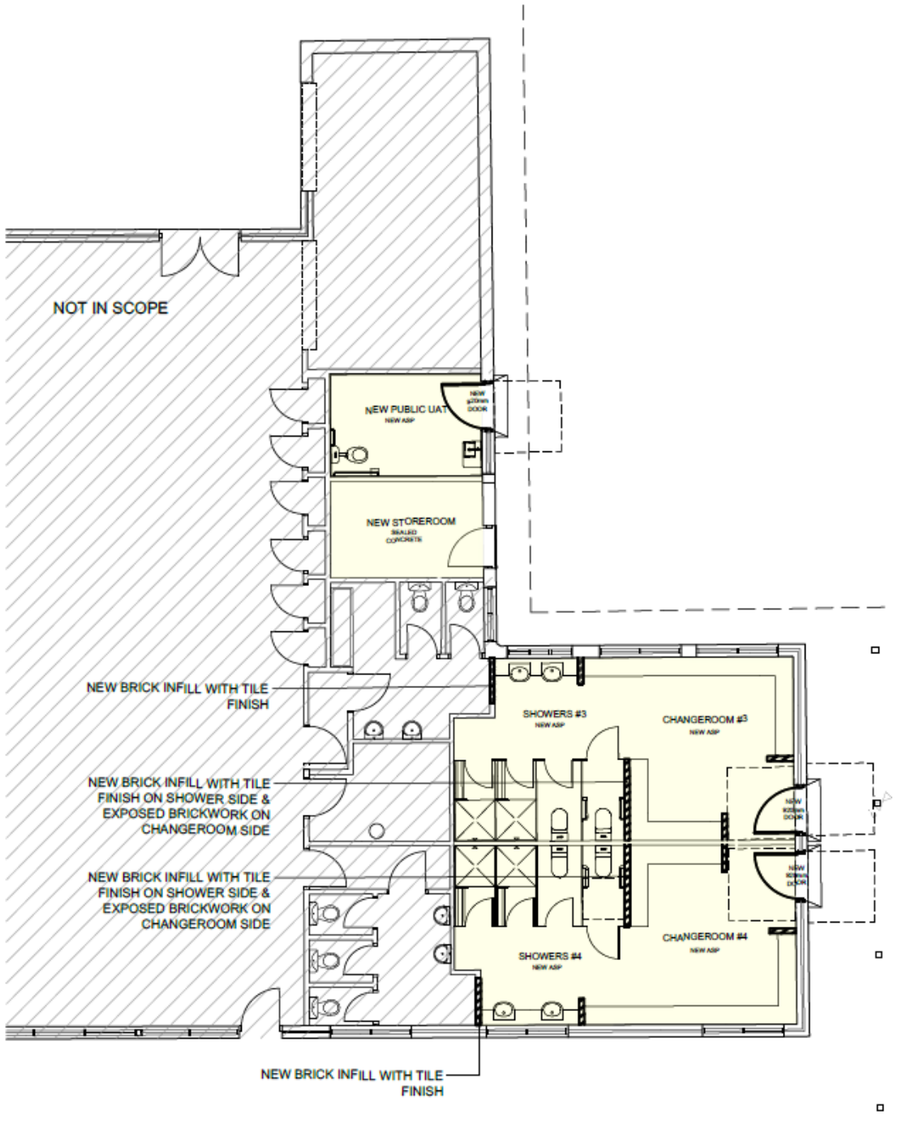
Account Number	*Description*	*DR*	*CR*	*Total Amount*	*Comments*
484-22750-7105-741	Engineering Design Services Professional Consultancies	167,120		$ 167,120	Carry forward of budget due to work being delayed as a result of staff vacancies. The pole audit, buildings framework and dry structures audit have fallen behind schedule.
277-28121-7888-741	Unexpended Works and Specific Purpose Grants Reserve		167,120		The above engineering design costs will be funded from the Unexpended Works and Specific Purpose Grants reserve.
Various	Operating Income	12,000		$ 729,807	
Various	Operating Expenditure		729,807		Reversal of the estimated carry forward of $729k for operating expenditure and $12k for operating income included in the 2025-2026 Adopted Budget.
Various	Reserves	717,807			
		1,895,560	**1,895,560**	**1,895,560**	



PROPOSED FLOOR PLAN - KARDINYA CLUBROOMS
SCALE 1:100 @ A1

PROPOSED ACCESS RAMP





PROPOSED FLOOR PLAN - KARDINYA COMMUNITY HALL
SCALE 1:100 @ A1

City of Melville

OFFICER ADVICE NOTE
Submitted in accordance with the
Local Government (Administration) Regulations 1996

Presented to	Ordinary Meeting of Council to be held 19 August 2025
Related to Item	Item CD25/49
Submitted by	Acting Healthy Melville Coordinator – Leisure Planning
Attachments	Nil.

Background
The Community Sporting and Recreation Facilities Fund (CSRFF) is a long-established grant funding program in Western Australia that provides financial assistance to develop basic infrastructure for sport and recreation.

Officers have been liaising with the Department of Creative Industries, Tourism and Sport (CITS, formerly the Department of Local Government, Sport and Cultural Industries) regarding the CSRFF application referred to in item CD25/49 as historically applications are required to be submitted by the last working day of September.

CITS advised the City on 17 July 2025 that confirmation of opening dates for upcoming funding rounds of CSRFF had yet to be received and that an update was expected shortly.

Officers contacted CITS on 14 August 2025, where it was advised:

The WA Government is committed to investing in community sporting and infrastructure projects that enliven our communities.

We are reviewing the timing of the next rounds of the Community Sporting and Recreation Facilities Fund (CSRFF) and Club Night Lights Program (CNLP).

Under our new PlayOn WA: 2030 by 2030 initiative the WA Government will deliver over 2,030 new or upgraded pieces of sporting infrastructure by 2030 and this review aims to bolster the effectiveness of our funding programs.

PlayOn WA is supported by $332 million in funding for sports infrastructure projects in the 2025-26 State Budget.

Engagement Implications
Key stakeholders for the project have been made aware of the updated position relating to the CSRFF and will be further advised of any updates.

Financial Implications
Once the timing of the next rounds of funding have been announced, Officers will apply for the CSRFF to seek grant funding in line with item CD25/49. Should the funding round not proceed or if it is altered significantly, officers will return to Council to report on the changes and provide a recommendation regarding this project.

City of Melville

OFFICER ADVICE NOTE
Submitted in accordance with the
Local Government (Administration) Regulations 1996

Legislative and Policy Implications
There are no legislative or policy implications related to this Officer Advice Note.

Consequences
It is unclear what the consequences of the timing review are to date. Historically timeframes for the submission of applications for a CSRFF Forward Planning Grant are the last business day in September; it may be likely that the expected upcoming round of funding is delayed.

Alternative Recommendations
There are no alternative recommendations proposed.

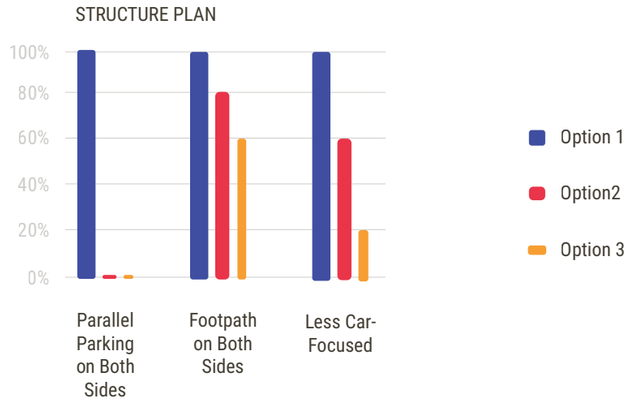
ALIGNMENT WITH RISELEY ACTIVITY CENTRE VISION

City of Melville RISELEY CENTRE

RISELEY CENTRE STRUCTURE PLAN - 2015

Outcomes

- Parallel Parking on Both Sides
- Footpath on Both Sides
- Less Car-Focused



RISELEY CENTRE STREETSCAPE MASTER PLAN - 2017

Outcomes

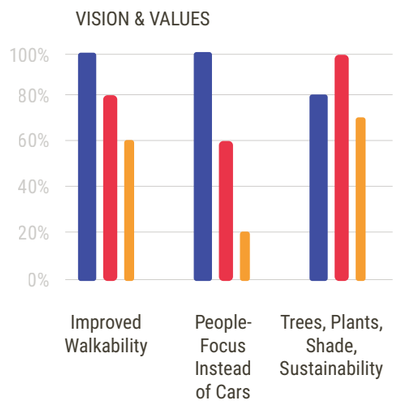
- Parallel Parking on Both Sides
- Footpath on Both Sides
- One-way Road
- Larger Pedestrian Spaces
- Improve Road Safety
- Vegetation & Shade
- Street Furniture

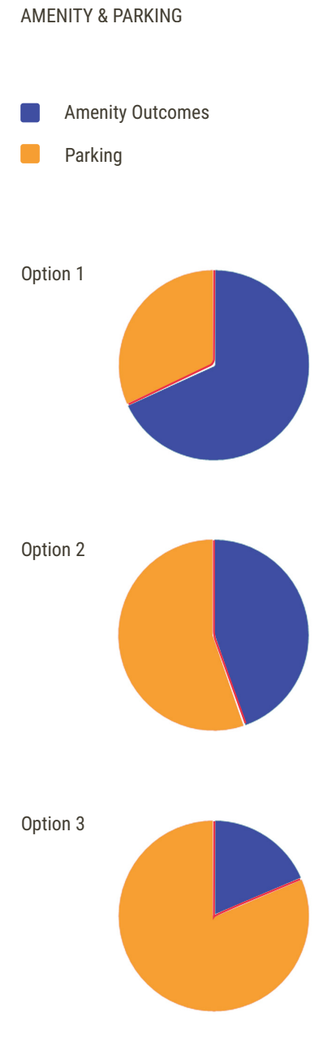


VISION & VALUES ENGAGEMENT - 2022

Top Comments

- Improved Walkability
- People Focus Instead of Cars
- Trees, Plants, Shade, Sustainable





NOTE:
CONCEPTS ARE FOR INDICATIVE USE ONLY &
SUBJECT TO CHANGE AT DETAIL DESIGN

N

KEARNS CRESCENT STREETSCAPE UPGRADE

OPTION 1 - APRIL 2023

PARKING NUMBERS

Location	Existing	Option 1
EAST	(72)	(18)
WEST	(66)	(15)
WILLCOCK CAR PARK	(26)	(88)
TOTAL	(164)	(121)

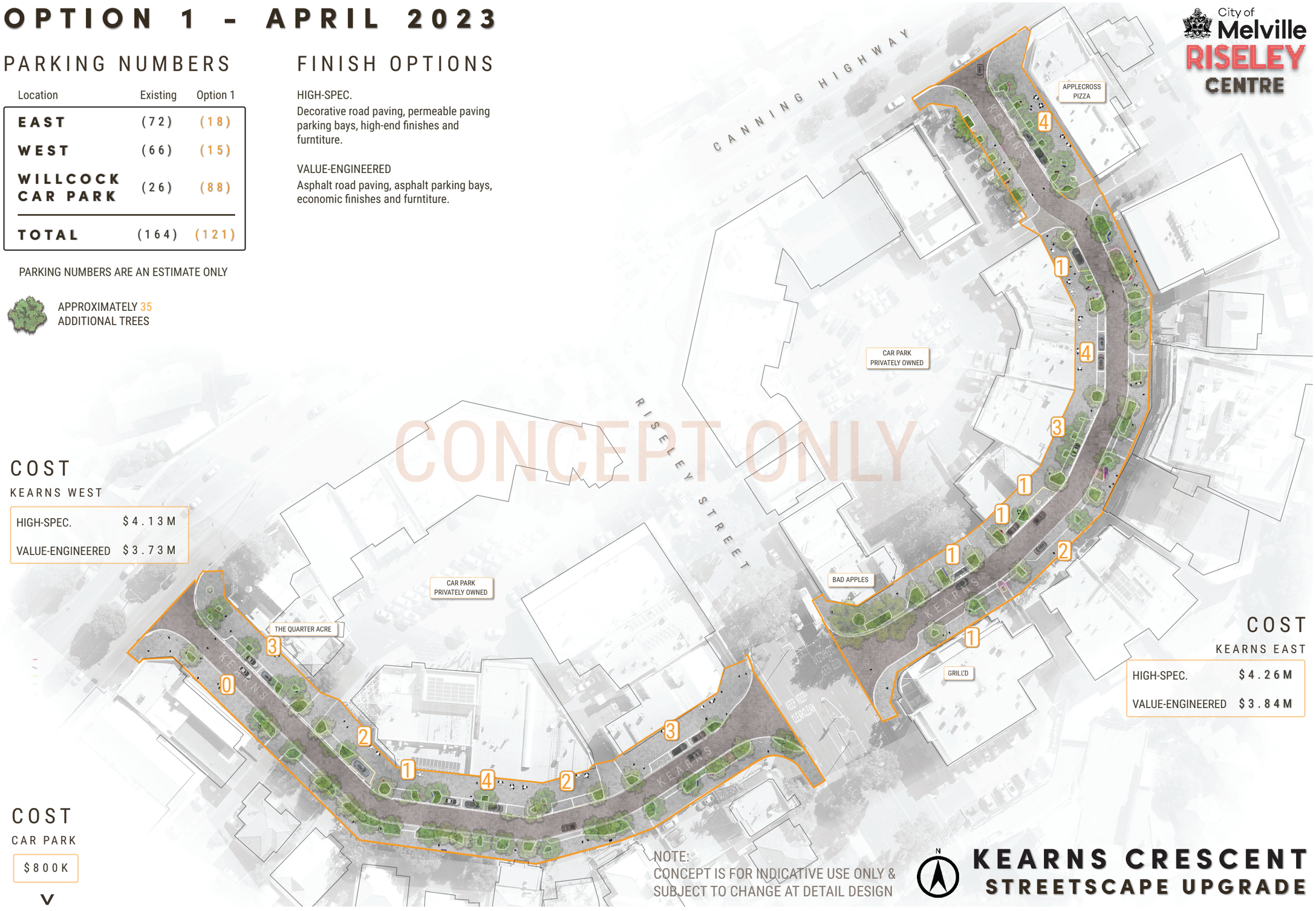
PARKING NUMBERS ARE AN ESTIMATE ONLY

APPROXIMATELY 35 ADDITIONAL TREES

FINISH OPTIONS

HIGH-SPEC.
Decorative road paving, permeable paving parking bays, high-end finishes and furntiture.

VALUE-ENGINEERED
Asphalt road paving, asphalt parking bays, economic finishes and furntiture.



COST

KEARNS WEST

HIGH-SPEC.	$4.13M
VALUE-ENGINEERED	$3.73M

COST

KEARNS EAST

HIGH-SPEC.	$4.26M
VALUE-ENGINEERED	$3.84M

COST

CAR PARK

$800K

NOTE:
CONCEPT IS FOR INDICATIVE USE ONLY & SUBJECT TO CHANGE AT DETAIL DESIGN

KEARNS CRESCENT STREETSCAPE UPGRADE

OPTION 3 - APRIL 2025

PARKING NUMBERS

Location	Existing	Option 3
EAST	(72)	(43)
WEST	(66)	(41)
WILLCOCK CAR PARK	(26)	(88)
TOTAL	(164)	(172)

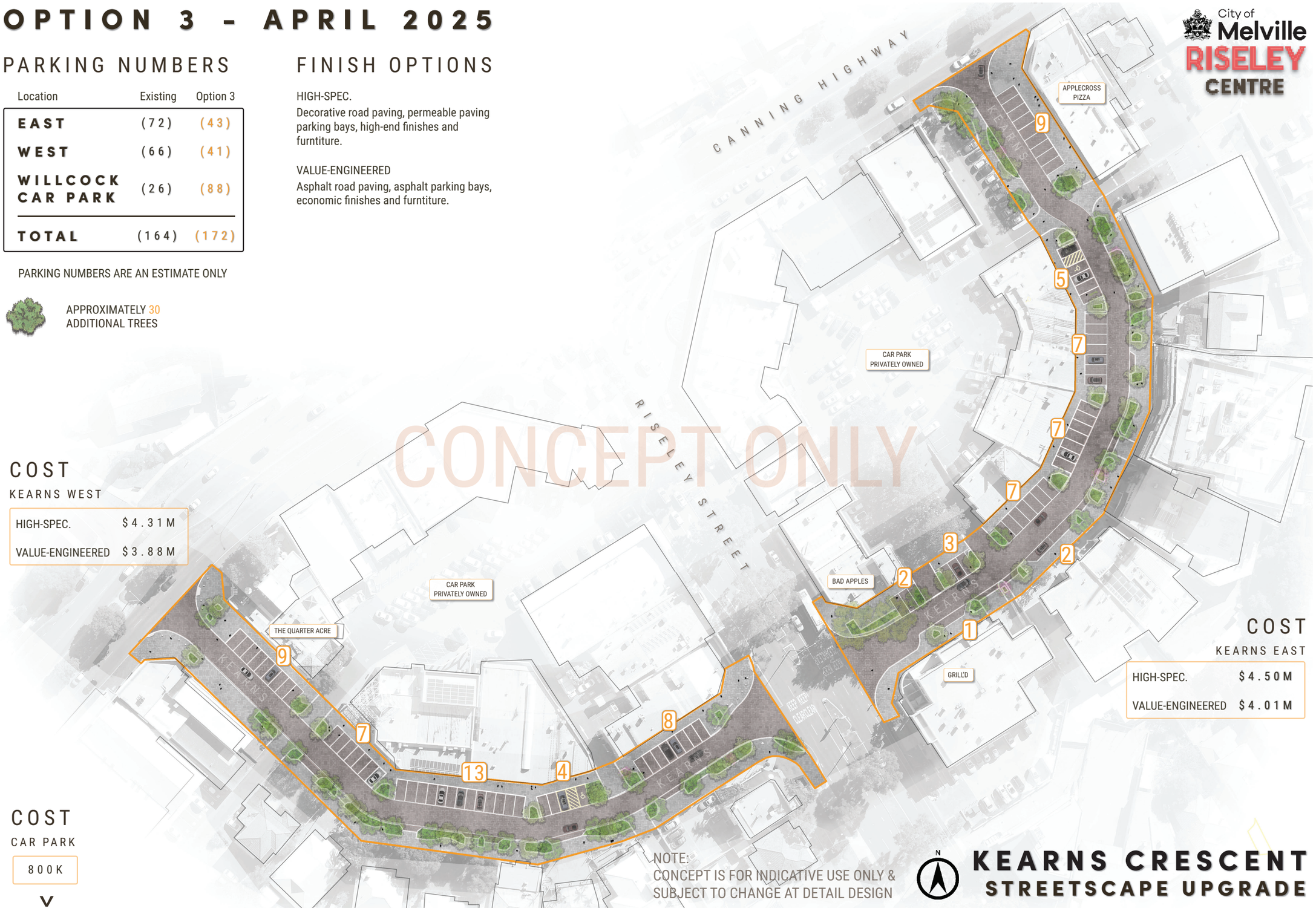
PARKING NUMBERS ARE AN ESTIMATE ONLY

APPROXIMATELY 30 ADDITIONAL TREES

FINISH OPTIONS

HIGH-SPEC.
Decorative road paving, permeable paving parking bays, high-end finishes and furntiture.

VALUE-ENGINEERED
Asphalt road paving, asphalt parking bays, economic finishes and furntiture.



COST
KEARNS WEST

HIGH-SPEC.	$4.31M
VALUE-ENGINEERED	$3.88M

COST
KEARNS EAST

HIGH-SPEC.	$4.50M
VALUE-ENGINEERED	$4.01M

COST
CAR PARK

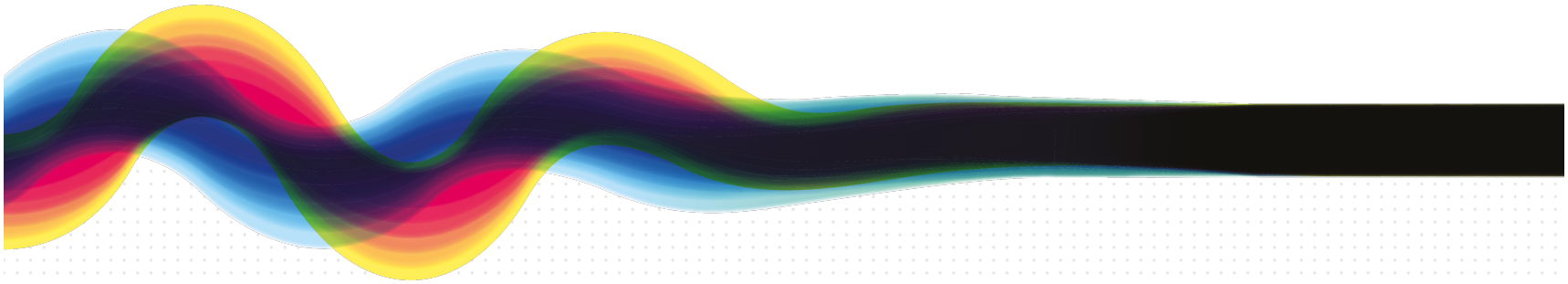
800K

NOTE:
CONCEPT IS FOR INDICATIVE USE ONLY & SUBJECT TO CHANGE AT DETAIL DESIGN

KEARNS CRESCENT STREETSCAPE UPGRADE

Draft Report
Kearns Crescent Streetscape Concepts
Engagement Outcomes –Key Insights
May-June 2023

City of Melville



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June 2023

Summary of Key Insights

Overview

- There was desire for an upgrade and improvement in Kearns Crescent - particularly amongst community. However, there was resistance to the upgrades, when it meant reducing the current amount of parking.
    - Improving the look and feel and updating the aesthetics of the centre were favoured.
    - Reduced parking was disliked by 7 out of the 10 community groups for the concepts and was raised as an issue during both business group discussions.
- Some participants, particularly businesses viewed the Risely Centre as a convenient local centre rather than a vibrant activity centre – participants considered the centre in its present form and use patterns rather than the future vision.
    - The link between the possible future of Kearns Cresecent and the proposed streetscape upgrade was difficult for some to see.

Streetscape Design Improvements

- Having a footpath on the outer ring of Kearns Crescent was seen as most the important upgrade to enhance accessibility, along with improving pedestrian safety.
    - However not all thought that this would be well used all the way around.
    - Narrow footpaths were considered acceptable.
- Increasing the tree canopy was favoured by 5 out 10 groups for concept A, but was less favourable for the other concepts.
    - There was some discussion amongst community and business participants about the issue of leaf litter being untidy.
    - There were mixed views amongst First Nations People with some in favour and others not in regard to increasing trees.
    - Any new trees should be evergreen and native to the area.
- Alfresco zones were included as part of an ideal concept by three community groups where the zones were paired with parallell parking adjacent and angled parking in the remaining areas.
    - Increasing the amount of alfresco all along Kearns Crescent was only included as a positive attribute by one group out of ten across the concepts, whereas it was noted as a negative for concept B (one group) and concept C (two groups).
- Improving and upgrading the materiality of the road and footpath were viewed positively for aesthetic reasons.
    - However, there were mixed views regarding making the path and road level and of the same material.
    - Safety (particularly for children) and drainage were noted as key issues for this.
- The introduction of parking stops were mentioned by two groups at the community workshops, in order to prevent vehicle overhang on paths as part of their ideal streetscape concept. However, it was noted that the length of some vehicles (with a tow hitch) needed to be considered.

Summary of Key Insights

Parking

- A reduction in parking was the overriding issue in relation to the streetscape concepts presented, particularly for business.
    - Offset parking of an equal or increased nature was favoured, dependent on the upgrade concept.
    - However, having additional parking only on Willcock Street was not seen as sufficient to offset any changes on Kearns Crescent East.
- Converting the existing 90 degree to parallel parking - as a blanket approach - was not seen as a warranted for the outcomes proposed by the streetscape concepts.
- Angled parking was included by 3 community groups as part of their ideal streetscape concept. It was also discussed as a solution during one of the business groups, because they could see the benefits of widening the verge areas but did not want to reduce parking markedly. *It is noted that this was investigated by the City and was not seen as viable.*

Streetscape Concepts

- Although the community (and some businesses) were more open to changing the streetscape, overall the preference was to retain as much parking as possible.
- Most business participants did not favour any change.
- A version of **concept A** appears to be the most acceptable at this stage with three community groups preferring concept A (with changes) as their ideal option and an additional two preferring a two-way concept (A or B) with alterations.
- Although there was some support for **concepts B and C** – overall these concepts were less favourable.
    - There is a potential for a one-way concept to be considered - if 90 degree parking was retained in lieu of providing increased alfresco options.

Summary of Key Insights

Design Considerations

- It could be more appropriate to consider the streetscape in smaller individually curated areas, based on the circumstances of the immediate surroundings – rather than applying an across-the-board outcome.
    - Consider making no changes in the parking orientation for the Eastern side of Kearns Crescent that already have a footpath opportunity. For those parts of the Crescent where there is no footpath at all then it is worth considering utilising parallel or angled parking for those immediate areas.
    - Al fresco opportunities were seen as redundant in some areas - as it did not suit the commercial business need in that location.
- Consider introducing off-set parking on both the Eastern and Western side of Kearns Crescent.

Other

- Any changes to the streetscape should be well supported by a communications strategy with clearly relevant benefits.
- There is the risk of resistance to a significant reduction parking in Kearns Crescent by the business community . However, there is an acknowledgement that pedestrian safety and accessibility were poor.
    - The reduction in parking was a highly emotive issue for businesess
    - Ensure that local businesses are kept in the loop and consulted as a priority for the progression of any streetscape improvements.
        - Utilise the opportunity of the business community rallying together over this issue to encourage them to work collaboratively.
        - There is an opportunity to utilise this interest to address staff parking and the issues created by fractured ownership of private parking areas (that the City does not manage) to create a more complete solution.

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WORKSHOP REPORT

Kearnes Cres Business Workshop

CLIENT: City of Melville
DATE: April 2025
VERSION: 1.1

When will you have your next Aha! moment?

Aha! CONSULTING

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1 Introduction

The City of Melville is working to improve the streetscape along Kearns Crescent. The project has developed a concept plan that is scheduled to be presented to the Council at the June Ordinary Council Meeting (OCM).

Consulting with the wider community and business was conducted in 2023 and in the lead up to the June OCM, a breakfast forum was held for businesses in the Kearns Crescent precinct.

The session presents the current concept design and focus on specific feedback about:

- Public parking (can be east/west is needed)
- Accessibility/Connections
- Seating/Resting nodes
- Aesthetic/ Landscape palette.

A total of 23 people representing approximately 17 business attended and four businesses who were unable to attend provided letters to share their views.

This session was facilitated by Joel Levin from Aha! Consulting and what follows are the notes form the session.

1.1 Summary Feedback

Overall, there was frustration expressed at the lack of engagement since 2023 and that the current concept plan did not reflect much of the critical feedback provided in the 2023 consultation.

"The feedback already provided has not been listened to"

There was no support for the concept plan in its current form for the following reasons.

- There is significant concern about the impact the changes (i.e. removal of parking) will have on customer access and business viability
    - Canning Bridge precinct was cited as an example of a precinct that increased density without due consideration to customer parking and access, resulting in business closures along the strip
- Customer data from one store show that Kearns Crescent is not a 'high street' for local shoppers but a service centre that attracts people from up and down the highway. The customer behaviour and needs for a 'high street' are seen to be very different to that of a service centre. The customer relationship is much more transactional and there is more interest in ease of access than there is for seating, and places to 'linger'.
- If the outer ring footpath is the driving need, then do the minimum required (e.g.: quality of paving, make a single footpath, improve lighting) as the accessibility need is more than adequately covered by the width of the paving of the inner ring
    - There is very limited, if any, disabled parking on the outer ring, so people with access needs are already needing to cross the road

- While increasing density is a focus, all the current customers are not 'locals', this means, the changes can risk damaging local business, to prepare for a future that may deliver more 'residents' but not more customers
    - A strong concern from business is the cascade effect that shop closures has on the precinct. "Once businesses leave, it is harder to attract business back and fewer customers come to that precinct"
- There is a currently a deficit in available parking, removing more bays while preparing for increasing density, does not make good planning sense
- More needs to be done with property developers' responsibility to provide parking and public amenity

Also to note that businesses are feeling hamstrung by the lack of direction from the council. They are feeling unwilling/unable to action their own plans, due to the uncertainty of what will happen in the precinct. The lack of decision either way is a cause for concern.

The cost of business interruption during implementation/construction also needs to be considered.

2 Parking

- More car parking is needed, and this could be achieved through the City/Council purchasing land for parking infrastructure, developers providing public parking, and/or using a one-way design to allow for more car bays
    - Provide parking (carpark or parking pass) for staff, not just customers
    - Parking on Willcock St doesn't help Kearns Cres
    - Would rather have parking bays than trees
- Some people would prefer to leave the parking as it is with concerns that the changes will only make the already hectic and problematic parking situation worse
    - There is also concern that reducing parking will hurt the growth, and ultimately the viability, of local businesses. Participants cited examples where this is happening as a result of paid parking. Some businesses rely on customers parking to access them and can lose customers if parking isn't easy
    - Parking has already been reduced by the post office moving and Riseley St becoming a double lane
- It's important for parking to be accessible both in the sense of being easy to find and get into, but also by accommodating things like motorbikes and access for the aging population who can't walk very far
- A few people also expressed the desire for more information on the proposed plans and another meeting at a more suitable time for the businesses who missed out on this one
- It was also mentioned that the design needs to be 'get in, get out' (beautifying can create blockages), and there was opposition to the idea of a one-way design

3 Accessibility/Connections

- Need to improve crossings around Riseley St with a crosswalk across the street itself (e.g., from Bad Apples to Applecross Massage) and by improving the safety of the current crossings at the junction of Riseley St and Canning Hwy
    - Safety is also important in other areas, e.g., staff walking through backstreets, and people crossing Riseley and Willcock carpark
- Improve the connectivity of the area with things like a pedestrian bridge over Canning Hwy, and connecting the pedestrian friendly precinct to a wider network so that it's easier to access
- There was a desire for a footpath on the outer ring of Kearns Cres and on Kwilena Lane (for safety), as well as the use of pathways to improve connections to the proposed carpark, and generally for footpaths to be fixed
    - It was also said that a footpath isn't needed on the outer ring (there haven't been questions or complaints about it), and that developers should provide a footpath
- Need more public toilets, currently the only public toilets are in Bad Apples and Geláre and they are costing a lot to clean. Additionally, the plan doesn't include any wheelchair accessible toilets, which new buildings need to have
- Street lighting needs to be improved (e.g., mixed lighting)
- Shopfronts and signage are at risk of being blocked by trees and the awnings on seating out the front of the shops
- People also mentioned just needing to know what's happening, a red light on the corner turning onto Riseley St, and the requirement for project planning timeframes

4 Seating/Resting nodes

- It doesn't make sense to place seating in locations that are undesirable places to sit (e.g., outside Elders Insurance Perth), the area is for services not recreation
    - Look at the data around seat usage and consider where people might stay to strategically locate seating
- Seating doesn't assist businesses, i.e., reducing parking for seating doesn't support local trade
    - Seating creates a space for undesirable behaviour, especially in the evening
- Don't use concrete block seating (it won't work), make it fit for purpose for elderly people
- Add an umbrella for shade (for four people minimum), but don't need drink fountains because businesses sell water
- People also mentioned small areas of places to hang out, and that the existing curved seating needs replacement

5 Aesthetic/Landscape palette

- It's important to choose an appropriate species of tree (e.g., ones with roots that aren't a trip hazard and not much leaf litter to avoid clogging gutters), there was specific dislike for London planes and it was suggested that the existing ones be removed and replaced with smaller species
    - No additional trees (blocks exposure and creates more maintenance) or new landscapes, just enhance existing landscapes
    - Planting options like a planter box, large pot plant, pots, etc.
    - Trees impact overhead lighting, and include landscaping in lighting
- There was negativity towards the mural on the Riseley St tarmac with concern about it being unsafe and distracting for drivers. Concern with some of the artwork on buildings was also mentioned
- Need to consider maintenance requirements (e.g., landscaping), currently there isn't enough maintenance being done
- Paving looks nice but isn't required and could be improved with larger pavers or being laid on concrete to minimise movement
- Need more bins and the improvement of the bin area (e.g., enhance the look)
- It was also mentioned that any additions shouldn't impact parking, and a few people either don't want a change to the existing aesthetic/landscaping or don't think it matters what happens in the area

6 Other feedback

- Some people mentioned the economic viability of the plan with concerns over the impact of construction on businesses (will there be compensation?), developers making money from this while local businesses suffer, and not having enough people in the area to provide continual business
- Bike racks were mentioned a few times, both as something to add (only in certain locations) and as something unbeneficial as there are no bike riders
- People also mentioned Bad Apples (timelines), bugs in food, and that Kearns Cres is successful

7 Next Steps

- Feedback and revised concept plan will be presented to Executive Leadership team in May 2025 and to the Ordinary Meeting of Council in June 2025.
- Timeframes for works will be determined based on decision at the above.
- If the Kearns Crescent renewal project is approved to proceed, construction is anticipated to start in 2026/27 financial year.

Appendix One – Attendees

Business name	Participant
Pharmacy 777	Nigel Krummel and David Speak
Zest Realty	Gary J
Summit Homes	Quentin Lau
Hoodburger	Tom Shaw
Bad Apples	Gary Heaney
St Vincent de Paul Society	Louise Allgrove and Anise Myers
Leslies Curtains and Blinds	Pat Ferrier and Shirley Ostojich
Gelare	John Saeedi
Poolwerx	Brett and Steve
Elders	Tim Goodwin
Style and Elegance Hairdresser	Yunyi Luo
Style and Elegance Hairdresser	Jay Xie
Japanese restaurant	Prashant Badve
Pharmacy 777 (Building)	Norm Christie
Nail Salon (Chinda's)	Mitchell Briotti
Nail Salon (Chinda's)	Gijun Choi
Riseley Square Barber	Jake Shamjhu
Unknown	Kendal Degraaf

Letters Received

Business name	From
The Old Boy Cafe	Rachel Chung
KOA Hair Collective	Joanne Srhoy and Karina Brand
Scutti Fresh Markets Applecross	Michael Scutti
Selfish Fine Seafoods	Michael Jackson

Accepted invites, but did not attend

Business name	Participant
Mim and Co Hair Lab	Emily Noteboom
Grand Cru Wineshop and Cellar	Vince Salpietro
MGP Property	James Priestly
Sinclair Jewellers	James Sinclair

Appendix Two – Raw Notes

7.1 Summary feedback

Starting input

- No engagement since 2023, despite the promise for engagement
- Considerations from the needs of businesses
- Current developments don't allow for any parking and push the pressure onto Kearns Cres – any new developments require their own parking provisions
- The feedback already provided has not been listened to

Summary feedback

- Outer ring – remove trees and make parking parallel
- Single footpath on outer ring
- Safer footpath
- Existing deficiency of bays – what will happen with increased density
- "High street" only works when the density is there – so not no, but not yet, and put this as the responsibility of developers
    - E.g., 5m setback for green space, footpath (e.g., Matheson – built footpaths)
- Responsibility for developer
- Design needs to match how the precinct is used – not a space to linger but to transact
- The function of the precinct (on a highway) is a pitstop for people beyond the area
- "Activity node" – drop-in centre
- Harder to attract business than keep it viable
- Construction impacts on business to be considered
- No major change
- Lighting
- Comm feedback limited
- June 10th – deputation time limit

7.2 Parking

Theme	Comments
More/Improve parking	• Need more parking – cater to Perth relying on cars • One-way to allow more car bays (Quentin) • Council build mixed use high-rise carpark in good location • Council purchase property on east side for carpark • City to purchase a lot to accommodate car parking • Private development providing public parking • Developers should provide parking • Quater Acre takes up parking • Bring landlords together to improve carpark
Don't change parking	• Leave it as it is • I would object to any works relating to our current carpark • The parking in this area is diabolical and has been a huge problem for quite some time and the changes will make it worse • The carpark is already very hectic. Everyone using our precinct knows that minimising the carpark will make the problems worse and worse • Don't want to lose any bays • We would object to any works being carried out that would involve a decrease in the amount of car bays in the local area, with what is already a busy and tight parking area • We would object to any works being carried out that would involve a decrease in the amount of car bays in the local area, with what is already a busy and tight parking area

Lack of parking hurting businesses	• Paid parking implementation is affecting existing businesses
	• Internal carpark is paid and people don't use it – businesses have closed down
	• We have been advised that there are proposed changes to parking that could negatively impact my business
	  ○ We are a small business and rely on the customer's ability to park to access us, if parking isn't easy, they will go elsewhere
	  ○ We already have a vacant building next to me and if these changes to parking go ahead, you may be looking at more vacancies
	  ○ One would hope that the Melville Council would do everything to encourage businesses to flourish not work against us
	• We have been advised that there are proposed changes to parking that could negatively impact my business
	  ○ Customers using our business in this complex need more convenience to park their cars and enjoy their shopping comfortably rather than enjoying the beautiful weather and the nature
	  ○ One would hope that the Melville Council would do everything to encourage businesses to flourish not work against us
	• It has been brought to our attention that the suggested proposal of upgrades to the precinct will impact our business with alterations to the current carpark. Decreasing the amount of car bays in the local area (with what is already a busy and tight parking area) will impact the growth of our business and those around us
	• It has been brought to our attention that the suggested proposal of upgrades to the precinct will impact our business with alterations to the current carpark. Decreasing the amount of car bays in the local area (with what is already a busy and tight parking area) will impact the growth of our business and those around us

Accessibility of parking	• Aging population can't walk very far – need close bays • Parallel parking is difficult • Add motorbike bays • Parking under Grill'd is locked – look into • Parking behind Grill'd – no one knows, 10 bays?

Staff parking	• Simpson St (to ease parking) carpark for workers (near bridge club) • Staff park (parking pass) on Willcock CP to free up Kearns (free) • Carparking for staff • Commitment from Council for the old bridge club site to be overflow carparking not only for customers but staff parking
More information and consultation	• Further information on the precinct upgrades/carpark alterations would be appreciated as we haven't had any luck in viewing the proposed plans and we would encourage another meeting with a more suitable time frame for ourselves and other business to attend • We would love further information on the precinct upgrades/carpark alterations, as we haven't had any luck in viewing the proposed plans or we would encourage you to have another meeting that would be a more suitable time frame for ourselves and other businesses to attend
Lost parking	• Post office has moved and now no parking — unsafe • Riseley double lane took parking away
Willcock doesn't help	• Carpark on Willcock does not help the shops • Willcock does not benefit Kearns east
Parking vs trees	• Would rather parking than shrubs/trees • Remove existing trees to create car bays
Other	• No one-way • Needs to be a get-in-get-out – beautifying can create blockages

7.3 Accessibility/Connections

Theme	Comments
Crossings	• Improve crossing capabilities of Canning Hwy turning left on to Risley Street • Riseley junction – safer crossing (someone died here) • Crosswalk across Riseley between bottle shop is the best area for crosswalk • Crosswalk on Risley – Bad Apples to Applecross Massage • Crossing Canning at Riseley is dangerous – must cross crosswalk to press button • Crosswalk on Riseley • Access across Riseley St • Crosswalk – very important
Public toilet access	• Bad Apples and Geláre are the current public toilets, it's costing a large amount of money for cleaning • There are no wheelchair accessible toilets in the plan • Any new buildings need to have accessible toilets • Need public toilet • Public toilets – Himali Gurkha has toilets, can the city facilitate these? • Public toilet would be useful • Public toilet • New toilets
Improve connections	• It's all good to have pedestrian friendly but it needs to connect to a wider network otherwise it doesn't work. For example, riding on Raley St and Canning Hwy is very difficult • It is pedestrian friendly once within the proposed precinct but networks and connections to the area are difficult to walk to. You need to drive to the area to enjoy the pedestrian friendly planning • Improve accessibility connections to the old bridge club • Bridge over Canning Hwy to connect • Pedestrian bridge over Canning Hwy
More/Improve footpaths	• Improve connections to proposed carpark with pathways • Outer ring only – footpath bare minimum

	• Need footpath on Kwilena – make safe • Fix the footpaths • Footpaths are good at the moment
Lighting	• Low-level lighting • Improve lighting at night • Improve street lighting – clever (mixed lighting) • Lighting in Kwilena
Business visibility	• Exposure blocked by trees • Trees in front of shops block signage • Awnings on seating outside of locations (Elders Insurance Perth) would block signage
Safety	• Safety of staff walking back streets – cameras and lights • Functionality and safety • Unsafe to cross Riseley and Willcock carpark

Don't need footpaths	• We don't need a footpath on outer ring
	  ○ No questions or complaints about it
	  ○ Developers should provide footpath
	• Footpath on southern side not important – people cross Kearns

Other	• Red light on corner turning into Riseley Street • Biggest concern is just not knowing what's happening, people need to know • Project planning timeframes required

7.4 Seating/Resting nodes

Theme	Comments
Undesirable place to sit	• No additional requirement for seating – not required, not desirable place to sit • Area is for services – shopping, pharmacy, this isn't a place to recreate • Seating outside of locations (Elders Insurance Perth) where someone doesn't want to sit
Strategic placement	• What is the data around seat usage? ○ Parklet – C15 • Add nodes to consider where someone might stay • Strategically locate seating – in the right place
Undesirable behaviour	• Seating creating space for undesirable behaviour ○ Homeless • Nighttime safety. Seating does not work, will provide hang out zones for undesirables
Seating is inconsequential	• Seating does not assist our business in any way • Seating is not important
Reduce seating	• Reduce seating – crazy to lose parking to seating • Less seating
Soft seating	• Seating to be fit for purpose for elderly – not concrete blocks • Soft seating/concrete blocks will not work
Amenities	• Add umbrella for shade (min 4 people) • Drink fountains not needed as businesses sell
Other	• Existing curved seating need replacement • Small areas of places to hang out would be ok, but don't want people to linger. This is a space for people to come and go so it wont be used

7.5 Aesthetic/Landscape palette

Theme	Comments

Appropriate tree choice	• Important that the species of tree is appropriate
	• Choice of tree is appropriate
	• Now deciduous tees
	• Tree selection – no trip hazards from roots, leaf litter
	• Consider different tree species – trip hazard and mess of leaves
	• No London planes
	• Remove existing London plane trees in carpark and replace with smaller species
	  ○ Also a safety issue
	  ○ Leaves clog up gutters

Art	• Mural on Riseley is horrible • Don't have mural • Artistic intervention is unsafe and distracting for driver • Artwork on buildings is a good outcome.
Maintenance	• Landscaping needs maintenance – not happening at the moment • Maintenance – don't maintain enough • Consider ongoing maintenance requirement, given current maintenance doesn't meet requirements

Paving	• Paving needs improvement
	  ○ Larger pavers
	  ○ Minimal movement of pavers – laid on concrete so they don't move
	• Paving looks nice but not required
	• Footpath paving (or big pavers) is ok, but could be improved – replace like for like

Bins	• Bin area needs improvement/stinks • More bins—enhancing look–not in front of business • A few more bins
No new additions to landscapes	• No additional trees – bring leaves, additional maintenance of area/streetscape • Subway – no additional trees (trees block exposure) • Enhance existing landscapes, don't add any new landscapes
Planting options	• Add planter box, large pot plant • Planting option, e.g., pots
Lighting and landscaping	• Lighting to include landscaping • Trees impact overhead lighting
Other	• Whatever is put in should not impact parking • Maybe later once development occurs • No change to existing • Doesn't matter what occurs in the area in terms of aesthetics

7.6 Other feedback

Theme	Comments
Economic viability	• Economic viability • Not enough people in area to provide continual business • Delay in decision making is impacting your bottom line • Impact on business during the construction period — will the council provide compensation? E.g. Geláre needs 1 customer per 5 minutes • If everyone is against this, who does it benefit? – developers making money but local business suffer
Bikes	• No bike riders • Add bike rack • Bike racks not beneficial • Bike racks (but only in certain locations)
Other	• Bad Apples – timelines • Bugs in food • Kearns Cres is successful as

– END –

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City of Melville

ALTERNATIVE MOTION (TO OFFICER RECOMMENDATION)
Submitted in accordance with clause 7.3 of the
City of Melville Local Government (Meeting Procedures) Local Law 2022

Presented to	Ordinary Meeting of Council to be held on Tuesday, 19 August 2025
Related to Item	E25/76 Deferral – Policy Review CP-029 Tree Policy
Submitted by	Cr S Green
Attachments	Nil.

MOTION

That the Council:

1. Adopts the recommendations of the 21st July 2025 Policy and Legislation Committee Resolution (E25/73) in full, as follows:

"That the Policy and Legislation Committee recommend that the Council adopt the revised Council Policy CP-029 Tree Policy, subject to the following additional amendments being made to the policy prior to presentation to the Council:

1. Additional information to be included as a 2nd paragraph in the Policy Objectives:
"Trees have a role in supporting walkability, climate resilience, and enhanced public amenity across the urban environment."

2. Additional 3rd paragraph to be included in section 1 (General):
"Trees contribute to cooler, more walkable streets and promote healthier, more liveable neighbourhoods – particularly in areas experiencing urban infill and density increases. The City supports the use of verges and median planting to enhance pedestrian amenity, reduce heat and support climate adaptation."

3. Include as 3rd paragraph in section 2 (Tree Planting):
"Planting in median island, roundabouts etc. will be undertaken, where practicable."

4. Section 3.4 (Tree Removal - Challenge), be amended to include that the applicant pay for the tree removal costs (same process as Development Application process), including options for repayment plan under CP-115 Financial Hardship Policy.

5. Include as the 2nd paragraph in section 2 (Tree Planting):
"A tree will be planted on every verge deemed suitable by the City."

2. to urgently address issues of compliance regarding section 3.4 (Tree Removal - Challenge), adopts the following changes to the Tree Policy under section 3.4 (Tree Removal - Challenge):

- **Amend paragraph 1 to remove references to the Mayor and Ward Councillors, to read as follows:**

"*If the applicant wants to challenge the decision to retain a tree the request can be referred to the Director Environment & Infrastructure for consideration of removal.*"

City of Melville

ALTERNATIVE MOTION (TO OFFICER RECOMMENDATION)
Submitted in accordance with clause 7.3 of the
City of Melville Local Government (Meeting Procedures) Local Law 2022

- **Remove paragraph 2.**
- **Amend paragraph 3 to read as follows:**

  "*If the Director Environment & Infrastructure recommends refusal, any Elected Member may move a motion to request removal, for which a report outlining the advantages and disadvantages of removing the tree will be presented to the Council in order for the Council to determine whether or not the tree will be removed."*

REASONS FOR THE MOTION

Further to the reasons previously stated in the original motion presented for the March 2025 Ordinary Meeting of Council (now 5 months ago), there have now been numerous opportunities for discussion, including two meetings of the Policy & Legislation Committee and multiple Elected Member Engagement Sessions.

It has been acknowledged by the Policy and Legislation Committee that more work needs to be done, particularly with items 3 and 4 from the original motion that extend to the Thoroughfares Local Law. But significant progress has been made. There is now an opportunity and an urgent need for action.

When meeting our Tree Canopy targets, the City and Council have a responsibility to lead by example on City owned/managed land. This review of the Tree Policy is an important first step. Other important decisions are coming up, such as the Local Planning Scheme 6 review and the review of planning policy regarding trees on private land, both of which have raised serious concerns about our tree canopy. At this time of heightened awareness and concern in our community, it is imperative that we demonstrate a willingness to protect trees, with a consistent approach, so as not to jeopardise meeting our obligations in other areas.

Item 3 of the original motion called for a "review of the appropriateness of 3.4 Tree Removal - Challenge". This clause is now out of date with council resolutions regarding our city-wide tree canopy targets and out of touch with our city-wide objective for a clean and green city. Consistent with concerns raised at the Policy and Legislation Committee meetings, this section of the policy has now been identified as a compliance risk. Elected Member decisions about tree removal should not be ward centric. They should be made by the Council as a whole, reflective of the needs, wishes, clearly stated objectives and best interests of the City community as a whole.

Where possible, and it certainly is possible in this case, we should be dealing with compliance issues as quickly as possible, not deferring to a later date. The proposed solution in this motion is quick, simple, consistent with approaches for other policies and a positive step in the right direction that should be taken now.

City of Melville

CITY OF MELVILLE
OFFICER ADVICE NOTE

Presented to	Ordinary Meeting of Council to be held Tuesday 19 August 2025
Related to Item	Item E25/76 Deferral – Policy Review – CP-029 Tree Policy
Submitted by	Head of Governance
Attachments	Nil

The information provided below is intended to provide additional officer advice in relation to the alternative motion proposed by Cr S Green to consider the review of the Verge Tree Policy at the August 2025 Ordinary Meeting of Council.

This advice particularly addresses following sections of the alternative motion

> *Additionally, that the Council, to urgently address issues of compliance regarding section 3.4 (Tree Removal - Challenge), adopts the following changes to the Tree Policy under section 3.4 (Tree Removal - Challenge):*
>
> - *Amend paragraph 1 to remove references to the Mayor and Ward Councillors, to read as follows:*
>
> *"If the applicant wants to challenge the decision to retain a tree the request can be referred to the Director Environment & Infrastructure for consideration of removal."*
>
> - *Remove paragraph 2.*
>
> - *Amend paragraph 3 to read as follows:*
>
> *"If the Director Environment & Infrastructure recommends refusal, any Elected Member may move a motion to request removal, for which a report outlining the advantages and disadvantages of removing the tree will be presented to the Council in order for the Council to determine whether or not the tree will be removed."*

Any proposed decision-making framework should be consistent with the provisions of the Act and may require the establishment of delegations and/or authorisations and an appropriate appeal process.

The removal of paragraph 2 of Clause 3.4, eliminates the ability to apply “broader criteria” to the assessment so any report required by the Council would be based on the criteria in the policy, resulting in a circular process. To support a formal challenge process the Policy should have clearly defined stages and timeframes which are not included in this proposed amendment.

Legislative and Policy Implications

Under the Act (s2.7) the role of the Council is to determine the policies of the local government. The function of the CEO (s5.41) is to determine the procedures and systems to implement the local government policies as determined by the Council.

Recent local government reform has clarified the separation of roles between Elected Members and the Administration. Any amendments to policy should be consistent with requirements of the Act and uphold good governance principles.

City of Melville

Short- Term Rental Accommodation

This document outlines the assessment criteria (locational and operational) for short-term rental accommodation in the City of Melville.

If you are searching for general information in relation to planning requirements, please refer to the Planning Services page of ~~the~~ our website https://www.melvillecity.com.au/ or alternatively you can speak to one of our planning officers either on the phone, 9364 0666 or in person at 10 Almondbury Road, Booragoon during business hours, 8.30am – 5:00pm Monday to Friday.~~i~~

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP 1.21** **Last Review Date:** **TBDNA**

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the City of Melville Local Planning Scheme No. 6 (LPS No.6). This Local Planning Policy may be cited as Local Planning Policy No. 1.21 – Short Term Rental Accommodation (LPP1.21).

Policy Objectives

The objectives of this policy are as follows:

- To establish a clear framework for the identification, assessment, and determination of applications for short term rental accommodation. ~~,~~
-
- To ensure that short-term rental accommodation is appropriately located and managed so as to protect the amenity of residential areas or nearby residents. ~~To ensure appropriate location and management of short term accommodation that protects the amenity of residential areas or nearby residents.~~

Policy Scope

This policy applies to all ~~short terms~~short-term rental accommodation land uses which are not exempt from requiring development approval throughout the City including Activity Centres that do not reference Short Term Rental Accommodation as a use.~~,~~ ~~but not including land uses such as Bed and Breakfast, Serviced Apartments and Tourist Accommodation that are defined elsewhere in the City's planning framework.~~

Through the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024*, the State Government introduced a suite of planning reforms

which updated the approvals process for a variety of Short-Term rental accommodation land use activities. In accordance with these amendments, development approval is not required for hosted short-term rental accommodation, nor is development approval required for unhosted short-term rental accommodation ~~which meets the following criteria~~ where the dwelling ~~is~~meets the following criteria:

i) Wholly or partly in the metropolitan region; and
ii) Registered under the *Short-Term Rental Accommodation Act 2024* Part 3; and
iii) Used as unhosted short-term rental accommodation for no more than 90 nights in a relevant 12-month period; and
iv) Not located in a zone in relation to which the use of a dwelling as unhosted short-term rental accommodation is a class 'X' use or a use that is not consistent with the objectives of that zone.

The requirement to register short-term rental accommodation activities has been created by the State Government. ~~Enquiries can be directed~~ (~~to~~ the Department of Energy, Mines, Industry Regulation and Safety).

Where a Short-Term Rental Accommodation use is not exempt under the Regulations, development approval from the Local Government ~~City~~ is required, with this policy setting out the City's process and the matters taken into account in ~~for~~ the assessment ad determination of a development~~n~~ application ~~and the matters taken into account in determining such applications~~.

Definitions / Abbreviations Used in Policy

~~Bed and breakfast accommodation (LPS6 definition)~~
~~Means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short term commercial basis and includes the provision of breakfast.~~
~~Hosted Accommodation (draft Planning and Development (Local Planning Schemes) Regulations definition)~~

~~Means a portion of a dwelling or entire ancillary dwelling used to provide short term accommodation with a permanent live in host (owner/occupier/manager) but does not include a bed and breakfast or caravan park or serviced apartment.~~

~~*Holiday Accommodation (draft Planning and Development (Local Planning Schemes) Regulations definition)*~~
~~Means 1 or more grouped dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot, but does not include hosted accommodation~~

~~*Holiday Apartment (draft Planning and Development (Local Planning Schemes) Regulations definition)*~~
~~*Means a multiple dwelling that is used to provide short term accommodation.*~~

(Public) *(Internal)*

~~*Holiday House (Planning and Development (Local Planning Schemes) Regulations definition)*~~
~~Means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.~~

LPS6 City of Melville Local Planning Scheme No. 6

Regulations Planning and Development (Local Planning Schemes) Regulations 2015

R-Codes ~~State Planning Policy 7.3~~ Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments

Regulations Definitions
- Amenity
- Short-Term Rental Accommodation
- Short-Term Rental Arrangement

LPS6 Definitions ~~Serviced Apartment (LPS6 definition)~~

- Hotel
- Hosted Accommodation
- Un-hosted Accommodation
- ~~Tourist and Visitor Accommodation Means a group of units or apartments providing –~~
- ~~*R-(a) Self-contained short stay accommodation for guests; and (b) Any associated reception or recreation facilities.*~~

~~*Short-Term Accommodations (LPS6 general terms definition)*~~
~~*Means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than three months in any twelve month period.*~~
~~*Tourist Accommodation (Canning Bridge Activity Centre Plan definition)*~~
~~*Means any land or building used for human habitation on a temporary basis with ancillary amenities such as café / restaurant, laundry and cleaning services. The term includes motel and serviced apartment and the like, but does not Short-Term Accommodations (LPS6 general terms definition)*~~
~~*Means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than three months in any twelve month period.*~~
~~*Tourist Accommodation (Canning Bridge Activity Centre Plan definition)*~~
~~*Means any land or building used for human habitation on a temporary basis with ancillary amenities such as café / restaurant, laundry and include hotel, residential building or bed and breakfast accommodation.*~~
~~*Residential Building (R-Code Definitions)*~~
- Ancillary Dwelling
- Dwelling
- Grouped Dwelling
- Multiple Dwelling
- Residential Building
- Single House

City of Melville

- Small Dwelling

~~A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being uses or intended, adapted or designed to be used for the purpose of human habitation:~~

~~• Temporarily by two or more persons; or~~

~~• Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.~~

Policy Statement

1 General

~~*1.1 This Policy establishes that the activities defined as holiday house, holiday accommodation, holiday apartment and hosted accommodation are land uses distinct to standard residential accommodation and accordingly require development approval.*~~

~~*1.2 The City is progressing amendments to the local planning framework to establish a separate use classes and associated land use permissibility for short term accommodation. In the interim, short termshort term accommodation is to be considered as a use not listed under Local Planning Scheme 6 or the applicable Activity Centre Plan. During this interim period, as a use not listed, short term accommodation activities will require planning approval and will be assessed against the local planning framework, including this policy.*~~

~~1.3~~ Assessment of developmentplanning applications for short term rental accommodation uses ~~activities~~ shalare to~~l~~ have regard to the objectives, performance criteria and standards identified in this policy. Assessment will note that the range of different types and characteristics of ~~short term~~short-term rental accommodation uses is likely to vary the level of potential impact related to the

use. ~~Smaller hosted short termshort term accommodation uses, for example, are likely to result in lesser impacts in comparison to a larger un-hosted uses.~~ Where an accumulation of ~~short termshort-term~~ rental accommodation uses in a particular locality, site or building are likely to generate potential for additional adverse amenity impacts, the ~~un-hosted~~ use maywill not be supported by the City.

2 Site Characteristics

2.1 Residential zone (including Residential Areas designated in Activity Centre Plans)

(Public) (Internal)

~~The Residential Zone includes the objective to "provide for a range of nonresidentialnon-residential uses, which are compatible with and complementary to residential development…". The~~ The City's policy position is that ~~short stay accommodation~~short-term rental accommodation uses are ~~(in particular, holiday apartments) is~~ generally not supported in most Residential areas ~~zones.~~ h~~H~~owever, some locations and dwelling types will be better suited to short term rental accommodation in terms of being compatible and complementary. ~~-~~Where a Short-Term Rental Accommodation ~~*holiday house*, *holiday accommodation, holiday apartment* and/or *hosted accommodation*~~ use~~s~~ is~~are~~ proposed within the Residential zone (and it requires development approval), the following will be taken into account in the assessment of the suitability of the location:

Preferred Property Characteristics

(a) Location within 200 metres of mixed use zones and activity centres or within 400m of a hospital or tertiary education institution;

(b) Well served by footpaths, dual access paths and high-frequency public transport;

(c) Located on Local Distributor or District Distributor Roads; and

(d) The immediate location (as per (a) above) is undersupplied by STRA.

Undesirable Property Characteristics

(a) Properties located within cul-de-sacs;

(b) Properties located on battle-axe style rear lots; or

(c) Properties comprising grouped or multiple dwelling developments with shared access arrangements without the permission/consent of other strata owners.

Preferred Operational Characteristics

(a) Minimum stay of two nights;

(b) No more than six guests; and

(c) Identified management/contact person in operational management plan being resident within same suburb as the STRA.

~~*Preferred Property Characteristics*~~

~~(a) Location within, abutting or opposite to mixed use zones and activity centres.~~

~~Well served by footpaths, dual access paths and public transport.~~
~~(b) (c) Located on Local Distributor and District Distributor Roads.~~

~~*Undesirable Property Characteristics*~~

~~(a) Properties located within cul-de-sacs.~~
~~(b) Properties located on battle-axe style rear lots.~~
~~(c) Properties comprising grouped or multiple dwelling developments with shared access arrangements without the permission/consent of other strata owners..~~

2.2 Other zones ~~*Locations*~~

Mixed use zones and the ~~mixed us~~non-residential zones of activity centres~~e~~~~mixed-use areas within Centre Zones~~ are preferred for short term rental accommodation uses. ~~Similar commercial residential uses are permissible in these locations.~~ These locations are likely to have less impact on residential amenity and provide good access to services such as shopping centres, ~~workplaces~~workplaces, and public transport. ~~In these locations applications for short term accommodation will still be subject to planning assessment of potential impacts.~~

~~3 Number of Persons~~

~~3.1 No more than 6 people/guests may stay at an individual dwelling/unit associated with a *holiday house*, *holiday accommodation*, *holiday apartment* and/or *hosted accommodation* use Where approval for more than six guests is proposed, approval for the change of use of the residence to a Residential Building will be required.~~

(Public) *(Internal)*

34 Car Parking

43.1 On-site parking is to be provided in accordance with the relevant standards of the Residential Design Codes, applicable Local Planning Policy or Activity Centre Plan, or other applicable legislation including ~~disability parking provisions~~parking for people with disabilities. Required parking is to be provided, maintained and available on site with users of the ~~short term~~short-term rental accommodation not reliant on verge or street parking. The requirement to use on-site parking is to be required as a part of the terms of an approved operational management plan. ~~and must be required by the terms of an approved management plan and the short stay accommodation agreement to only use on-site parking.~~

3.2 Car parking provided for the short-term rental accommodation use is to be within area of exclusive use of the unit if within a strata development.

45 Signage

45.1 In Residential Zones, no on-site signage is permitted in association with the ~~short term~~short-term rental accommodation use. A discrete sign less than A4 sign may be permitted near the entry of the dwelling however for strata properties, this signage must be approved by the strata body/other owners.

4.2 Signage in other zones may be permitted based on the scale of the short-term rental accommodation, however there is generally presumption against signage unless necessary to direct persons to the correct dwelling/unit. The signage is to comply with the objectives of the City's relevant Local Planning Policy.

65 Operational~~Site~~ Management Plan

56.1 An operational management plan is generally required to be submitted at the time of lodging a development application for short-term rental accommodation use.
~~*holiday house, holiday accommodation, holiday apartment* and/or *hosted accommodation*. The requirement for the operation of the use in accordance with the management plan will be included as a condition of any development approval issued.~~

5.2 The management plan is to include, but not be limited to the following matters:

i. a code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the ~~premises;~~premises.
ii. management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short-term rental accommodation owners/managing agents contact telephone number for adjoining neighbours);

iii. control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise;
iv. details regarding guest check-in and check-out procedures;
~~iv.~~v. ~~v.~~ management of car parking;
vi. details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable);
vii. compliance with Strata By-Laws (if applicable) in the form of a Statement of Compliance.

5.3 The use is required to operate in accordance with the operational management plan with condition to be included as a condition of any development approval issued.

~~6~~7. ~~Public~~ Consultation

~~7~~6.1 ~~For proposals where the provisions of the 'Residential' zone apply, development applications for short term accommodation, or applications where the existing use is proposed to be intensified,~~ Proposals will be advertised for public comment~~.~~ in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City's Local Planning Policy 1.1 – Planning Processes and Decision Making~~for a minimum period of 14 days by way of letters to adjoining and nearby landowners (or longer with the owners' consent by way of letters to the adjacent landowners)~~.

~~6~~7.2 Where an application involves short term rental accommodation land uses i~~holiday house, holiday accommodation, holiday apartment~~ and/or ~~hosted accommodation~~ in a strata title arrangement, ~~, the strata body will be consulted. Prior to submission, a~~applicants are required to demonstrate that the operation of ~~short term~~short-term rental accommodation is compliant with regulations governing ownership of the property i.e. provisions of the *Strata Titles Act 1985* and associated by-laws and/or management orders. This may require a copy of the strata by-laws being provided and ideally also the strata body's consent (otherwise the strata body or all other strata owners will be consulted by the City).

~~8~~7 Temporary Approval

~~8~~7.1 Where necessary to allow ongoing monitoring of the impacts of ~~short term~~short-term rental accommodation, the approval period may be limited in accordance with Clause 72 of Schedule 2 of the Regulations. This is likely to be applied in circumstances where discretion has been applied in the decision to enable monitoring of the use prior to any future on-going approval.

~~9 Compliance With Other Legislation~~

~~9.1 Short term accommodation proposals may trigger compliance requirements in addition to planning approval under other legislation such as the Health Act 1911 and the National Construction Code. Applicants are advised to familiarise themselves with any additional requirements and to ensure compliance. Any granting of planning approval does not remove the need to seek other statutory approvals, nor does it imply that these consents will be forthcoming.~~

~~(For Example, where applicable, short-term accommodation in a multi-level apartment complex must comply with Class 3 building specifications of the Australian National Construction Code and Australian/NZ Standard 2890.6 for parking for people with disabilities and Fire safety requirements)~~

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Health Act 1911 Planning and Development (Local Planning Schemes) Regulations 2015 Australian National Construction Code Australian/NZ Standard 2890.6 for parking for people with disabilities and Fire safety requirements Building Act 2011 Building Regulations 2012
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 ~~State Planning Policy 7.3~~ Residential Design Codes Volume 1 ~~and~~ Residential Design Codes Volume 2 ~~(~~Apartments~~)~~ Local Planning Policy 1.6 – Parking and Access
Delegated Authority No:	DA – 020: Planning and Related matters

ORIGIN/AUTHORITY Adopted By Council 18 May 2021 **Item No.** P21/3898

Reviews <TBC>

Submission #	Full Text	Object or support amendments	Officer Comment
1	Section 2.1 change "undesirable" to "Non-compliant" property characteristics as parking issues will be a nightmare for axe block residents 2. Section 5.2 can have an addendum bullet point to include the Melville noise information sheet	Support with concerns	It is considered that the existing wording of the policy is appropriate in terms of the use of the word 'undesirable'. The inclusion of links to other documentation in the policy i considered inappropriate as this information may change c be removed from the City's website.
2	I have no concerns and encourage the councils plan	Support	Noted.
3	I support short term rentals under the amended conditions. My question is who is this policy going to be policed? Will neighbours understand they have the right to contact the council regarding any breaches of the new policy?	Support with concerns	The City's Compliance Services team will continue to investigate complaints in regard to the operation of STRA, including ensuring that approved Unhosted STRA properti continue to operate in accordance any conditions of development approval.
4	I support the new policy. We had one over the road from us - one that would not be permitted with this policy. On occasions the guests would have a loud party until the early hours of the morning - on the balcony overlooking the river. The loud party considerably reduced the amenity of our quiet neighbourhood.	Support	These comments are noted, the control of STRA generally supported by the submitter and the existing policy contains provisions in relation to site management plans and the control of noise.
5	Please outline the reason for such amendment, whom and or which organisations requested for such changes, and what will be the consequences for the public, roads and amenities. Also, how the council will benefit from it and if there's any conflict of interests.	Oppose	As per the accompanying report, these changes have bee introduced in response to changes in legislation at the Sta Government level and generally seek to allow for Unhoste STRA land use to be considered in more properties across the City. No officer involved in the preparation of this repor has a conflict of interest.
6	Do not create additional burdens and restrictions on future investment in the area.	Oppose	As noted above, the amended policy seeks to increase the areas in which Unhosted STRA can be entertained across the City and as such reduces the legislative burden on properties.
7	B and Bs, short term rentals whatever terminology you want to use should not be part of all the apartments being built in and around Mt Pleasant and Applecross. Nor should it be part of houses or duplexes in these suburbs.	Support with concerns	These comments are noted, and the control of unhosted STRA is supported by the submitter, however the specific comments in relation to the existing Canning Bridge Auto Lodge are not specifically relevant to the matter at hand as

	There is enough trouble that has been created in these areas since the train line was approved and a stop was put on the bridge in Applecross. An example is the apartment block cnr of Canning Highway and Sleat Road Mount Pleasant called Canning Bridge Auto Lodge where visitors stay for a night or a week (short term). Canning Bridge Auto Lodge attracts violence, drugs and alcohol induced people who cause problems for the area making it not safe to walk down to your local e restaurants and bars. It was only a few years ago where a person had their hand cut by a machete from a male person who was staying at the Canning Bridge Auto Lodge. This was a reminder of what the area is becoming to live in. These issues and problems are still happening today and will continue. The ACT needs to change for the safety of the people of these areas. Rentals are that cheap in parts of Mt Pleasant and Applecross due to ongoing building and development of Apartments that again we are finding that houses and or duplexes are rented to people who are destructive and consume a lot of alcohol and drugs. Wren Street, Helm Street are examples of this. If you don't take control NOW you will loose total control in both Applecross and Mt Pleasant and you will see people continuing to leave and live elsewhere. No point having amenities if you can't enjoy them because of the lack of safety. Visitors to Mt Pleasant and Applecross ask about the crime and safety as they too feel unsafe to ride their bikes around the river as there are gangs of youths hanging around the river and then throwing bottles at them while riding pass. It's unfortunate what has become of these suburbs. I along with many now don't walk to the local or on summer nights as the areas have become too unsafe. Unfortunate for the eateries and bars and any that may open in this area. No win		this relates to a Hotel land use which would not be subject the provisions of this policy.

	situation for many, hence why many are looking elsewhere to call home.		
8	I believe the council has taken a stand against short stay as emotive one as opposed to a fiscal one. I believe that short stay can elevate a suburb with more exposure, level of guests and income for local shops	Oppose	This general comment in relation to the policy control of unhosted STRA is noted, however it is likewise noted that the amended policy seeks to expand the areas in which unhosted STRA can be readily entertained.
9	Its effects the quiet enjoyment of owners and other permanent residents.	Oppose	Noted, the policy seeks to continue to control the operation of unhosted STRA to minimise amenity impacts for neighbours. This submission noted that they were in opposition to the policy amendments, however the text of the submission indicates that the control of unhosted STRA is supported.
10	In this instance it is inappropriate for the Council to tell its ratepayers what they can and cannot do with their private property. There are existing laws and legislation in place to control unsociable behaviour and acts. The Council does not need to add another layer of bureaucracy and cost to its ratepayers.	Oppose	This general comment in relation to the policy control of unhosted STRA is noted, however it is likewise noted that the amended policy seeks to expand the areas in which unhosted STRA can be readily entertained.

Bed and Breakfast Accommodation

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP1.13** **Last Review Date: 25 October 2019**

Policy Objective

To facilitate the development of appropriately located bed and breakfast accommodation within the City in the interests of residential amenity.

Policy Scope

Bed and breakfast accommodation occurs when part of an existing residence is utilised to provide short term accommodation, generally with breakfast, at a fee. This policy outlines the assessment criteria and preferred site characteristics for such accommodation to be provided throughout the City.

Definitions / Abbreviations Used in Policy

Bed and breakfast accommodation

Means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

LPS6	City of Melville Local Planning Scheme No. 6
R-Codes	State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments
Regulations	Planning and Development (Local Planning Schemes) Regulations 2015

Policy Statement

1 General

1.1 Under the provisions of Table 3 – Zoning Table of LPS6, a Bed and Breakfast is classed as an 'A' use.

1.2 In assessing a Development Application for a Bed and Breakfast, an assessment against the following policy provisions will be undertaken.

1.3 Where individual bed and breakfast proposals fail to satisfy these provisions, the application must be accompanied by a written justification. This written justification should demonstrate how the proposed development can take place without prejudice to the stated objective of this policy.

2 Site Characteristics

2.1 *Residential zone*

Within the Residential zone, a Bed and Breakfast is an 'A' use. This means it is capable of approval following advertising in accordance with Clause 64 of Schedule 2 of the Regulations.

Where a Bed and Breakfast is proposed within the Residential zone, the following will be taken into account in the assessment of whether the location is appropriate:

Preferred Property Characteristics

(a) Location close to, or abutting shopping centres, workplaces, schools, community facilities, public open space and civic facilities.
(b) Well served by footpaths, dual access paths and public transport.
(c) Located on Local Distributor and District Distributor Roads.

Undesirable Property Characteristics

(a) Properties located within cul-de-sacs.
(b) Properties located on battle-axe style rear lots
(c) Properties located within a strata development with shared access arrangements.

2.2 *All Other Precincts*

Within the Centre and Mixed use zones, a bed and breakfast is a 'D' or 'A' uses pursuant to LPS6.

In principle, the establishment of bed and breakfast accommodation in these locations is acceptable in land use terms, given their proximity to shopping centres, workplaces and public transport; however an assessment of the impact of car parking, traffic and amenity will be required.

3 Number of Persons

3.1 The operators of the bed and breakfast or a designated caretaker are to reside on the property at all times.

3.2 The maximum number of persons (exclusive of the operators of the bed and breakfast accommodation or caretakers) must not exceed six. Where approval for more than six guests is proposed, approval for the change of use of the residence to a Residential Building will be required.

City of Melville

4 Car Parking

4.1 In addition to the on-site car parking requirements of the R-Codes, one additional on-site car parking bay is to be provided for each bedroom being used for bed and breakfast accommodation purposes.

5 Signage

5.1 The City's requirements for advertising and signage are outlined in Local Planning Policy LPP2.2 'Outdoor Advertising and Signage'

5.2 The information included on any signage proposed must include telephone contact details of the bed and breakfast proprietors and/or the designated caretaker.

6 Site Management Plan

6.1 All applications to operate bed and breakfast accommodation are to be accompanied by a site management plan which is to address how the potential amenity impacts of the bed and breakfast accommodation will be managed. This plan should include (at a minimum) details of how the bed and breakfast accommodation will be operated, how noise and parking will be managed and the complaint procedure that will be implemented.

7 Temporary Approval

7.1 Where necessary to allow ongoing monitoring of the impacts of bed and breakfast accommodation, the approval period may be limited in accordance with Clause 72 of Schedule 2 of the Regulations.

City of Melville

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Health Act 1911 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments
Delegated Authority No:	DA – 020: Planning and Related matters

ORIGIN/AUTHORITY		**Item No.**
Planning and Development Services Committee	21/07/1998	
Reviews		
Special Planning and Development Services Committee	27/06/2000	P00/1004
Ordinary Meeting of Council	17/08/2010	P10/3152
Ordinary Meeting of Council	20/05/2014	P14/3495
Ordinary Meeting of Council	18/11/2014	P14/3566
Ordinary Meeting of Council	20/09/2016	P16/3718
Administrative Review (Council Resolution 18/6/2019)	6/8/2019	

Short Term Accommodation

Policy Type: Local Planning Policy **Policy Owner: Director Urban Planning**	**Policy No. LPP 1.21** **Last Review Date: NA**

Policy Objective

- To establish a clear framework for the identification, assessment and determination of applications for short term accommodation.
- To ensure appropriate location and management of short term accommodation that protects the amenity of residential areas or nearby residents.

Policy Scope

This policy applies to all short term accommodation land uses throughout the City including Activity Centres, but not including land uses such as Bed and Breakfast, Serviced Apartments and Tourist Accommodation that are defined elsewhere in the City's planning framework.

Definitions / Abbreviations Used in Policy

Bed and breakfast accommodation (LPS6 definition)
Means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

Hosted Accommodation (draft Planning and Development (Local Planning Schemes) Regulations definition)
Means a portion of a dwelling or entire ancillary dwelling used to provide short-term accommodation with a permanent live in host (owner/occupier/manager) but does not include a bed and breakfast or caravan park or serviced apartment.

Holiday Accommodation (draft Planning and Development (Local Planning Schemes) Regulations definition)
Means 1 or more grouped dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot, but does not include hosted accommodation

Holiday Apartment (draft Planning and Development (Local Planning Schemes) Regulations definition)
Means a multiple dwelling that is used to provide short term accommodation.

Holiday House (Planning and Development (Local Planning Schemes) Regulations definition)
Means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

LPS6 City of Melville Local Planning Scheme No. 6

Regulations Planning and Development (Local Planning Schemes) Regulations 2015

R-Codes State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments

Serviced Apartment (LPS6 definition)
Means a group of units or apartments providing –
(a) Self-contained short stay accommodation for guests; and
(b) Any associated reception or recreation facilities.

Short-Term Accommodations (LPS6 general terms definition)
Means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than three months in any twelve month period.

Tourist Accommodation (Canning Bridge Activity Centre Plan definition)
Means any land or building used for human habitation on a temporary basis with ancillary amenities such as café / restaurant, laundry and cleaning services. The term includes motel and serviced apartment and the like, but does not include hotel, residential building or bed and breakfast accommodation.

Residential Building (R-Code Definition)
A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being uses or intended, adapted or designed to be used for the purpose of human habitation:
- Temporarily by two or more persons; or
- Permanently by seven or more persons,

who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

Policy Statement

1 General

1.1 This Policy establishes that the activities defined as *holiday house*, *holiday accommodation, holiday apartment* and *hosted accommodation* are land uses distinct to standard residential accommodation and accordingly require development approval.

1.2 The City is progressing amendments to the local planning framework to establish a separate use classes and associated land use permissibility for short term accommodation. In the interim, short term accommodation is to be considered as a use not listed under Local Planning Scheme 6 or the applicable Activity Centre Plan. During this interim period, as a use not listed, short term accommodation activities will require planning approval and will be assessed against the local planning framework, including this policy.

1.3 Assessment of planning applications for short term accommodation activities shall have regard to the objectives, performance criteria and standards identified in this policy. Assessment will note that the range of different types and characteristics of short term accommodation is likely to vary the level of potential impact related to the

use. Smaller hosted short term accommodation uses, for example, are likely to result in lesser impacts in comparison to a larger un-hosted uses. Where an accumulation of short term accommodation uses in a particular locality, site or building are likely to generate potential for additional adverse amenity impacts, the un-hosted use will not be supported by the City.

2 Site Characteristics

2.1 *Residential zone (including Residential Areas designated in Activity Centre Plans)*

The Residential Zone includes the objective to "provide for a range of non-residential uses, which are compatible with and complementary to residential development…". The City's policy position is that short stay accommodation (in particular, holiday apartments) is not supported in Residential zones. However, some locations and dwelling types will be better suited to short term accommodation in terms of being compatible and complementary. Where *holiday house*, *holiday accommodation, holiday apartment* and/or *hosted accommodation* uses are proposed within the Residential zone, the following will be taken into account in the assessment of the suitability of the location:

Preferred Property Characteristics

(a) Location within, abutting or opposite to mixed use centres.
(b) Well served by footpaths, dual access paths and public transport.
(c) Located on Local Distributor and District Distributor Roads.

Undesirable Property Characteristics

(a) Properties located within cul-de-sacs.
(b) Properties located on battle-axe style rear lots
(c) Properties comprising grouped or multiple dwelling developments with shared access arrangements.

2.2 *Other Locations*

Mixed use zones and the mixed use areas within Centre Zones are preferred for short term accommodation. Similar commercial residential uses are permissible in these locations. These locations are likely to have less impact on residential amenity and provide good access to services such as shopping centres, workplaces and public transport. In these locations applications for short term accommodation will still be subject to planning assessment of potential impacts.

3 Number of Persons

3.1 No more than 6 people/guests may stay at an individual dwelling/unit associated with a *holiday house*, *holiday accommodation, holiday apartment* and/or *hosted accommodation* use Where approval for more than six guests is proposed, approval for the change of use of the residence to a Residential Building will be required.

4 Car Parking

4.1 On-site parking is to be provided in accordance with the relevant standards of the Residential Design Codes, or Activity Centre Plan, or other applicable legislation including disability parking provisions. Required parking is to be provided, maintained and available on site with users of the short term accommodation not reliant on verge or street parking and must be required by the terms of an approved management plan and the short stay accommodation agreement to only use on-site parking.

5 Signage

5.1 In Residential Zones, no on-site signage is permitted in association with the short term accommodation use.

6 Site Management Plan

6.1 A management plan is required to be submitted at the time of lodging a development application for *holiday house*, *holiday accommodation, holiday apartment* and/or *hosted accommodation*. The requirement for the operation of the use in accordance with the management plan will be included as a condition of any development approval issued.

The management plan is to include, but not be limited to the following matters:

i. a code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises;
ii. management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short-term accommodation owners/managing agents contact telephone number for adjoining neighbours);
iii. control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise;
iv. details regarding guest check-in and check-out procedures;
v. management of car parking;
vi. details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable);
vii. compliance with Strata By-Laws (if applicable) in the form of a Statement of Compliance.

7. Public Consultation

7.1 For proposals where the provisions of the ‘Residential’ zone apply, development applications for short term accommodation, or applications where the existing use is proposed to be intensified, will be advertised for public comment for a minimum period of 14 days by way of letters to adjoining and nearby landowners (or longer with the owners’ consent by way of letters to the adjacent landowners).

7.2 Where an application involves *holiday house*, *holiday accommodation, holiday apartment* and/or *hosted accommodation* in a strata title arrangement, the strata body will be consulted. Prior to submission, applicants are required to demonstrate that the operation of short term accommodation is compliant with regulations governing ownership of the property i.e. provisions of the Strata Titles Act 1985 and associated by-laws and/or management orders.

8 Temporary Approval

8.1 Where necessary to allow ongoing monitoring of the impacts of short term accommodation, the approval period may be limited in accordance with Clause 72 of Schedule 2 of the Regulations.

9 Compliance With Other Legislation

9.1 Short term accommodation proposals may trigger compliance requirements in addition to planning approval under other legislation such as the Health Act 1911 and the National Construction Code. Applicants are advised to familiarise themselves with any additional requirements and to ensure compliance. Any granting of planning approval does not remove the need to seek other statutory approvals, nor does it imply that these consents will be forthcoming.

(For Example, where applicable, short-term accommodation in a multi-level apartment complex must comply with Class 3 building specifications of the Australian National Construction Code and Australian/NZ Standard 2890.6 for parking for people with disabilities and Fire safety requirements)

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Health Act 1911 Planning and Development (Local Planning Schemes) Regulations 2015 Australian National Construction Code Australian/NZ Standard 2890.6 for parking for people with disabilities and Fire safety requirements
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments
Delegated Authority No:	DA – 020: Planning and Related matters

ORIGIN/AUTHORITY Adopted By Council 18 May 2021 **Item No.** P21/3898

Reviews

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

City of Melville
Local Planning Scheme No. 6 Amendment No. 11

File: TPS/2800

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the City of Melville Local Planning Scheme No. 6 on 14 May 2025 for the purpose of:

1. Insert new land use term and definition for 'tourist and visitor accommodation' in clause 38 Land use terms used, as follows:

tourist and visitor accommodation	(a) means a building, or a group of buildings forming a complex, that — (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but (c) does not include any of the following — (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1); (v) a park home park; (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house; (viii) workforce accommodation;

2. Inclusion of the proposed use classes in Table 3 – Zoning Table with the following designations:

Use and Development Class	Residential	Centre C1	Centre C2	Centre C3	Centre C4	Mixed Use	Service Commercial	Light Industry	Private clubs and institutions and places of worship	Urban Development
hosted short-term rental accommodation	P	Refer to Clause 18(7)	Refer to Clause 18(7)	P	P	P	X	X	X	Refer to Clause 18(7)
tourist and visitor accommodation	A			D	D	A	X	X	X	
un-hosted short-term rental accommodation	A			D	D	A	X	X	X	

3. Delete existing terms/use class definition as follows:

short-term accommodation	Delete from clause 37
bed and breakfast	Delete from Table 3 – Zoning Table and clause 38
serviced apartments	Delete from Table 3 – Zoning Table and clause 38

]

K MAIR
MAYOR

G BOWMAN
CHIEF EXECUTIVE OFFICER

CANNING BRIDGE ACTIVITY CENTRE PLAN: COMMUNITY BENEFIT FRAMEWORK ANALYSIS – FEASIBILITY MODELLING

FOR: CITY OF MELVILLE

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past and present.

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EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to undertake a feasibility, equity, and outcomes analysis of the community benefits framework for the Canning Bridge Activity Centre Plan (CBACP) area, with the objective of testing and recommending contribution variables – specifically development bonus and community benefit percentage – that are both viable for development and capable of delivering practical, meaningful benefits to the community. Additionally, the report aims to enhance stakeholder confidence in proposed modifications to the framework by providing a transparent, evidence-based assessment.

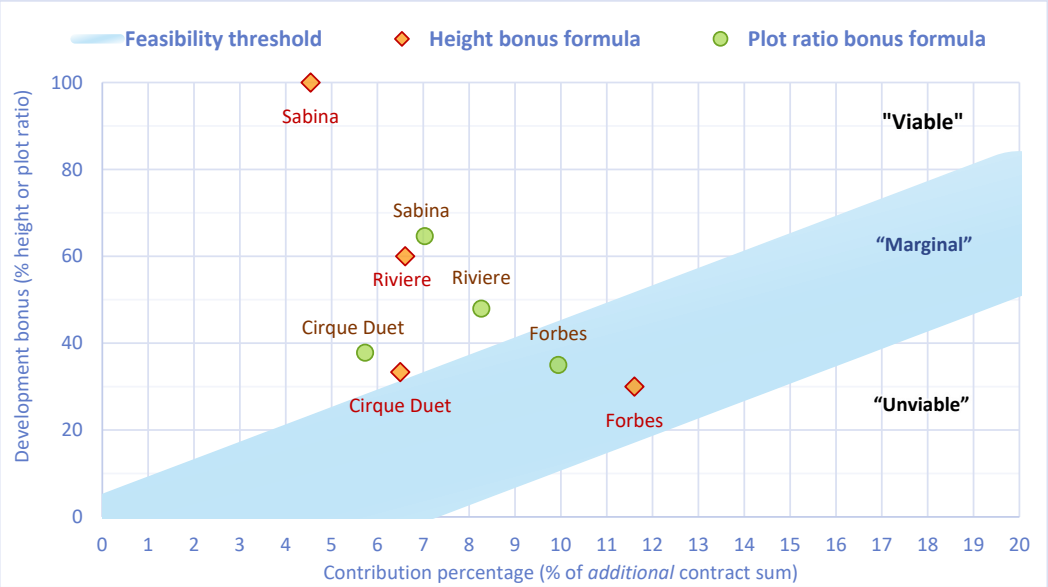
ASSUMPTIONS

- The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).
- While this report assesses the impact of both bonus heights and bonus plot ratio, neither the City, nor the community (CRG) support any bonus heights in the CBAC. Bonus heights are only included in this assessment to address the Department of Planning, Lands and Heritage's (DLPH) further information request (FIR). This assessment concludes that all the case study developments would be viable with no bonuses given either to extra storeys/height or to plot ratio.

KEY FINDINGS

- Development contributions of 3, 5 and 10 per cent of additional construction contract sum have a relatively small impact on overall project viability because construction costs represent about 75% of total development costs and the marginal cost savings of constructing 'bonus' floorspace/levels.
- Actual development contributions in the CBACP four case study developments (Cirque Duet, Forbes, Riviere, and Sabina) have varied considerably between developments (see following chart) between a low of 4.5% for Sabina, to a high of 11.6% for Forbes Residences. The replacement value (2025 dollars) of the community contributions range between $11,246 (Cirque Duet) and $32,614 (Forbes Residences) per apartment.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

- There is negligible difference on the impact on feasibility from collecting development contributions as in-kind contributions or cash *in lieu*. The reason for this is the timing of the contribution payments is the only relevant factor for the feasibility. While developers progressively fund in-kind contributions as part of the construction costs and progress payment process, the incidence of cash *in lieu* contributions can also be staged in instalments (as outlined in SPP3.6) as the development progresses, subject to agreement from the local authority.
- A thorough test of the community benefit contribution variables (development bonus and community benefit percentage) for the CBACP shows that 3, 5 and 10% contributions are all feasible for development *as long as* the development bonus is at least 40% (ie. at least 4 bonus storeys out of a total of 10 storeys). This applies to both the contribution calculated on bonus height and bonus plot ratio. These contribution percentage also provide sufficient returns to develop practical, and meaningful benefits to the community.
- The Riviere development has a community contribution equivalent to 6.6% (bonus height formula) of the additional contract sum based on bonus height and Forbes Residences has a contribution equivalent to 11.6%. These two projects are considered a good benchmark for contributions that provide meaningful benefits to the community and is consistent with the community contribution of 10% of additional (bonus) construction cost.

RECOMMENDATIONS

1. Community contributions should be calculated at 5% of the additional (bonus) construction cost (contract sum). If the development bonus sought is at least 40%, then the benefits should be calculated at 10%.

2. From a feasibility perspective, additional height typically provides better returns than additional plot ratio. Therefore, if the objective is to optimise development feasibility *and* provide community contributions to infrastructure, then development bonuses should be allocated based on additional floors (storeys) rather than a bonus on plot ratio. The provisions of LPP1.20 for larger lot sizes to accommodate bonus heights is intended to contain plot ratio and result in better development outcomes from a design perspective. However, there is little appreciable difference between the two approaches, so this should be guided by qualitative factors and the desired urban design outcomes for the CBACP.

3. Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial responsibility on the City to apply those funds to priority community needs and deliver infrastructure within a five-year timeframe. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).

4. The City of Melville should prepare a community infrastructure needs assessment[1] to specify and prioritise potential future contributions that return a net community benefit. This will be essential for cash *in lieu* contributions to ensure that funds can be allocated transparently to a pre-defined outcome that meets community priorities.

[1] *It is noted that Council has resolved to undertake this work upon completion of the CBACP Review process.*

1. INTRODUCTION

1.1 PROJECT OVERVIEW

This study covers the City of Melville portion of the Canning Bridge Activity Centre (CBAC), which also extends into the City of South Perth. This study considers the planning framework and development contributions within the City of Melville half of the Canning Bridge Precinct.

Development activity within the precinct increased substantially following the Council's adoption of the Canning Bridge Activity Centre Plan (CBACP) in 2015.

The Community Benefit Framework Analysis - Feasibility Model is a focused and specific component of the Department of Planning, Lands and Heritage (DPLH) assessment of proposed modifications to the CBACP. It was initiated in response to a Further Information Request (FIR) issued by DPLH to the City in July 2024, in which the study should address all the requirements of the FIR as well as providing broader analysis.

1.2 OBJECTIVES OF ENGAGEMENT

The objectives of this study are to:

(1) *Test and recommend community benefit contribution variables (development bonus and community benefit percentage) for the CBACP area that would be feasible for development while providing practical, and meaningful benefits to the community.*

(2) *Enhance stakeholder confidence in proposed modifications to the community benefits framework for the CBACP, through transparent and factual analysis.*

The testing of the community benefits framework needed to be thorough and conclusive to progress the finalisation of the CBACP, with an agreed stakeholder position, and ultimately receive WAPC endorsement.

An effective community benefits framework should be practical for the type of development in the area, deliver meaningful benefits to the community, and ensure fairness by aligning benefits with the additional development potential granted.

The study also needed to identify and address potential differences in the positions of the stakeholders. This was achieved through ongoing transparent discussions with the City and DPLH to ensure all perspectives were considered. For further transparency, the study also included stakeholder consultation with the CRG and select developers as part of the case study site inspections.

1.3 REPORT STRUCTURE

This report covers the feasibility modelling and is a complementary report to a previous 'issues paper'. Some sections of this report draw directly on content from the issues paper where relevant.

The report is structured in four major sections which represent the major parts of the project. Note that many of these stages were performed concurrently.

Analysis of Development Feasibility

- Development Contribution Model for CBACP Sites
- Range of Community Benefit Contribution Percentages
- Viable Community Benefit Contribution Variables

Analysis of Expected Community Returns

- Value of Community Benefits for CBACP sites
- Impact of Collection Methods
- Amenity Impact Review

Analysis of Existing Developments

- Development Approval Review
- Stakeholder Engagement

Conclusions and Recommendations

2. ANALYSIS OF DEVELOPMENT FEASIBILITY

This section of the report covers the development and testing of a feasibility model for community benefit contributions in the CBACP. It considers the City's existing planning controls and the market conditions specific to the precinct.

2.1 DEVELOPMENT CONTRIBUTION MODEL FOR CBACP SITES

The development model uses a development feasibility employing a discounted cast flow and net present value method to assess the land values, estimated development costs and anticipated revenues that are specific to the Canning Bridge precinct and its buyer market. This approach used actual cost estimates and sales revenues as of 2025 to account for the current and anticipated future conditions. This accounts for the rapid escalation in construction prices following the COVID-19 period and the increase in residential prices due to strong demand. It also includes an outlook for both construction costs and sales prices to prepare a model that is valid not only now, but for future developments in the Canning Bridge Activity Centre.

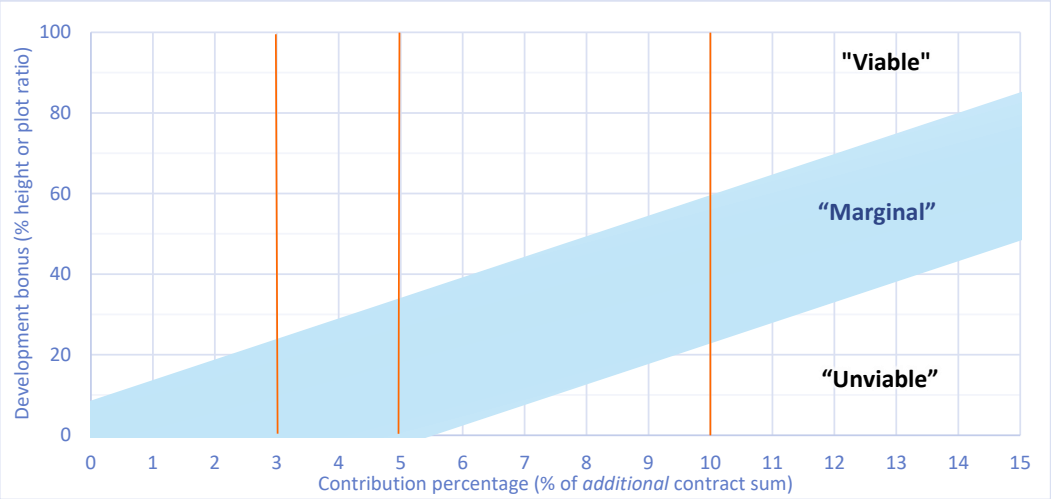
Specific characteristics of the Canning Bridge apartment market include:

- High proportion of owner-occupier sales which for some developments is around 80-90 per cent of all sales going to owner occupiers. However, not all sales necessarily equate to an occupied dwelling as some apartments are being left vacant, without being offered to the rental market. As benchmark from the 2021 Census about 28 per cent of all households were renters.
- Prices are relatively high reflecting the location and the older 'cash-out' buyer market that is tending to enter the apartment market.
- Apartments on higher ('bonus') levels attract a price premium that can vary from 5 to 20 per cent depending on the location and the view. This is a significant factor in the Canning Bridge market where many apartments have views of the river or city.
- Given the three previous points, the market is relatively 'thin' with a limited number of buyers and therefore sales per month, which can lead to volatility in prices and sales volumes. In other words, the rate of development is constrained primarily by the number of owner-occupier apartment buyers in the market at any given time. From 2020 to date, the Canning Bridge precinct has average about 80 apartment sales per year.
- Therefore, the apartment market is dominated by a small number of developers who are able to achieve high sales prices and have the capacity to build larger projects. This is a factor in the Canning Bridge market where there are few large-scale developments.

The conceptual model for the assessment is shown in the following figure, which plots the development bonus on the vertical axis, being either additional storeys or plot ratio measured as percentage of the zoned maximum height (such as 10 storeys in M10 zones). The horizontal axis displays the percentage community contribution measured as a proportion of the contract sum.

This assessment includes assessing the impact of contribution percentages of 3, 5, and 10 per cent of the additional contract sum.

Contribution model – concept with benchmarks at 3%, 5%, & 10%



Source: Solve Property

The development model applicable to sites in the CBACP that considers development type, controls, costs and broader development outcomes against the objectives and vision for the centre.

Factors considered in the model include:

- **Development type**: land use, scale of development, target buyer market
- **Planning controls**: zoning, height and bulk controls, local planning policies
- **Costs**: land acquisition, development approval, construction and servicing
- **Market analysis and demand**: residential vs commercial, competing developments, rent/sale prices

2.1.1 Development type

The predominant development typology to date has been residential apartment developments with activated ground floor frontages, shared spaces on the podium first floor and then apartments above.

Other than modest co-working spaces, none of the developments have included any significant office space. This, combined with the loss of some major employers in the precinct may mean an overall loss, or at least stagnation of employment in the precinct. The forthcoming DPLH Land Use and Employment Survey will help to identify the actual trend in floorspace and employment in the precinct.

Development scale is a combination of site location (which also determines potential development heights) and site area (affecting plot ratios and building envelopes) and planning controls.

The target market is primarily owner-occupiers for two reasons – firstly, the high prices of the apartments discourage investors from purchasing, and secondly, the rental yields achievable on the apartments is relatively low compared to other types of development available in other locations. The

recent increases in rents and reduction in rental vacancy rates have not been sufficient to increase yields to a comparable level.

Market profiles in the Appendix 1 of this report show that that rentals represent about 10 to 20 per cent of all households in the Sabina/Aurora and Cirque Duet developments (based on data from Domain.com.au using their methodology). This estimate is based on the apartments that are subsequently listed and advertised for rent, and it may therefore miss any private rentals that are not advertised. This methodology also assumes that any apartments that are vacant for long period are owner-occupied. The 2021 Census profile for the CBACP area including surrounding area, indicated that 28 per cent of all households were rented. Therefore, the data suggest that new apartment developments in the CBACP area are more likely to be purchased by owner-occupiers than the general housing market in and around Canning Bridge.

2.1.2 Planning controls

Planning controls relevant to this assessment include State Planning Policies issued by the Western Australian Planning Commission (WAPC) and Local Planning Policies of the City of Melville.

Relevant WAPC planning policies include SPP 3.6 Development Contributions for Infrastructure & Guidelines, SPP 7.2 Precinct Design, and SPP 7.3 Residential Design Codes Volume 2.

The principal planning control utilised in the CBACP precinct relevant to this study is the height of the development measured in storeys. This is also the mechanism used to provide 'bonuses' to developers in return for contributions. These planning controls also limit the height in metres by restricting the maximum height of each level in metres for the higher density (M10 and M15) zones.

Bonus Height

The CBACP and LPP1.20 provide for bonus heights in M10 and M15 areas. These are delivered through Elements 21 and 22 of the CBACP, with additional clarification in LPP1.20. In brief these requirements are:

1. **Element 21: Exemplary design** – developers must achieve all requirements of Element 21 to achieve approval for bonus heights.
2. **Element 22: Community benefits** – developers can choose from a range of community infrastructure components using a point-based system.
3. **Increased minimum lot size** – bonus heights require an increase in the minimum lot sizes for M10 and M15 areas, including a sliding scale of 10 per cent increase in land area per additional bonus storey.

Impacts of building height and bonus heights include:

- Skyline and visual amenity - taller buildings are more prominent.
- Overshadowing - taller buildings cast shadows over more neighbouring properties and public spaces.

- Views - while this can create better outlooks for occupants, it can also block existing views for others.
- Wind effects - taller buildings may create wind tunnels at street level.
- Privacy - Potential for overlooking into adjacent properties.

Bonus Plot Ratio

An alternative to bonus height is to provide for bonus plot ratio. Plot ratio is defined as the building's total floor area divided by the total land area on which it sits. Typical plot ratios in the CBACP precinct for high rise developments (M15) are typically between around 4.0:1 to 5.5:1. Therefore, the floorspace for these developments is about four to five and half times more that the total size of the land parcel on which the development is built.

Plot ratio is used in planning policies to limit the bulk and scale of buildings on a site. They can be combined with height limits and building envelopes (including setbacks).

A plot ratio bonus would allow a developer to build more total floor area on the site than the standard plot ratio would permit, without necessarily exceeding the height limit.

To achieve an increase in plot ratio and floorspace, a developer may:

- Increase the building footprint at ground level (covering more of the site).
- Reduce boundary setbacks
- Reduce floor heights to increase the number of levels within a given height envelope (in metres)
- Have thicker floor plates or more units squeezed onto each floor

The result of increasing plot ratios, while keeping heights the same, would be to develop more "squat" or "chunky" buildings.

Increasing plot ratios can have several deleterious impacts, including:

- **Site coverage and open space**: A larger building footprint reduces on-site open space, landscaping, and deep soil zones.
- **Building bulk**: The resulting buildings are more 'squat' or 'chunky' and can make a building feel more imposing at street level, even if it's not taller.
- **Sunlight/ventilation to units**: Deeper floor plates can sometimes compromise natural light and cross-ventilation to individual apartments.
- **Traffic and parking:** More floor area usually means more occupants/users, increasing demand for parking and local traffic.

The motivation for developers is to increase the total saleable floor area on the site, increasing the development's overall dwelling yield. There is greater incentive to increase plot ratios if height is a hard constraint or if going taller isn't economically optimal for that specific project.

The overall outcome of increased plot ratios is therefore similar on a financial basis to increasing building heights. Bonus plot ratios and building heights are two approaches are planning mechanisms that offer developers an incentive (to build more) in return for a public benefit.

In the consultation for this project, none of the developers indicated a preference for bonus plot ratios in place of bonus height. Several developers mentioned they would have preferred to build taller and more slender buildings to meet the target market segment.

The City of Melville's LPP1.20 effectively seeks to avoid granting bonus plot ratios by:

- stipulating minimum lot sizes for each zone
- requiring larger lot sizes if the developer is seeking a bonus on the zoned limit (height)

Comparison of bonus height and bonus plot ratios

Both bonus mechanisms allow developers to achieve more development than standard rules permit, in exchange for community contributions. The key difference lies in what aspect of the building is being "bonused": its vertical reach (height) or its overall internal volume (plot ratio). Each has different implications for the building's form and its impact on the surrounding area.

Comparison of bonus height and bonus plot ratio

Feature	Bonus Height	Bonus Plot Ratio
Primary control exceeded	Exceeds the specified height limit.	Exceeds the specified plot ratio (floor area to land area ratio).
Main impact on form	Taller, more slender building (potentially).	Bulkier building, potentially with larger footprint or less articulation, *within* the height limit.
Key visual impact	Affects skyline, distant views, overshadowing patterns.	Affects perceived bulk, site coverage, streetscape character.
Relationship to other controls	Plot ratio and other controls still apply unless also varied.	Height limit and other controls still apply unless also varied.
Developer strategy	Often pursued for landmark status, premium views from upper floors, or on sites with small footprints.	Pursued when height is a strict constraint, or to maximise usable floor area without necessarily going taller.
Example scenario	A 15-storey building in a 10-storey (M10) zone.	The 10-storey building with more internal GFA than the standard plot ratio allows for a 10-storey building.

Bonus height and bonus plot ratios are not necessarily mutually exclusive, and a developer may seek both depending on the site. However, this could compromise the final built form which would be bulkier than anticipated in the CBACP area, which would have a range of impacts on the precinct that are likely to be considered negatives for the existing and future community in the precinct.

2.1.3 Development costs

The cost of development is a critical factor in this assessment because not only does it directly affect the development feasibility, but because it is the basis for calculating the contribution percentage.

The cost estimates in this assessment show that:

- The cost of construction typically represents around 75% of the total development expenditure.
- The marginal cost of construction is 10-15 per cent lower for apartments on the upper 'bonus' levels because there is no need to replicate all of the services typically incorporated into basement and ground levels. While there are also some increases in costs for additional car parking, fire services and boosters and mechanicals (including lifts), these are outweighed by the cost savings. These cost savings can be applied to higher specification finishes or to increase the profit margin for developers.
- The cost of community contributions varies significantly between developments, although the average has been around 6 to 10 per cent of the additional development cost (ie. the cost of the additional bonus levels). This is a significant cost that can impact the feasibility of developments, particularly for smaller developers or those with tighter margins.
- Contributions consist of construction costs including public art, landscaping and the land value, such as areas given up for laneways, pocket parks and open space. In some cases, there are also some additional costs for public art, landscaping and other community benefits. These costs can vary significantly depending on the specific development and its location within the Canning Bridge precinct.
- The extra time for planning, construction and sales associated with the bonus heights or plot ratio can reduce returns (net present value and internal rate of return), because it introduces additional holding and development costs before revenues are realised. This becomes an important factor in the total returns to the developer and therefore the feasibility of different percentage contributions.

2.1.4 Market analysis and demand

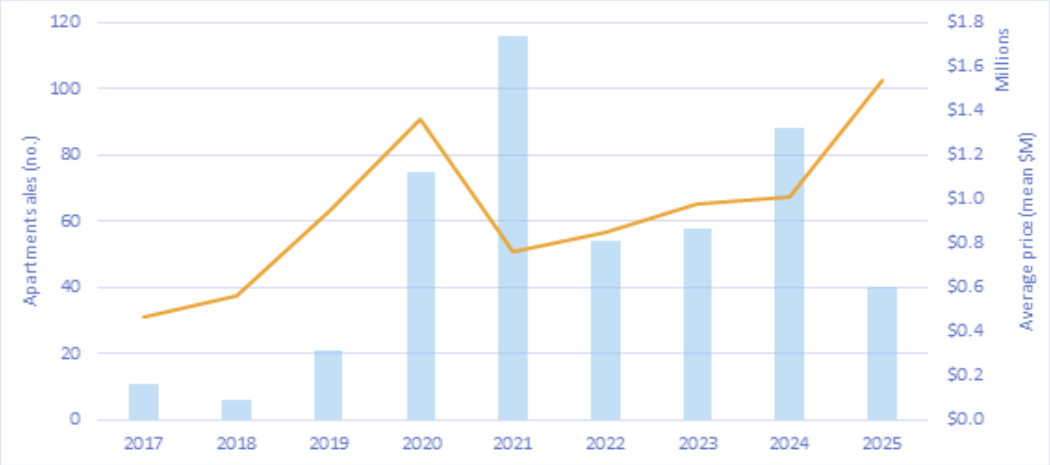
All the significant developments in the Canning Bridge Activity Centre to date have been for residential mixed-use with an activated (commercial/retail) ground floor, some shared facilities at first-floor level and then private residential spaces within the development. Therefore, the commercial component has been relatively limited and other than a co-working space (10 Forbes Road), there is no significant employment floorspace in any of the developments.

The CBACP area competes for relatively small market of apartment buyers. This is typical of the Perth market where apartment development is only viable at the upper end of the price bracket and therefore marketed to wealthier owner occupiers (downsizers and retirees).

Developers consulted in this study indicated that typical buyers were local residents moving from a house. The age of buyers is also a factor with the average age of buyers quoted 60 years or older in the case study developments reviewed in this study. Therefore, the market is typically retirees moving to a lock-and-leave property where the maintenance and facilities are all managed by someone else (the body corporate). The case study developments revealed a trend to either integrate or have aged care and disability services on site.

Given the type of development and the buyer market, the rate of sales is relatively limited in number. Between 2021 and 2024 (inclusive) an average of 80 apartments have sold per year across Applecross and Mount Pleasant. Note that this figure includes all sales, so it can include resales as well as sales of new apartments.

Apartment sales in Applecross and Mount Pleasant



Source: Source: Pricefinder apartment sales data up to 21 May 2025

The WAPC dwelling target is to deliver 4,273 net additional dwellings in the City of Melville area of the CBACP between 2021 and 2051 (as quoted in the City's LPP1.20). This averages 142 net additional dwellings per annum required to meet the WAPC target.

2.2 RANGE OF COMMUNITY BENEFIT CONTRIBUTION PERCENTAGES

Applying the percentage to the bonus plot ratio, rather than bonus height has a greater impact on the feasibility of developments. This is because:

- the higher marginal revenues from higher level apartments do not apply to bonus plot ratio.
- the cost per square metre of additional plot ratio is typically lower than the cost per square metre of additional height. However, larger floor plates can also require additional circulation space, lifts, fire stairs and other services, which all increase the development costs.

This study tests community benefit contribution percentages including benchmarks at 10%, 5% and 3% of the construction value and development bonus. This study compares the following formulae to determine which approach yields the greatest contribution benefit to the community:

$$x\%\ x\ total\ contract\ sum\ (\$)\ x\ \frac{bonus\ storeys\ (no.)}{base\ (zoned)\ storeys\ (no.)}$$

or

$$x\%\ x\ total\ contract\ sum\ (\$)\ x\ \frac{bonus\ plot\ ratio\ (\mathrm{m2})}{base\ plot\ ratio\ (m2)}$$

The effect of using these formulae is to discount the community contributions of 3, 5 and 10% per cent of total construction contract sum because:

- The contribution formulae use the 'base' height and 'base' plot ratio as the denominator. This approach means that a development that doubles in height (for example, from 15 to 30 storeys) has a bonus ratio of 100% (15 ÷ 15);
- Construction costs typically represent about 75% of total development costs, therefore, 3, 5 & 10% represent 2.25%, 3.75% & 7.5% of total development costs; and
- The contribution formula is effectively multiplied by the construction cost of the bonus component only rather than the total project. Therefore, a development bonus of 50% (height or plot ratio) further factors the original contribution percentages of 3, 5 & 10% down to 1.125%, 1.875% and 3.75% of total development costs respectively.

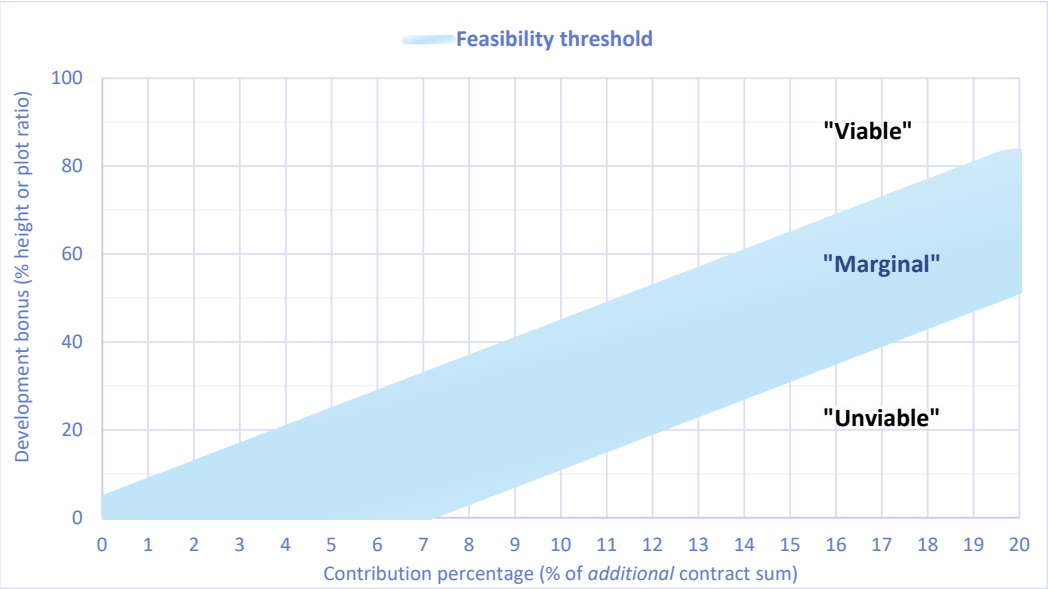
Community contribution percentage as a percentage of total development costs

Community contribution percentage	Construction cost ratio Approx. 75% of total development cost	Bonus development ratio and construction cost ratio				
		10% bonus ratio	20% bonus ratio	30% bonus ratio	40% bonus ratio	50% bonus ratio
3%	2.250%	0.225%	0.450%	0.675%	0.900%	1.125%
5%	3.750%	0.375%	0.750%	1.125%	1.500%	1.875%
10%	7.500%	0.750%	1.500%	2.250%	3.000%	3.750%

Source: Solve Property

The following figure shows the relationship between the development feasibility impact from community contributions and the bonus height/plot ratio. This is developed further in this report and tested against four developments in the CBACP as if they were being developed in 2025.

Contribution model – concept



Source: Solve Property

For this assessment, the contribution model uses the following definitions of project feasibility:

- **Viable** – the bonus component of the development adds value to the project by improving its internal rate of return (IRR).
- **Marginal** – means that the community contribution has a small effect on the project viability and that effect can be positive or negative. This means the overall project has a positive IRR, but that the effect of the bonus development makes only a marginal (positive or negative) impact.
- **Unviable** – the bonus component of the development substantially weakens the value of the project by reducing its IRR notably. This can mean that the project has a negative return or that the overall project IRR is be positive, but less than it would have been without undertaking the bonus development.

The following table shows the impact of the three key feasibility components – revenue, expenditure, and time – as they apply to bonus height and bonus plot ratio calculations.

Development viability – effect of each key component

Item	Bonus height	Bonus plot ratio	Comment	Feasibility impact
Marginal revenue	↑ 5 – 15%	No change	Higher levels attract higher sales prices per square metre by around 5-20%.	Improves feasibility, however, revenues take longer to realise (limited by rate of sales).
Marginal expenditure	↓ 10 – 15%	↓ 12 – 20%	Increased cost of lifts, mechanicals and fire services mean additional plot ratio has a better marginal cost saving than bonus storeys.	Improves feasibility in all cases.
Additional time	↑ 6 – 12 months	↑ 6 – 12 months	Additional time is required for planning, construction and sales for additional apartments.	Weakens feasibility. Each 6-month increase in timeframe, reduces IRR by 1.1–1.6%.

The following tables show the range of bonuses tested in this assessment. This is the second factor in the contribution formulae, which is the percentage bonus in height or plot ratio.

Analysis of development feasibility – storeys and plot ratio metrics

Development bonuses tested		M10				M15				M15 (core)			
Scen-ario	Max. permitted	Base no.	Bonus no.	Total no.	Bonus %	Base no.	Bonus no.	Total no.	Bonus %	Base no.	Bonus no.	Total no.	Bonus %
1	Height (storeys)	10	nil	10	na	15	nil	15	na	10	nil	15	na
2	Height (storeys)	10	3	13	30%	15	5	20	33%	15	10	25	67%
	Plot ratio	2.9	0.8	3.7	28%	4.2	1.5	5.7	36%	4.2	2.7	6.9	64%
3	Height (storeys)	10	5	15	50%	15	10	25	67%	15	15	30	100%
	Plot ratio	3.5	1.5	5.0	43%	5.0	2.0	7.0	40%	5.0	2.5	7.5	50%

2.3 FEASIBLE COMMUNITY BENEFIT CONTRIBUTION VARIABLES

The core question for this analysis is which community benefit contribution variables can be applied to developments in the Canning Bridge precinct without making them unviable. A core assumption in this question is that developers pay for community contributions and that any such contributions reduce the gross realisation or profit from the development. Therefore, the starting point for this analysis is an assumption that 100 per cent of the community contribution costs are borne by the developer. This is a conservative or 'worst case' assumption, as it does not consider the potential for developers to pass some or all of these costs back to the original owners in the form of reduced land values or forward to buyers in the form of higher apartment prices.

The academic literature suggests that the cost of community contributions is typically passed back to reduce the value of the land on which they are built or forward to buyers in the form of higher prices. Therefore, this analysis focuses on the impact of community contributions on development feasibility and the potential for developers to pass these costs onto buyers.

The analysis shows that the following community benefit percentages are feasible for developments in the Canning Bridge precinct:

- 3, 5 & 10% contributions based on bonus height are feasible for developments as long as the development bonus is at least 40%; and
- 3 & 5% contributions based on bonus plot ratio are feasible for developments. Contributions of 10% based on plot ratio are assessed as not always being feasible (because the developer does not benefit from the higher realisation that higher levels attract).

The current contribution variables for bonus heights involve a point-based system defined under LPP1.20 and the CBACP Element 22. These variables include:

- the number of bonus storeys being sought in the development.
- the type and quantum of community infrastructure as listed in LPP1.20 Table 4 along with the number of ‘units’ that each sub-element is ‘worth’ to the community.
- the target requirement that to be permitted develop each bonus storey, a developer must achieve 50 ‘units’ across at least four sub-elements from Table 4 in LPP1.20.

This approach avoids any financial measurement altogether. Therefore, the extra revenue and costs from the bonus height are ignored on the developers’ side of the equation and the capital cost/value of the community benefit is also ignored.

This point-based approach may also help to avoid the potential limitation of SPP3.6 and its maximum contribution of $5,000 per dwelling because at no time is the contribution incurred or paid in dollar equivalents (although its financial cost can be estimated by a quantity surveyor).

Another way to establish community benefit contribution variables would be to set a percentage benefit approach as indicated in the previous section. For example, a developer getting one bonus storey in a M10 zone would achieve a ten percent bonus (1 storey / 10 storeys). Therefore, a two-storey bonus would be a 20 per cent bonus et cetera.

Lastly, and the more common way is to simply set a percentage of cost which results in a dollar figure. For example, if a bonus is calculated at 3 per cent on a $50 million dollar contract sum development, then the bonus contribution is $1.5 million, which can subsequently be provided either as cash *in lieu* or as an in-kind contribution to the value of $1.5 million (with 'value' being calculated on the construction cost of that community infrastructure).

3. ANALYSIS OF EXPECTED COMMUNITY RETURNS

3.1 VALUE OF COMMUNITY BENEFITS FOR CBACP SITES

The financial cost of the community benefits provided by each of the four case study development in this report is presented in the following table. This shows separately the cost of the improvements (construction costs) and the cost of the land ceded by the developers for public space, laneways and pocket parks.

As per LPP1.20, the assessment is based on contract sum costs for construction. This approach ignores the market value of the asset, which may vary considerably from the cost of land/construction.

Community benefit – cost ratio analysis

Mixed use developments	Total project construction cost ($) – 2025 estimate	Community 'benefit' cost ($) – 2025 construction estimate	Community 'benefit' cost ($) - land value [1]	Total community benefit cost ($)	Total contribution to total construction cost (%)
Cirque Duet [2]	$122,000,000	$2,499,000	$144,000	**$2,643,000**	2.2%
Forbes	$53,400,000	$1,859,000	na	**$1,859,000**	3.5%
Riviere	$156,550,000	$5,635,000	$570,000	**$6,205,000**	4.0%
Sabina [3]	$91,400,000	$3,058,000	$1,095,000	**$4,153,000**	4.5%

Notes: *(1) Assumes a land rate of $2,500 (average of Colliers rates for Canning Bridge sites).*
(2) For Cirque Duet, the land value of the access lane between Ogilvie and Kintail roads has been discounted by 50% as it also functions as a driveway to access the Cirque Duet car park.
(3) For Sabina, the land and construction cost of 'The Lane' is divided by three as it also serves as a benefit to Aurora and 'Stage 3'. Includes a nominal sum of $500,000 for the future public art component.

Sources: RBB; Colliers; Solve Property

From this analysis the cost of the community benefits (land and improvements) provided varies between 2.2 and 4.5 per cent of the total project construction cost.

3.2 IMPACT OF COLLECTION METHODS

The potential collection methods for developer contributions include a combination of works-in-kind and cash *in lieu*. The four case studies in this assessment predominantly used in-kind contributions.

The impact of collection methods on the value and timing of expected community benefits is significant. Cash *in lieu* contributions can be used to fund community projects immediately, while in-kind contributions may take longer to deliver and may not provide the same level of immediate benefit to the community. However, in-kind contributions can also provide a more tangible benefit to the community, such as public art or landscaping, which can enhance the amenity of the area.

From a feasibility impact perspective, the implications of using either approach is dependent the timing of the expenditure. However, given that the community infrastructure is built at ground-level or

podium level, the developer incurs the cost of in-kind community infrastructure (at least cost of the shell of the structure) relatively early in the construction process.

Alternatively, cash *in lieu* payments are imposed as a condition of development approval or subdivision (under SPP3.6 Guidelines (3.5)), so they are incurred before any works are commenced. Although they can be paid at a later date and/or in instalments subject to agreement between the developer and the local authority.

Therefore, the impact of collection methods on feasibility depends on agreement between the parties and any difference can be negated by staging the payment dates for cash *in lieu* payments to with a similar timing to the construction progress payments incurred for in-kind infrastructure.

Disadvantages with in-kind contributions, include:

- LPP1.20 (Table 4) defines a list of contribution items that constitute community benefits (with a point-based value system). This suggests there is a finite list of community infrastructure facilities and that the potential benefits have potentially diminishing returns as similar infrastructure (eg. community meeting rooms) is duplicated across different developments. This also likely to result in underutilised infrastructure and facilities.
- In-kind contributions are not necessarily as 'transparent' as cash *in lieu* in terms of dollar value. This makes it harder to ensure that developers are meeting their contribution obligations.
- Some contributions that are part of large multi-stage projects may not be delivered until the final stage is delivered. The Sabina/Aurora development is an example of this because the public piazza cannot be completed until Stage 3 is completed.

Consultation with the developers of the four case study developments resulted in a unanimous view that works-in-kind offered the optimal outcome for all stakeholders for the following reasons:

- In-kind contributions allowed developers to provide benefits that were also 'selling points' for prospective apartment purchasers. Therefore, there was a strong link between the between the payers (developers/purchasers) of the contribution and the beneficiaries of the contribution. This relates directly to the nexus and user pays principles in SPP3.6.
- The contributions are delivered at practical completion rather than at some indefinite time in the future. This also meant that the community immediately had access to the benefits (at least at practical completion), whereas any benefits cash *in lieu* would be provided at a later/uncertain time.
- The delivery of public infrastructure (including public open space) identified in the CBACP had not yet been delivered.
- Outcomes were tangible and the community could immediately place a (subjective) value on the benefit provided to the community.

3.3 AMENITY IMPACT REVIEW

3.3.1 Impacts of additional height and/or plot ratio

The City's LPP 1.10 defines 'amenity' as follows:

> *Means all those factors which combine to form the character of an area and include the present and likely future amenity.*

The following section discusses the impacts of additional height provided in the case study development against the assessment factors outlined in LPP 1.10.

- **Sense of Confinement from Cumulative Building Bulk**

  While development proposals incorporate streetscape upgrades such as landscaped public realm, outdoor seating, and wider footpaths, these measures only partially address concerns of visual bulk and the resulting sense of confinement.

  Without broader coordination or spatial relief between towers, there is a risk that the perceived building bulk will continue to dominate the public realm, undermining long-term amenity. To better align with the policy objectives of Element 22.2 and to mitigate long-term amenity impacts, a more coordinated precinct-wide approach is recommended. This should include consistent tower separation standards, the introduction of podium breaks or mid-block pedestrian links to enhance permeability, and greater upper-level articulation to reduce the visual weight of taller buildings. Without these interventions, the cumulative building bulk is likely to continue compromising the quality and openness of the public realm within the CBACP area.

- **Location of Existing Trees and Vegetation**

  The delivered landscaping upgrades along Kishorn, Ogilvie, Kintail, and Canning Beach Road incorporate new plantings, deep soil zones, and retained mature trees, where possible, to enhance the public realm and complement development edges. These contributions provide some environmental and visual relief in a dense urban setting. However, in the broader CBACP context, community concerns remain consistent over the loss of mature vegetation due to nil or minimal setbacks, limited canopy cover of the landscaping provided which often include smaller, slow-growing shrubs that offer little immediate shade or passive cooling. While individual developments have improved their own streetscapes, the cumulative result across the precinct is a diminished green landscape at the ground level.

- **Impact upon Existing Streetscape**

  High-quality streetscape upgrades such as dual footpaths, landscaping, public seating, and integrated bike infrastructure can enhance walkability, activate frontages, and contribute positively to the character and comfort of the public realm. When implemented consistently and maintained over time, these elements support a vibrant and cohesive urban environment. However, the impact of large-scale high-density development can disrupt existing streetscape rhythms, particularly where inactive frontages, overshadowing, or abrupt transitions in scale are introduced.

While examples such as landscaped edges, alfresco spaces, and corner activation demonstrate the potential for positive integration, uneven delivery and poor coordination across sites can undermine the broader public realm experience. A lack of coherent design identity, insufficient canopy cover, and inconsistencies in interface treatment can dilute the intended community benefit, highlighting the importance of not only delivering upgrades, but ensuring they are context-sensitive, continuous, and meaningfully contribute to the streetscape with a whole of precinct approach.

- **Built Form Scale and Streetscape Integration**

  Recent developments within the precinct have introduced positive design features such as landscaped frontages, alfresco spaces, and dual footpaths, contributing to a more attractive and active street environment. However, a noticeable contrast remains between the scale of new buildings and the finer-grain, mid-rise character historically present in parts of the Applecross area. The consistent use of bonus height has resulted in built form that, in some locations, significantly exceeds the scale of its immediate context, leading to perceived visual dominance and sudden changes in streetscape rhythm.

  While podium-level articulation, varied setbacks, and street-level commercial uses are intended to minimise the perception of building bulk, their application and impact vary across development proposals. In the absence of consistent spacing, coordinated transitions in scale, or a unified streetscape strategy, emerging built form is drastically appearing out of scale with its surroundings. These issues raise broader amenity concerns relating to place legibility, character integration, and the ability of the public realm to comfortably absorb increased density.

- **Site-Specific and Surrounding Area Characteristics**

  The contribution of recent developments demonstrates targeted improvements to the public realm, such as landscaped pedestrian links and enhanced foreshore access, which responds to local site conditions and movement patterns. Strategic placement of public art, piazzas, alfresco areas, and widened footpaths also contributes to a more connected and walkable precinct.

  Despite these improvements, concerns persist about broader integration with adjoining properties and surrounding uses. Without coordinated delivery and clear stewardship of shared spaces, the cumulative benefits risk being undermined by poor connectivity, fragmented design identity, and inconsistent maintenance. While the developments leverage key corners, riverfront adjacency, and provide mid-block access points, the isolated improvements result in in fragmented outcomes and a perception of underwhelming overall amenity.

- **Amount of Open Space around the Building**

  The amount and quality of open space around buildings significantly affect the amenity, walkability, and liveability of a precinct. In high-density centres like the CBACP area, open space plays a critical role in offsetting built form impacts and supporting social interaction, recreation, and environmental benefits. While some developments have incorporated landscaped verges, pocket parks, and podium-level gardens, these isolated and often elevated

spaces do not function as substitutes for genuine, ground-level public open space. The overall urban environment is increasingly perceived as concrete-dominated, with minimal deep soil zones or shaded green areas.

3.3.2 'Net' Community Benefit

'Net' community benefit refers to the overall positive value a development provides to the community after accounting for any negative impacts. It's a principle that recognises that community benefit is not just about what is delivered, but whether the total benefit justifies the planning concessions granted.

A qualitative analysis may involve:

- Structured stakeholder interviews or focus groups to capture local perceptions of benefit and impact.
- Use of community value mapping or deliberative engagement methods to identify priority needs.
- Inclusion of design review or urban design panels to assess the quality and usability of proposed community benefit components.
- Assessment of social equity outcomes, considering who benefits and who bears the cost.

Such approach would improve the evaluation of proposed benefits and ensure that planning decisions are not only technically justified but socially responsive.

It is important to note that the CBACP community has already participated in several rounds of consultation throughout the review process and has also provided feedback during separate development application (DA) advertising periods. While ongoing engagement with residents and the local community remains valuable, it is equally important to acknowledge and respond to concerns previously raised.

4. ANALYSIS OF EXISTING DEVELOPMENTS

4.1 ANALYSIS OF THE TYPE AND VALUE OF COMMUNITY BENEFITS IN EXISTING DEVELOPMENTS

4.1.1 Benefits agreed to as part of development approval

This assessment covered four case study developments within the CBACP area, a wider collation of development approvals in the CBACP area can be found in Appendix 5. These benefits were costed using 2025 construction cost estimates from RBB which appear in Appendix 4.

4.1.2 Benefits delivered

Consultation was undertaken with key stakeholders, including the Community Reference Group (CRG) and the developer representing the four case study developments where bonus heights were granted in exchange for providing community benefits.

Through direct conversations with developers, several recurring themes emerged regarding the negotiation, delivery, and management of community benefits, as well as the critical role of bonus height in project feasibility. While the intent behind bonus incentives is widely supported, developers highlighted key challenges ranging from cost uncertainty and activation issues to misalignment with infrastructure planning.

These discussions helped clarify and inform the review of both the benefits agreed to during the development approval process and those that were ultimately delivered.

Discussion areas have been categorised into key themes and summarised as follows:

Infrastructure & Public Open Space

- The CRG emphasised that as density increases within the CBACP area, it is critical that supporting infrastructure and public open space are delivered in line with population growth. Development bonuses should not be used as a loophole to bypass core planning requirements, particularly where infrastructure and open space commitments are not being delivered as proposed.
- Major delays were reported due to misalignment between development approvals and infrastructure delivery, such as roads and substations. Developers would like to see local and state infrastructure agencies to be more proactive and better integrated into the planning process, especially in growth precincts.

Landscaping & Public Realm

- CRG expressed the risk of insufficient landscaping and poor-quality public realm outcomes, limiting public accessibility and effective integration into the streetscape.
- The laneway/piazza between the Sabina towers has been considered an underwhelming landscaping outcome by the CRG. The trees planted do not provide sufficient shade and are only located in one end of the laneway.

Development Feasibility

- Rising construction, sustainability, and infrastructure costs are presenting more unfeasible developments under the current planning controls.
- Some developers would reconsider offering the same community benefits early in the DA process without anticipating future cost escalations.
- Developers emphasised if costs become unfeasible, development will simply stall.

Planning Policies

- CRG expressed concern over the discretionary language of policies and what constitutes 'design excellence'.
- Developers would appreciate more certainty around the community benefit originally proposed in the DA and what is expected at construction stage, vague guidelines or undefined fit-out expectations create financial risk.

Heights vs plot ratios

- Developers indicated that height limitations (even with the bonus heights) had resulted in buildings that were bulkier (shorter and squatter) than they might otherwise have been without height limitations. The common comment was that this had led to design outcomes that they considered were less than optimal (less 'elegant' architecture, blocking view corridors, 'stumpier' buildings, longer periods of overshadowing for neighbouring properties).

4.1.3 Current operating arrangements and replacement values

Operation & Maintenance

The consultation with CRG and developers regarding operations and maintenance is summarised as follows:

- There is a lack of clarity surrounding who maintains the community space/facility (developer vs the City), which can affect uptake and community trust.
- In some instances, developers reported that community benefit spaces handed over to the City were not being actively maintained or used. Some spaces remained non-operational or lacked visibility, despite having been delivered in accordance with planning agreements. Developers viewed this as a failure to realise the intended community outcomes, undermining the value of their contributions.
    - The 'business centre' space provided in the Cirque Duet development is not often used.
    - The community benefit space provided at Cirque Duet requires a booking fee and not used daily. The developer would have preferred a retail/food & beverage tenant to activate the ground floor streetscape better.

- The change of ownership post-DA approval has created delays in opening the co-working facility in the Forbes Residences development. Previously proposed to be operated by the developers, the City will now be responsible for the fit out, bookings and ongoing operations of the community space.

- Perception that the public access facilities are 'private' and not available for community use. For example, the publicly accessible toilets and end-of-trip facilities in some developments require a 'security' key pass from reception, or are located in a 'hidden' area therefore perceived to be private use only.

Note that the development deeds have not been reviewed as part of this study. Those documents apparently include some information regarding the operation and maintenance of community contributions.

Replacement costs

To create a baseline for this study, a quantity surveyor (RBB) assessed the replacement cost of all four case study developments in the CBACP area as of June 2025. This costing also included itemised costs for the community contribution infrastructure provided in each of the developments. The table below shows the summary of those costs and an attachment to this report provides further detail.

Community contribution – replacement costs as of June 2025

Melville mixed use developments	Total project construction cost ($)	Community 'benefits' cost ($) - improvements	Community 'benefit' cost ($) - land value	Total community benefit cost ($)
Cirque Duet	$122,000,000	$2,500,000	$143,750	**$2,643,000**
Forbes	$53,400,000	$1,860,000	na	**$1,859,000**
Riviere	$156,550,000	$5,635,000	$570,000	**$6,205,000**
Sabina*	$91,400,000	$3,058,000	$1,095,000	**$4,153,000**

Notes: (1) For Sabina, the land and construction cost of 'The Lane' is divided by three as it also serves as a benefit to Aurora and 'Stage 3'. Does not include future public art component.

Source: RBB June 2025; Solve Property

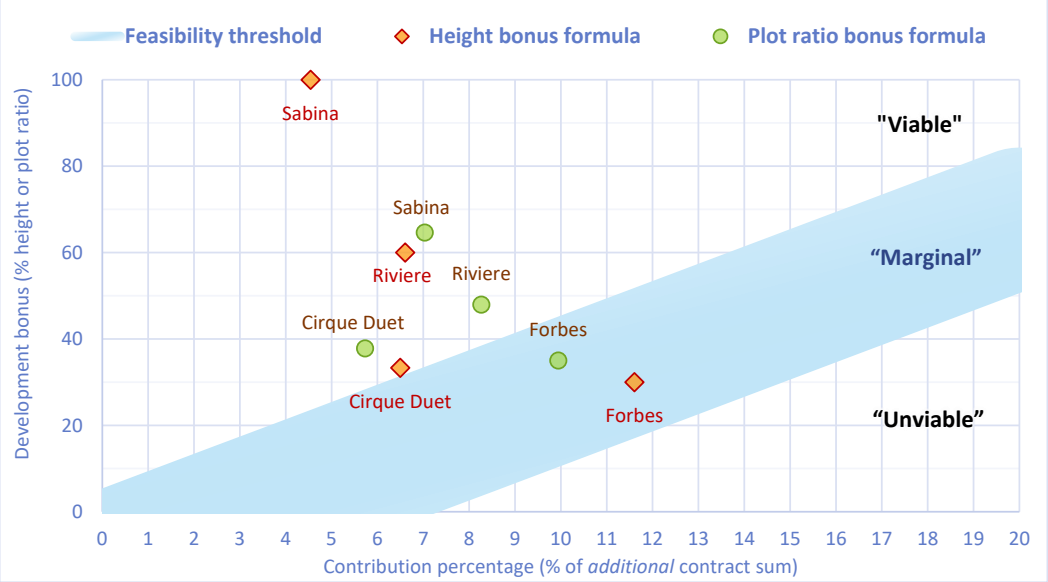
Appendix 4 has detailed costings for the community infrastructure components of each development.

4.2 CONTRIBUTION PERCENTAGES APPLIED TO EXISTING DEVELOPMENTS

The analysis of existing developments in the Canning Bridge precinct shows that the type and value of community benefits vary significantly between developments. Some developments have made significant contributions to the community, while others have made only minimal contributions. The application of contribution percentages to existing developments provides a useful benchmark for assessing the feasibility of future developments and the potential for community benefits.

The following chart shows the impact of the community contributions on each of the four existing case study developments in the Canning Bridge Activity Centre. These community contributions are measured using both formulae – bonus height and bonus plot ratio – used in this study.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

The impacts on internal rate of return (IRR) by development:

- **Cirque Duet** – had a contribution of $2.64 million in works in-kind, with a small land component for the laneway between Ogilvie and Kishorn Roads. After the bonus development and contribution, the theoretical IRR (as of 2025) improved from 15.4% to 17.3%, meaning that the effort to develop the additional levels provided a net benefit to the developer.
- **Forbes Residences** – as the smallest of the four developments, the community contribution of $1.86 million. Forbes is the only development with no land component in the community contribution – all contributions are in built form – which reflects the location and small size of the development site. Despite this, the Forbes project had the highest percentage contribution of the four case study projects. The bonus development increased the theoretical IRR from 12.8% for the 10-storey base height development to 13.3% for the 13-storey development (as built). Therefore, the developer gained a small benefit from the bonus height, but it was very marginal given the additional time and risk involved with the bonus development.

- **Riviere** – the Riviere project has the highest dollar value community contribution at $6.20 million (in 2025 dollars). The bonus development increased the IRR in the theoretical feasibility from 11.3% to 15.1%. Therefore, despite the relatively high dollar value of the contribution, this project achieved a net benefit after the community contribution.
- **Sabina** – the Sabina project provided a community contribution valued at $4.15 million if developed in 2025. This project had the lowest sales realisation per dwelling which affected its theoretical viability if developed with land values and construction costs as of 2025. The bonus storeys (after community contribution) improved the IRR from 6.6% to 12.5% for this project.

Benefits to developers are that maximising the number of storeys (and therefore apartments) on a given footprint, will add to profits. Higher floors often command premium prices due to better views.

A crude analysis of the Cirque Duet and Sabina/Aurora apartment development is provided in the Appendices of this report. This analysis suggests that each bonus level of development (ie. level 16+ in M15 zones and level 10+ in M10 zones) adds between $6,000 and $24,500 to the price of an apartment as follows:

- Cirque on Kishorn - each level above L15 adds $6,000 per apartment
- Cirque on Ogilvie - each level above L15 adds $11,000 per apartment
- Sabina - each level above L15 adds $21,500 per apartment
- Aurora - each level above L15 adds $24,500 per apartment

The bonus heights and or plot ratios all come at a time cost for the additional approvals and works required. These additional time estimates vary from two quarters (6 months) for the Forbes Residences to five quarters for Sabina and Cirque Duet. These are provided in detail in Appendix 4.

4.2.1 What might be expected if the community benefit approach is modified?

The following charts (overleaf) compare the actual community contribution in 2025-dollar terms against the three tested percentage contributions of 3, 5 and 10 per cent. Those contributions percentages are applied to the actual bonus (as built) in terms of the number of additional storeys (expressed as a percentage increase over the zoned 'maximum' number of storeys) and the additional plot ratio floorspace built. These are all shown on the same scale of $0 to $10 million on the vertical axis to enable a visual comparison across the four projects tested.

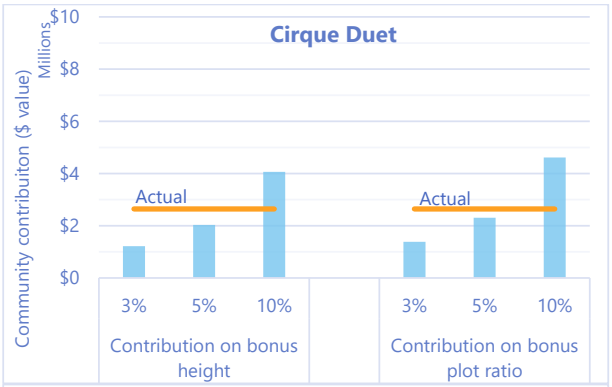
These charts highlight the variation in the contributions in both dollar and percentage terms across the four projects. It also shows that the two bases for the contribution calculation – bonus height or bonus plot ratio – can have quite different outcomes depending on the design of the buildings.

One of the reasons for the variations is that some projects have contributed substantial land for public use.

Community benefit contribution percentages – actual verses test (3, 5 & 10%)

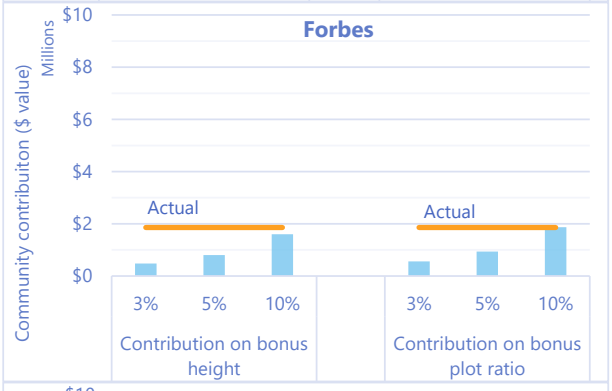
Cirque Duet

- Community contribution of $2.64 million represented 6.5% of the bonus height construction cost and 5.7% of the bonus plot ratio construction cost.



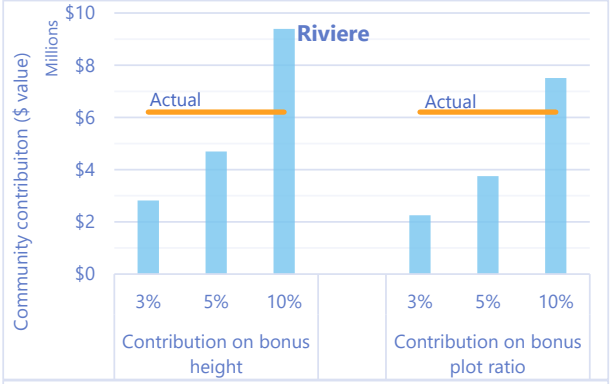
Forbes Residences

- Community contribution of $1.86 million represented 11.6% of the bonus height construction cost and 9.9% of the bonus plot ratio construction cost.
- The contribution percentage for the Forbes Residences was the largest percentage contribution of the four developments tested.



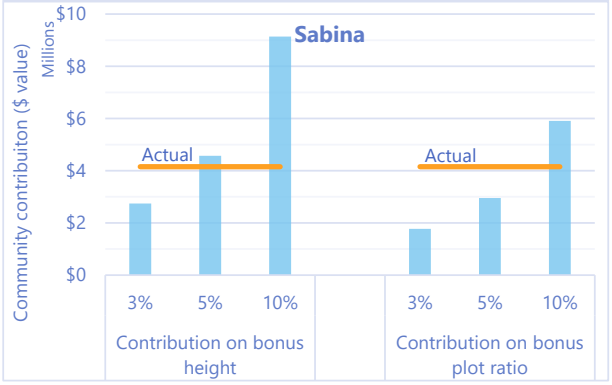
Riviere

- Community contribution of $6.20 million represented 4.5% of the bonus height construction cost and 8.3% of the bonus plot ratio construction cost.



Sabina

- Community contribution of $4.15 million represented 4.5% of the bonus height construction cost and 7.0% of the bonus plot ratio construction cost.
- The contribution percentage for the Sabina project was the lowest of the four projects tested.



5. CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

- The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).
- While this report assesses the impact of both bonus heights and bonus plot ratio, neither the City, nor the community (CRG) support any bonus heights in the CBAC. Therefore, bonus heights are only included in this assessment to address the DPLH's FIR. This assessment concludes that all of the case study developments would be viable without any bonuses given either to extra storeys/height or to plot ratio.
- Community contributions of 3, 5 and 10% per cent of additional (bonus) construction contract sum have a relatively small impact on project viability because:
    - Construction costs represent about 75% of total development costs, therefore, 3, 5 & 10% represent 2.25%, 3.75% & 7.5% of total development costs; and
    - The contribution formula is multiplied by the construction cost of the *bonus component only* rather than the total project. Therefore, a development bonus of 50% (height or plot ratio) further factors the contribution percentages down to 1.125%, 1.875% and 3.75% of total development costs respectively.
- Relatively high prices for dwellings (houses, villas and apartments) in the CBACP help financial feasibility, particularly in an environment of high construction costs, but it also means the total market take-up rate has been limited to an average of around 80-90 apartments per annum over the past five years.
- There is negligible difference on the impact on feasibility from collecting development contributions as in-kind contributions or cash *in lieu*. The reason for this is the timing of the contribution payments is the only relevant factor for the feasibility. While developers progressively fund in-kind contributions as part of the construction costs and progress payment process, the incidence of cash *in lieu* contributions can also be staged in instalments (as outlined in SPP3.6) as the development progresses, subject to agreement from the local authority.
- Developers expressed a preference for in-kind community infrastructure contributions, rather than cash *in lieu* payments. The reasoning was that developers were incentivised to create quality assets that were 'selling points' to buyers (future residents), and the community could see the contributions/benefits were being delivered in sync with the development. However, there are issues with some community benefits not being delivered until all stages of the development have been completed, such as the Sabina/Aurora/Stage 3 project.

- Actual community contributions in the CBACP four case study developments (Cirque Duet, Forbes, Riviere, and Sabina) have varied considerably between developments. The replacement value (2025 dollars) of the contributions average between $11,246 (Cirque Duet) and $32,614 (Forbes Residences) per apartment.
- A thorough test of the community benefit contribution variables (development bonus and community benefit percentage) for the CBACP shows that 3, 5 and 10% contributions are all feasible for development *as long as* the development bonus is at least 40% (i.e. at least 4 bonus storeys out of a total of 10 storeys). This applies to both the contribution calculated on bonus height and bonus plot ratio. These contribution percentage also provide sufficient returns to develop practical, and meaningful benefits to the community.
- The Riviere development has a community contribution equivalent to 6.6% (bonus height formula) of the additional contract sum based on bonus height (see following chart) and Forbes Residences has a contribution equivalent to 11.6%. These two projects are considered a good benchmark for contributions that provide meaningful benefits to the community and is consistent with the community contribution of 10% of additional (bonus) construction cost.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

- Some CRG members advised that bonus heights of 3, 5 and 10 storeys would be acceptable, but only if the developments achieved 'exemplary' design as required under the CBACP, which they argued had not been achieved by all developments being granted bonus heights in the past.

5.2 RECOMMENDATIONS

1. Community contributions should be calculated at 5% of the additional (bonus) construction cost (contract sum). If the development bonus sought is at least 40%, then the benefits should be calculated at 10%.

2. From a feasibility perspective, additional height typically provides better returns than additional plot ratio. Therefore, if the objective is to optimise development feasibility *and* provide community contributions to infrastructure, then development bonuses should be allocated based on additional floors (storeys) rather than a bonus on plot ratio. The provisions of LPP1.20 for larger lot sizes to accommodate bonus heights is intended to contain plot ratio and result in better development outcomes from a design perspective. However, there is little appreciable difference between the two approaches, so this should be guided by qualitative factors and the desired urban design outcomes for the CBACP.

3. Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial responsibility on the City to apply those funds to priority community needs and deliver infrastructure within a five-year timeframe. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).

4. The City of Melville should prepare a community infrastructure needs assessment[2] to specify and prioritise potential future contributions that return a net community benefit. This will be essential for cash *in lieu* contributions to ensure that funds can be allocated transparently to a pre-defined outcome that meets community priorities.

[2] *It is noted that Council has resolved to undertake this work upon completion of the CBACP Review process.*

APPENDIX 1 – Market Profiles

Market Profile: Sabina & Aurora Apartments

Address: 908 Canning Hwy, Applecross, WA (Sabina) & 3 Kintail Road, Applecross (Aurora)

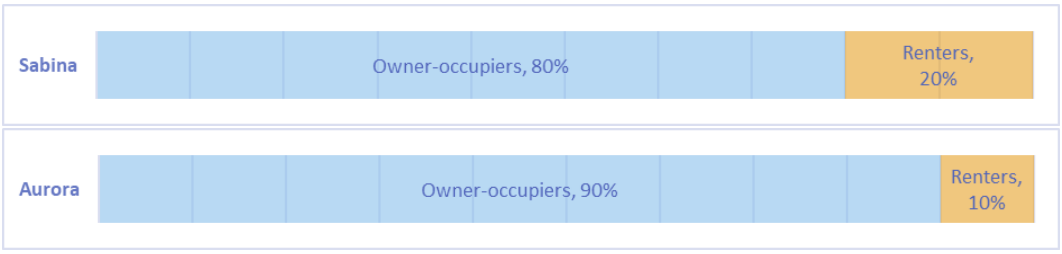
Developer: Finbar

Built: 2020 (Sabina) 2024 (Aurora)

Built appts: 164 (Sabina) 118 (Aurora)

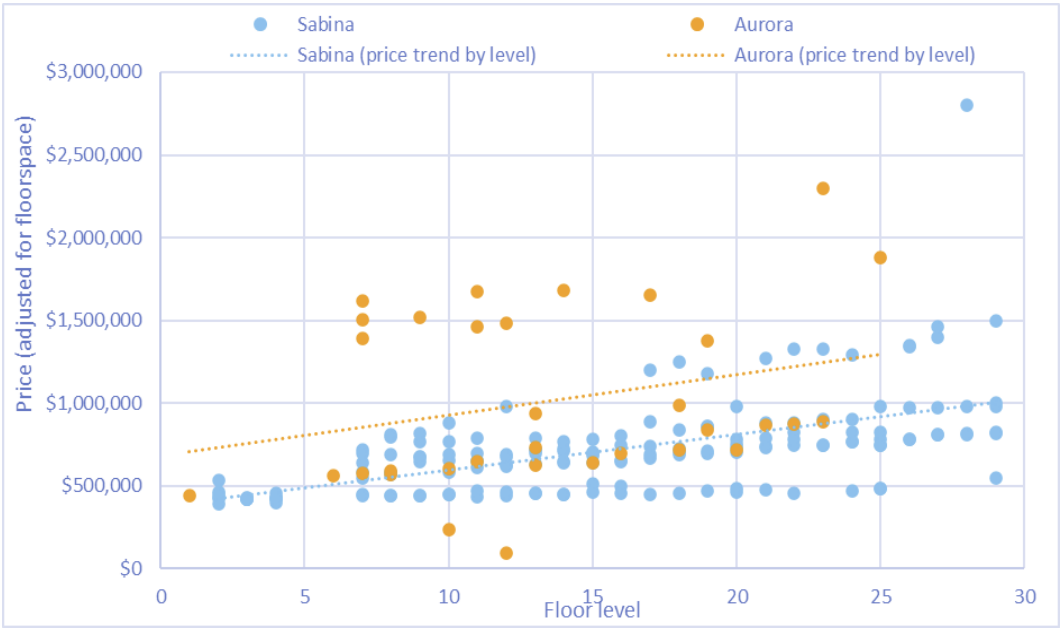
Levels: 30 (Sabina) 26 (Aurora)

Owner occupiers : Renters (Domain estimate)



Source: Domain building profile from rental data
Note: Unoccupied apartments (therefore, not rented) are counted as owner-occupied.

Apartment prices by floor level



Sources: Pricefinder (Domain); Solve Property
Note: The prices have been adjusted to account for larger apartments at higher levels.

Market Profile: Cirque Duet Apartments

Address: 18 Ogilvie Road & 63 Kishorn Road

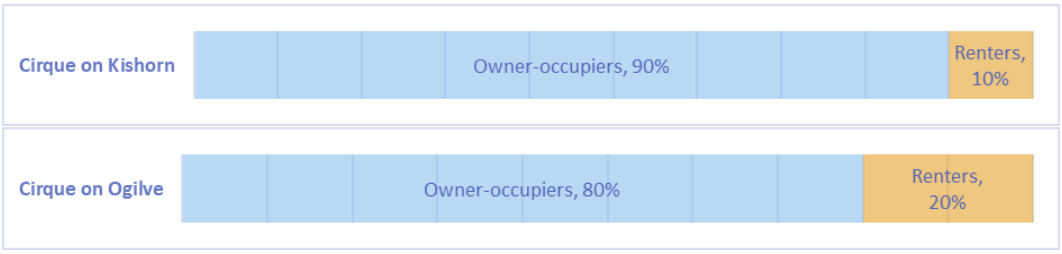
Developer: Sirona Capital / Erben

Built: 2025

Built appts: 235

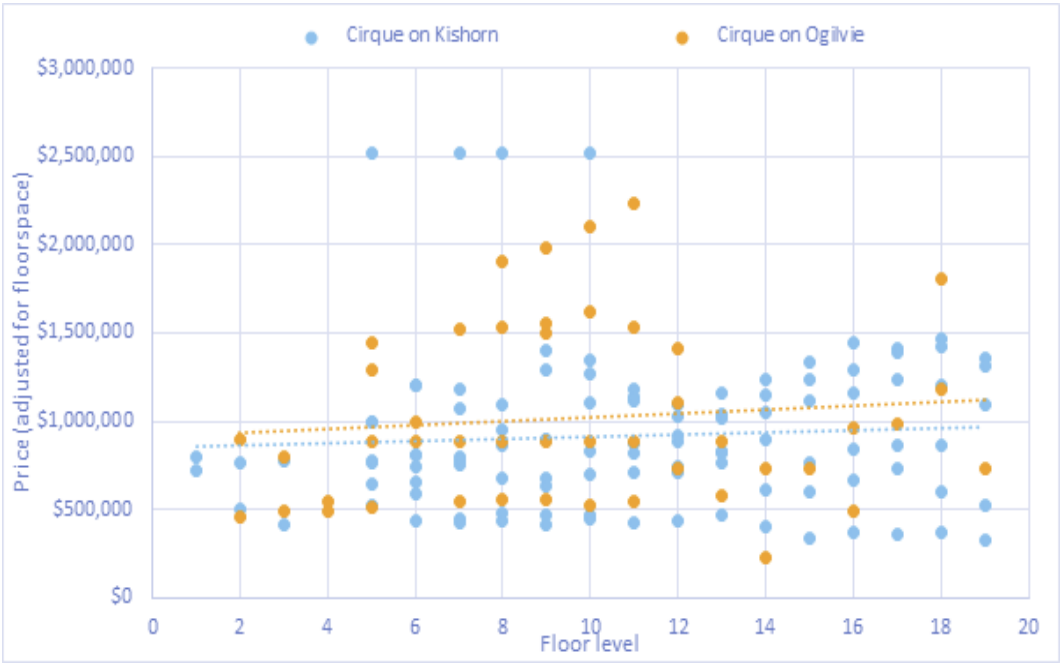
Levels: 20

Owner occupiers : Renters (Domain estimate)



Source: Domain building profile from rental data.
Note: Unoccupied apartments (therefore, not rented) are counted as owner-occupied.

Apartment prices by floor level



Sources: Pricefinder (Domain); Solve Property
Note: The prices have been adjusted to account for larger apartments at higher levels.

APPENDIX 2 – Contribution Model Assumptions

Key development metrics and assumptions – case study developments

Development (zone)	BASELINE FIGURES						BASELINE PLUS BONUS						PERCENTAGE BONUS			
	Site area (m^2)	Levels - baseline (no.)	Apartments - baseline (no.)	Construction cost 2025 - baseline ($M)	Floorspace (plot ratio) - std (m^2)	Plot ratio	Levels - with bonus (no.)	Apartments - with bonus (no.)	Construction cost 2025 - with bonus ($M)	Contribution value 2025 ($M)	Floorspace (plot ratio) - with bonus (m^2)	Plot ratio with bonus levels (as built)	Bonus levels (%)	Bonus apartments (%)	Additional ("bonus") construction cost (%)	Bonus plot ratio (%)
Forbes Residences (M10)	2,023	10	43	$41.6	5,861	2.9 : 1	13	57	$53.4	$1.86	7,913	3.9 : 1	30%	33%	28%	35%
Riviere (M10)	6,342	10	140	$117.0	18,387	2.9 : 1	16	224	$156.5	$6.20	27,205	4.3 : 1	60%	60%	34%	48%
Cirque Duet (M15)	4,048	15	155	$89.7	16,927	4.2 : 1	20	235	$122.0	$2.64	23,327	5.8 : 1	33%	52%	36%	38%
Sabina (M15)	3,037	15	90	$51.3	8,154	2.7 : 1	30	179	$91.4	$4.15	13,424	4.4 : 1	100%	100%	78%	65%

Sources: Development approvals; RBB; Solve Property

Notes and assumptions:

- *Contributions value includes land component (if relevant) and construction costs as of June 2025*
- *Community benefit floorspace is not included in the plot ratio calculation*
- *Sabina is assessed by itself, not including Aurora or 'Stage 3'*
- *All costs for construction and community contributions are as of June 2025 to enable like-for-like comparison*

APPENDIX 3 – Discounted Cash Flows

The following points provide the assumptions and approach to the discounted cash flows for each of the four study projects in this analysis:

- Discounted cash flows show the standard 'no bonus' returns as if the project were developed to the maximum height standard for its zoning (10 or 15 storeys) and the 'bonus' returns as built with the bonus.
- All costs and revenues are as of June 2025 to permit comparison across projects. This also accounts for the rapid escalation in construction costs in the post-COVID19 environment.
- All costs have been sourced from RBB (see Appendix 4).
- Revenues and land values are based on market data including information from Pricefinder/Domain and Colliers. They do not reflect actual prices paid but market values as at June 2025.
- The project duration required for projects with bonus development take longer to plan, build and sell. This has been estimated to add between two and five quarters depending on the size of the project. This also accounts for the limited size of the buyer market (which is predominantly owner-occupiers) and therefore limits the total rate of sales.
- Plot ratio calculations are based on the definitions and formula in SPP7.2 Residential Design Codes Volume 2.
- The community contribution percentage is shown using each of the two formulae tested in this analysis – firstly against the bonus height (no. of bonus floors ÷ base number of floors) and the bonus plot ratio (m^2 bonus plot ratio ÷ m^2 base plot ratio).
- Bonus number of apartments are taken from the development approvals (DAs).
- Totals are rounded to nearest one thousand and may not sum due to rounding.

Cirque Duet – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Cirque Duet	Cirque Duet
Built form development	**M15**	**M15 + bonus**
Height (storeys)	15	20
Bonus height (%)	0.0%	33.3%
Total gross floor area (plot ratio component) m^2	16,927	23,327
Bonus plot ratio (%)	0.0%	37.8%
Site assumptions		
Indicative unimproved market value	$13,132,000	$13,132,000
Site area (m2)	4,048	4,048
Assumed site rate	$3,244	$3,244
Total apartments	**155**	**235**
Development Cost Assumptions		
Land acquisition fees	$820,000	$820,000
Professional fees	$7,177,000	$9,760,000
Estimated construction costs (2025)	$89,707,000	$122,000,000
Statutory fees	$2,323,000	$3,160,000
$ / apartment	*$14,990*	*$13,446*
Community Benefit Contribution - construction	$0	$2,499,000
Community Benefit Contribution - land value	$0	$143,750
Land holding costs	$1,381,000	$1,765,000
Finance charges	$310,000	$420,000
Interest expense	$15,079,000	$20,446,000
Other costs	$1,402,000	$1,932,000
Total Costs	$131,331,000	$176,078,000
Less GST reclaimed	-$10,912,000	-$14,629,000
Total Costs (after GST reclaimed)	**$120,419,000**	**$161,449,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,450,000	$1,450,000
Residential dwellings - gross realisation	$198,391,000	$311,026,000
Adopted gross realisation	**$199,841,000**	**$312,476,000**
Gross realisation per apartment	$1,280,000	$1,324,000
Less: Selling costs	$5,609,000	$8,793,000
Net sales revenue	$194,232,000	$303,683,000
Less GST paid on all revenue	$18,167,000	$28,407,000
Total revenue (after GST paid)	**$176,065,000**	**$275,276,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4.5	5.75
Community contribution percentage		
- height bonus formula	na	6.5%
- plot ratio formula	na	5.7%
Community contributions ($ per dwelling unit)	na	$11,246
Internal rate of return (IRR)	15.4%	17.3%

Forbes Residences – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Forbes Residences	Forbes Residences
Built form development	**M10**	**M10 + bonus**
Height (storeys)	10	13
Bonus height (%)	0.0%	30.0%
Total gross floor area (plot ratio component) m^2	5,861	7,913
Bonus plot ratio (%)	0.0%	35.0%
Site assumptions		
Indicative unimproved market value	$5,302,000	$5,302,000
Site area (m2)	2,023	2,023
Assumed site rate	$2,621	$2,621
Total apartments	**43**	**57**
Development Cost Assumptions		
Land acquisition fees	$331,000	$331,000
Professional fees	$3,330,000	$4,272,000
Estimated construction costs (2025)	$41,620,687	$53,400,000
Statutory fees	$1,078,000	$1,383,000
$ / apartment	*$25,070*	*$24,265*
Community Benefit Contribution - construction	$0	$1,859,000
Community Benefit Contribution - land value	$0	$0
Land holding costs	$465,000	$527,000
Finance charges	$143,000	$183,000
Interest expense	$6,962,000	$8,909,000
Other costs	$647,000	$850,000
Total Costs	$59,879,000	$77,016,000
Less GST reclaimed	-$4,975,000	-$6,399,000
Total Costs (after GST reclaimed)	**$54,904,000**	**$70,618,000**
Revenue Assumptions		
Commercial suites - gross realisation	$845,000	$845,000
Residential dwellings - gross realisation	$80,265,000	$107,704,000
Adopted gross realisation	**$81,110,000**	**$108,549,000**
Gross realisation per apartment	$1,867,000	$1,890,000
Less: Selling costs	$2,269,000	$3,045,000
Net sales revenue	$78,840,000	$105,504,000
Less GST paid on all revenue	$7,374,000	$9,868,000
Total revenue (after GST paid)	**$71,467,000**	**$95,636,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	3.75	4.25
Community contribution percentage		
- height bonus formula	na	11.6%
- plot ratio formula	na	9.9%
Community contributions ($ per dwelling unit)	na	$32,614
Internal rate of return (IRR)	12.8%	13.3%

Riviere – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Riviere	Riviere
Built form development	**M10**	**M10 + bonus**
Height (storeys)	10	16
Bonus height (%)	0.0%	60.0%
Total gross floor area (plot ratio component) m^2	18,387	27,205
Bonus plot ratio (%)	0.0%	48.0%
Site assumptions		
Indicative unimproved market value	$16,622,000	$19,947,000
Site area (m2)	6,342	6,342
Assumed site rate	$2,621	$3,145
Total apartments	**140**	**224**
Development Cost Assumptions		
Land acquisition fees	$1,038,000	$1,246,000
Professional fees	$9,360,000	$12,524,000
Estimated construction costs (2025)	$117,000,050	$156,550,000
Statutory fees	$3,030,000	$4,055,000
$ / apartment	*$21,646*	*$18,102*
Community Benefit Contribution - construction	$0	$5,635,000
Community Benefit Contribution - land value	$0	$570,000
Land holding costs	$1,554,000	$2,381,000
Finance charges	$403,000	$541,000
Interest expense	$19,625,000	$26,327,000
Other costs	$1,824,000	$2,522,000
Total Costs	$170,458,000	$232,597,000
Less GST reclaimed	-$14,163,000	-$18,978,000
Total Costs (after GST reclaimed)	**$156,295,000**	**$213,272,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,650,000	$1,650,000
Residential dwellings - gross realisation	$233,327,000	$387,322,000
Adopted gross realisation	**$234,977,000**	**$388,972,000**
Gross realisation per apartment	$1,667,000	$1,729,000
Less: Selling costs	$6,596,000	$10,950,000
Net sales revenue	$228,380,000	$378,022,000
Less GST paid on all revenue	$21,362,000	$35,361,000
Total revenue (after GST paid)	**$207,019,000**	**$342,661,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4	5.75
Community contribution percentage		
- height bonus formula	na	6.5%
- plot ratio formula	na	8.1%
Community contributions ($ per dwelling unit)	na	$27,701
Internal rate of return (IRR)	12.5%	15.2%

Sabina – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Sabina	Sabina
Built form development	**M15**	**M15 + bonus**
Height (storeys)	15	30
Bonus height (%)	0.0%	100.0%
Total gross floor area (plot ratio component) m^2	8,154	13,424
Bonus plot ratio (%)	0.0%	64.6%
Site assumptions		
Indicative unimproved market value	$9,852,000	$9,852,000
Site area (m2)	3,037	3,037
Assumed site rate	$3,244	$3,244
Total apartments	**90**	**179**
Development Cost Assumptions		
Land acquisition fees	$615,000	$615,000
Professional fees	$4,103,000	$7,312,000
Estimated construction costs (2025)	$51,289,050	$91,400,000
Statutory fees	$1,328,000	$2,367,000
$ / apartment	*$14,926*	*$13,225*
Community Benefit Contribution - construction	$0	$3,058,000
Community Benefit Contribution - land value	$0	$1,095,000
Land holding costs	$921,000	$1,209,000
Finance charges	$178,000	$315,000
Interest expense	$8,662,000	$15,301,000
Other costs	$805,000	$1,472,000
Total Costs	$77,755,000	$133,996,000
Less GST reclaimed	-$6,460,000	-$11,133,000
Total costs (after GST reclaimed)	**$71,295,000**	**$122,863,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,150,000	$1,150,000
Residential dwellings - gross realisation	$93,180,000	$196,778,000
Adopted gross realisation	**$94,330,000**	**$197,928,000**
Gross realisation per apartment	$1,047,000	$1,099,000
Less: Selling costs	$2,634,000	$5,563,000
Net sales revenue	$91,696,000	$192,365,000
Less GST paid on all revenue	$8,575,000	$17,993,000
Total revenue (after GST paid)	**$83,121,000**	**$174,372,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4	5.25
Community contribution percentage		
- height bonus formula	na	4.5%
- plot ratio formula	na	7.0%
Community contributions ($ per dwelling unit)	na	$23,201
Internal rate of return (IRR)	6.6%	12.5%

APPENDIX 4 – RBB Costings

RESPONSE TO CRG SUBMISSION – 8 AUGUST 2025

ITEM	OVERALL COMMENTS	RESPONSE
1	Council's view (and the CRG's) is that there should be no bonus heights. **It is therefore important that one of the Key Findings that should be listed in the Executive Summary is that the developments reviewed would be viable with no bonus heights.**	Updated - Report updated with "Assumptions" (Executive Summary) to address this point.
2	Despite this, it is clear from meetings with DPLH (both by the City and the CRG) that DPLH (and therefore WAPC) is likely to insist on bonus heights. It is in this context that some members of the CRG have said they may accept maximum bonus floors of 3, 5 & 10 in the three zones as a compromise, **BUT** this is dependent on the following: a) The other changes proposed by the City are accepted (such as setbacks, maximum tower floor plates, increased deep soil planting, genuine exemplary design, public open space, measures to address building bulk, podium wall heights etc.), and b) There are genuine community benefits provided in return for bonus heights – benefits that are valued by the community. This has not been the case to date. **This is why it is important that recommendations are included in the Executive Summary and in the Conclusions and recommendations that provide certainty for the community that genuine community benefits will be delivered.** There is a very large lack of community trust in the current planning process and any recommendation regarding bonus heights must also have recommendations explaining how and why the community can have confidence that genuine community benefits will be delivered if bonus heights remain in the CBACP. The CRG does not prefer in-kind contributions over cash-in-lieu as suggested in the Report (or in-kind contributions not part of the particular development).	• Report updated to include: "*The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).*" • 'CRG' removed from in-kind contributions. • Recommendation updated to reflect cash *in lieu* need to be spent on priority infrastructure within 5 years.

	Concern was expressed about a lack of trust in how the City would deal with bonus height contributions. The draft addresses this issue to provide certainty that the money will be spent within the CBAC and on genuine community benefits. But, again **these recommendations need to be included in the Executive Summary and the last chapter.** What the CRG prefers is that the community can be confident that if there are bonus heights then there are genuine community (as seen by the community) benefits delivered. **The Report's recommendations to address these issues must be included in the Executive Summary and in the final chapter.**	
3	In response to a question regarding the three scenarios for bonus heights (0,0,0 ; 3,5,10 ; 5,10,15) the consultants advised that this was a matter for the community – but the community view is clear (see attached CRG Report to Council in April 23). **Could this be made clear in the Report?**	Updated - Report amended to clarify the community and the City agree on no bonus heights.
4	In the CRG's view the $13.5m of community benefits mentioned in the Report is misleading. The CRG understands how that figure was arrived at but strongly disputes that these were genuine community benefits. Bike racks and toilets within the complex are not community benefits. How many unused meeting rooms, which have an ongoing cost to the community do we need? Benefits necessary for the purpose of the development itself (laneways which are really carpark access, pocket parks (if there really are any), slight setbacks making the development more attractive to sell, access ways, art works which are a requirement in the development regardless of bonus heights etc are not community benefits. **The CRG asks that any mention of the $13.5m of "community benefit" should be heavily qualified as above.**	• Noted - Text amended to use "Development contributions" instead of "community contributions". • Noted – Report updated to include: "*The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).*"

PAGE	SPECIFIC COMMENTS	RESPONSE

3	• Para 3, should be "6.6% for Cirque Duet" not 4.5%
	• Graph, Riviera should be 80% not 60%
	  ○ Riviera was originally approved as a 15 storey plus 3 mezzanines development, in a 10-storey zone (JDAP 11/12/2019).
	  ○ The definition of a storey and a mezzanine in the NCC does classify these "*mezzanines*" as storeys:
	  ▪ Each *mezzanine* exceeds 30% of the area of the unit let alone the room,
	  ▪ Each *mezzanine* level is more than 200m2,
	  ○ Riviera is in reality an 18-storey building, in a 10-storey zone, with an 80% bonus. (Similarly, 21 Kishorn Road and 8 Macrae Road are 5 storeys in a 4-storey zone as verified by the Weir Report.)
		• Updated - Reference has been changed to 4.5% for Sabina (not Cirque Duet).
		• We note that the most recent revised DA includes a 16th storey as a rooftop terrace attached to the penthouse. Therefore, 16 stories in M10 zone is calculated as 60%.
		• The mezzanine levels in the Riviere development constitute as bonus plot ratio, but not bonus height. As this assessment considers the two bonus components (height and plot ratio), this factor is already included in the assessment.

9	Bonus Height Overshadowing Our experience is that overshadowing provisions for bonus height in the CBACP were ignored at JDAP when representations were made by adjacent land owners. The standard measure of the shadow cast at midday on the Winter Solstice is totally inadequate as a measure of the impact of overshadowing on neighbours. This also ignores the increased erosion of people's privacy.	Noted – Planning officers are responsible for determining the impacts of overshadowing when assessing Development Applications. *No changes made to the report.*
16	See comments 1 & 3 above.	Updated (as per response to Comment 1 & 3 above).
19	• Total community benefit costs in the table do not reflect realty and community perceptions. Many of the so-called community benefits listed in Appendix 5 are for the development residents only, with no or very limited value to the wider community.	• Noted – We understand these 'benefits' do not reflect what is perceived as a benefit by the wider community. The analysis for the report was undertaken based of the approved DAs which included the contributions as benefits.

	• Public art is a requirement under different legislation and is not an additional community benefit under the CBACP • See comment 4 above.	• Noted – However, Public art is included in the assessment because it is a specific DA requirement for Sabina *("Publicly accessible laneway and piazza (total of 1490sqm) - The laneway/piazza provides an important pedestrian link between Canning Highway and Kintail Road and is highly activated by commercial uses at the ground level and contains extensive hard and soft landscaping as well as significant public art installations"*); and also for Cirque Duet *("Pedestrian access link (128sqm) between Kishorn and Ogilvie Road activated with public art lighting installation."*), but not Riviere or Forbes. Appendix 5 as additional detail. • Updated (as per response to Comment 4 above).
20	The CRG has not supported works-in-kind, as current examples are not tangible community benefits. CRG was not specifically consulted on the four case study developments, as implied. See also comment 2 above.	Updated – Reference to CRG consultation and CRG support of works-in-kind has been removed.
21, 22	Amenity Impact The CRG has proposed increased set-backs and adopted tower size limitations which addresses a number of the issues that adversely impact amenity, such as, building bulk, removing existing trees and catering for new trees and existing street scape. In particular the bulk associated with podiums and deep soil for trees. Surrounding area characteristics could be enhanced by taking up isolated assets for tangible community benefit. This could be a use of community benefit funds from bonus heights.	Noted – We understand that these comments have already been provided to the City in the **CBACP CRG Report to Council post public consultation 13/04/23.** *No changes made to the report.*
22	Typo – Applecross "**aera**", should be area.	Updated – typo corrected.

23	The CRG endorses the last paragraph re responding to concerns previously raised. CRG supports the concept of "Net" Community Benefit noting the Report's comment that "Such approach would improve the evaluation of proposed benefits and ensure that planning decisions are not only technically justified but socially responsive. **Can this be a recommendation included in the Executive Summary and the last chapter.**	Updated - Recommendation 4 has been updated to reference this in both the Executive Summary and last chapter. This is a critical objective of the community needs assessment to determine contributions that return a net benefit (in return for bonus plot ratio, not height).
24	Landscaping and public realm CRG did discuss the inappropriate trees in close proximity to Sabina's veranda along Canning Highway. We do not believe we discussed the laneway/piazza, but, we do agree the landscaping is underwhelming.	Noted. *No changes made to the report.*
25	CRG can't agree with the developer's comments about being forced into bulkier developments as they have all had significant bonus heights. The least being 30% bonus for Forbes. The "business centre" space at Cirque Duet is not often used. This is not a surprise, it has only recently been completed. Do they mean Cirque on Kishorn Road?	Noted – The report reflects comments from both the CRG and the Developers as they were expressed, without additional commentary or interpretation. The "business centre" is the same meeting space on Kishorn Road (where the CRG Briefing was held). *No changes made to the report.*
28	Last paragraph – does the Moreau Mews pocket park exist? We do not think so. CRG believes there may have been a larger pocket park proposed in the originally approved plans but it appears to have been built over. This also raises a community concern re the lasting benefit of so-called community benefits (toilets that are locked or hard to access, meeting rooms with an ongoing cost but rarely used etc.) Again, this emphasises the need for the Report to make clear how bonus heights will actually result in genuine community benefits.	Updated – references to Sabina and Riviere removed. Please note that the analysis of each development was based on the approved DA and Architect Plans provided.
30	Conclusions and Recommendations • See also comments above.	• Updated – Chapter and recommendations updated as per response to Comments above.

	• Some people will only read the Executive Summary or this chapter. That is why it is important to include the recommendations that will hopefully help to ensure that the community does receive genuine community benefits. • Paragraph four -The CRG has not expressed a preference for in-kind community infrastructure – see comment 2 above	• Updated – Paragraph four edited to exclude reference to CRG.
31	See comment 2 above	Updated (as per response to Comment 2 above).

APPENDIX 5 – CBACP Existing Developments Data

Address	Pro_Sta	Zone	Max_Sto	Sto_No	Apa_No	Com_Ben	App_Yr	Com_Yr	Extra_Sto
55-61A Canning Beach Road and No.2 & 6 Moreau Mews, Applecross (Riviere)	Under Construction	M10	10	16	224	Across Stage 1, Stage 2 and Stage 3 the Canning Beach Promenade development also contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping) to Canning Beach Road and Moreau Mews (comprising ~2350m2) activated by numerous commercial tenancies and alfresco space (~400m2) and pocket park (190m2); •Publicly accessible toilets (20), showers (6), change rooms (2), adult changing place (1), and bike storage (20). •Improvements to the pedestrian network via extensive upgrades to the river foreshore adjacent to the site. •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties; •Community Resource Centre (309m2) inclusive of a comprehensive high end 'library' style fitout; •Makers Studio Art Space (126m2) fitout suitably for an arts group; •Workshop Space (144m2) with associated industrial ventilation and sound proofing to support a broad range of community activities; •20 public car bays (to be ceded free of charge to City of Melville)	2019	To be confirmed	6
12 Tweedale Road	Under Construction	H4	4	4	4	Not Mentioned	2017	To be confirmed	0
18 Tweedale Road	Under Construction	H4	4	4	10	Not Mentioned	2018	To be confirmed	0
25 The Esplanade, Mount Pleasant (The Helm)	Under Construction	H4	4	4	12	Not Mentioned	2021	To be confirmed	0
9-11 Wren Street	Under Construction	H8	8	8	49	Not Mentioned	2022	To be confirmed	0
3-5 Kintail Road & 908-912 Canning Highway (Stage 3 Finbar)	Development Approved	M15	15	26	151	Across Stage 1, Stage 2 and Stage 3 the Finbar development contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping) to Canning Highway and Kintail Road (comprising ~1200sqm); •Publicly accessible laneway and piazza (total of 1490sqm). The laneway/piazza provides an important pedestrian link between Canning Highway and Kintail Road and is highly activated by commercial uses at the ground level and contains extensive hard and soft landscaping as well as significant public art installations; •Publicly accessible toilets(4), showers (4) and bike storage (33) distributed across each stage of the development; •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties; •30 public car bays (to be ceded free of charge to City of Melville) •385sqm of required road widening on Canning Highway and Kintail Road ceded free of charge to the State of western Australia for future road upgrades •Three vehicles and dedicated bays to be provided under a publicly accessible car sharing scheme (one in each stage of the development)	2017	To be confirmed	11
65A-65B Canning Beach Road	Development Approved	M10	10	6	5	Not Mentioned	2022	To be confirmed	-4
16 Ogilvie Road, Mount Pleasant	Development Approved	M15	15	8	66	Not Mentioned	2023	To be confirmed	-7
3-5 Kintail Road & 908-912 Canning Highway (Aurora Stage 2 (Finbar))	Construction Complete	M15	15	26	122	Across Stage 1, Stage 2 and Stage 3 the Finbar development contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping) to Canning Highway and Kintail Road (comprising ~1200sqm); •Publicly accessible laneway and piazza (total of 1490sqm). The laneway/piazza provides an important pedestrian link between Canning Highway and Kintail Road and is highly activated by commercial uses at the ground level and contains extensive hard and soft landscaping as well as significant public art installations; •Publicly accessible toilets(4), showers (4) and bike storage (33) distributed across each stage of the development; •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties; •30 public car bays (to be ceded free of charge to City of Melville) •Three vehicles and dedicated bays to be provided under a publicly accessible car sharing scheme (one in each stage of the development); •385sqm of required road widening on Canning Highway and Kintail Road ceded free of charge to the State of western Australia for future road upgrades.	2017	2025	11
3-5 Kintail Road & 908-912 Canning Highway (Sabina Stage 1 (Finbar))	Construction Complete	M15	15	30	179	Across Stage 1, Stage 2 and Stage 3 the Finbar development contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping) to Canning Highway and Kintail Road (comprising ~1200sqm); •Publicly accessible laneway and piazza (total of 1490sqm). The laneway/piazza provides an important pedestrian link between Canning Highway and Kintail Road and is highly activated by commercial uses at the ground level and contains extensive hard and soft landscaping as well as significant public art installations; •Publicly accessible toilets(4), showers (4) and bike storage (33) distributed across each stage of the development; •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties; •30 public car bays (to be ceded free of charge to City of Melville) •385sqm of required road widening on Canning Highway and Kintail Road ceded free of charge to the State of western Australia for future road upgrades •Three vehicles and dedicated bays to be provided under a publicly accessible car sharing scheme (one in each stage of the development)	2017	2020	15

20-22 Kintail Road (Grandton Applecross)	Construction Complete	M10	10	15	94	•Streetscape upgrades (paving, street furniture, landscaping) to Kintail Road (comprising ~550sqm) inclusive of 140m2 public forecourt; •Publicly accessible toilets (3), shower and adult changing place (1), and bike storage (16). •Community activity room (117m2), communal outdoor recreation area (190m2) and other communal facilities for use of residents of the building in the form of a gym, yoga studio, cinema and pool which reduces residents reliance to access similar services provided by the City off site. The operator proposes promoting community group events within the facilities located on Level 2 of the podium which would be for community groups of all ages not living within the building to access. •The development comprises an aged care facility inclusive of 10 high care units and 84 independent living units and associated support facilities; •150m2 of required road widening on Kintail Road ceded free of charge to the State Government for future road upgrades.	2019	2024	5
No.10-14 Forbes Road and No. 40A-C Kishorn Road, Applecross (Forbes Residences)	Construction Complete	M10	10	13	57	•Streetscape upgrades (paving, street furniture, extensive landscaping) to Forbes Road and Kishorn Road (comprising ~600sqm) activated by alfresco dining areas surrounding the food and beverage tenancy; •Landscaped space accessible to the public including public parklet at the ground level (36m2) and a community garden space at level one (129m2) directly accessible from Kishorn Road staircase. •Publicly accessible end of trip facilities including toilets (7), shower (1), adult changing place (1), and bike storage (4) adjacent to community benefit space on level 1. •Community Centre (120m2) with associated garden space (23m2), meeting rooms, storage space and sprung floor to accommodate flexible community uses located on level 1. •Co-working facility (209m2) with allocated garden space (165m2) located on level 1.	2020	2024	3
No.36 Kintail Road	Construction Complete	H4	4	4	14	Not Mentioned	2018	2020	0
8 Macrae Road	Construction Complete	H4	4	4	30	Not Mentioned	2017	2024	0
21 Kishorn Road	Construction Complete	H4	4	4	21	Not Mentioned	2018	2022	0
63-65 Kishorn Road, Mount Pleasant (Cirque Stage 1)	Construction Complete	M15	15	20	111	Across Stage 1 and Stage 2 the development contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping, dual footpath, bike racks) to Kishorn Road and Ogilvie Road (comprising ~748sqm); •Pedestrian access link (128m2) between Kishorn and Ogilvie Road activated with public art lighting installation. The link will contribute to the creation of improved access to the river foreshore from Ogilvie via Kishorn Roads; •Publicly accessible toilets (2), showers (2) and bike storage (36); •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties (Stage 1 and Stage 2); •Community meeting facilities - publicly accessible business centre (68m2) and community benefit space (114m2) at the Kishorn Road street level; •11 public car bays (to be ceded free of charge to City of Melville)	2015	2019	5
18 & 20 Ogilvie Road, Mount Pleasant (Cirque Stage 2)	Construction Complete	M15	15	20	124	Across Stage 1 and Stage 2 the development contains the following community benefits: •Streetscape upgrades (paving, street furniture, landscaping, dual footpath, bike racks) to Kishorn Road and Ogilvie Road (comprising ~748sqm); •Pedestrian access link (128m2) between Kishorn and Ogilvie Road activated with public art lighting installation. The link will contribute to the creation of improved access to the river foreshore from Ogilvie via Kishorn Roads; •Publicly accessible toilets (2), showers (2) and bike storage (36); •Greater setbacks between towers to allow for view corridors and greater access to sunlight for adjoining properties (Stage 1 and Stage 2); •Community meeting facilities - publicly accessible business centre (68m2) and community benefit space (114m2) at the Kishorn Road street level; •11 public car bays (to be ceded free of charge to City of Melville)	2015	2025	5
17 Ogilvie Road (The Precinct Stage 1)	Construction Complete	M15	15	9	34	Not Mentioned	2013	2015	-6
893 Canning Highway, Mount Pleasant (The Precinct Stage 2)	Construction Complete	M15	15	22	193	•Streetscape upgrades (paving, street furniture, planter boxes, 18 new street trees) to Canning Highway (comprising ~870sqm) activated by extensive food and beverage land uses at the ground level; •Publicly available toilets (16), showers (2) and sheltered bike storage (10 bays). •54 public car bays (to be ceded free of charge to City of Melville) •The development design accommodates the opportunity for a footbridge at podium level to span Canning Highway linking to future development on the northern side. While not deliver as part of the development safeguarding this future design measure would greatly improve the pedestrian network contributing a significant community benefit. •A community facility (92m2 gym) provided in Stage 1 is leased free of charge as a gym for the Swan River Rowing Club.	2016	2020	7
3-5 Wren Street (Sanctuary Apartments)	Construction Complete	H8	8	8	47	Not Mentioned	2019	2023	0

Legend	
Address	Address
Pro_Sta	Project Status
Zone	Zone
Max_Sto	Max number of storeys allowed
Sto_No	Number of storeys
Apa_No	Number of apartments
Com_Ben	Community Benefits delivered
App_Yr	Development approval year
Com_Yr	Development completion year
Extra_Sto	Number of extra storeys

SOLVE PROPERTY

NICHE STUDIO

CANNING BRIDGE ACTIVITY CENTRE PLAN: COMMUNITY BENEFIT FRAMEWORK ANALYSIS – FEASIBILITY MODELLING

FOR: CITY OF MELVILLE

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past and present.

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Planning and Urban Design

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EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to undertake a feasibility, equity, and outcomes analysis of the community benefits framework for the Canning Bridge Activity Centre Plan (CBACP) area, with the objective of testing and recommending contribution variables – specifically development bonus and community benefit percentage – that are both viable for development and capable of delivering practical, meaningful benefits to the community. Additionally, the report aims to enhance stakeholder confidence in proposed modifications to the framework by providing a transparent, evidence-based assessment.

~~KEY FINDINGS~~ASSUMPTIONS

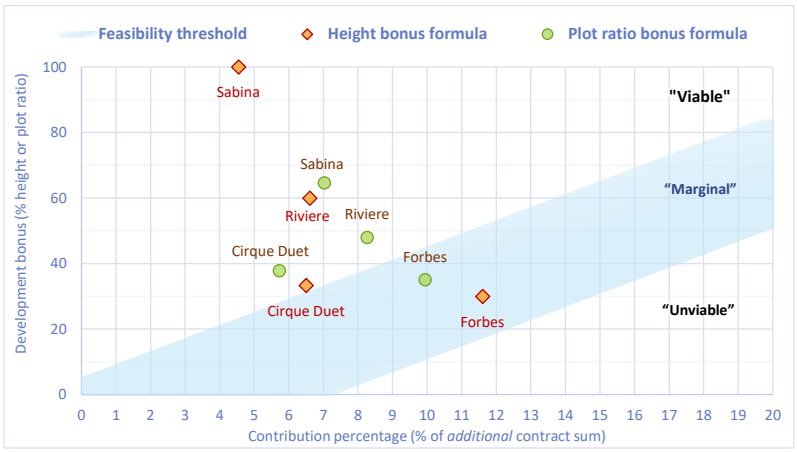
- The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).
- While this report assesses the impact of both bonus heights and bonus plot ratio, neither the City, nor the community (CRG) support any bonus heights in the CBAC. Bonus heights are only included in this assessment to address the Department of Planning, Lands and Heritage's (DLPH) further information request (FIR). This assessment concludes that all the case study developments would be viable with no bonuses given either to extra storeys/height or to plot ratio.

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KEY FINDINGS

- ~~Community~~ Development contributions of 3, 5 and 10 per cent of additional construction contract sum have a relatively small impact on overall project viability because construction costs represent about 75% of total development costs and the marginal cost savings of constructing 'bonus' floorspace/levels.
- Actual ~~community~~ development contributions in the CBACP four case study developments (Cirque Duet, Forbes, Riviere, and Sabina) have varied considerably between developments (see following chart) between a low of 4.5% for ~~Cirque Duet~~Sabina, to a high of 11.6% for Forbes Residences. The replacement value (2025 dollars) of the community contributions range between $11,246 (Cirque Duet) and $32,614 (Forbes Residences) per apartment.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

- There is negligible difference on the impact on feasibility from collecting development contributions as in-kind contributions or cash *in lieu*. The reason for this is the timing of the contribution payments is the only relevant factor for the feasibility. While developers progressively fund in-kind contributions as part of the construction costs and progress payment process, the incidence of cash *in lieu* contributions can also be staged in instalments (as outlined in SPP3.6) as the development progresses, subject to agreement from the local authority.
- A thorough test of the community benefit contribution variables (development bonus and community benefit percentage) for the CBACP shows that 3, 5 and 10% contributions are all feasible for development *as long as* the development bonus is at least 40% (ie. at least 4 bonus storeys out of a total of 10 storeys). This applies to both the contribution calculated on bonus height and bonus plot ratio. These contribution percentage also provide sufficient returns to develop practical, and meaningful benefits to the community.
- The Riviere development has a community contribution equivalent to 6.6% (bonus height formula) of the additional contract sum based on bonus height and Forbes Residences has a contribution equivalent to 11.6%. These two projects are considered a good benchmark for contributions that provide meaningful benefits to the community and is consistent with the community contribution of 10% of additional (bonus) construction cost.

RECOMMENDATIONS

1. Community contributions should be calculated at 5% of the additional (bonus) construction cost (contract sum). If the development bonus sought is at least 40%, then the benefits should be calculated at 10%.

~~1. 10% of the additional (bonus) construction cost (contract sum) as long as the development bonus is at least 40%. Otherwise, the community contribution should be 5% of the additional (bonus) contract sum.~~

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2. From a feasibility perspective, additional height typically provides better returns than additional plot ratio. Therefore, if the objective is to optimise development feasibility *and* provide community contributions to infrastructure, then development bonuses should be allocated based on additional floors (storeys) rather than a bonus on plot ratio. The provisions of LPP1.20 for larger lot sizes to accommodate bonus heights is intended to contain plot ratio and result in better development outcomes from a design perspective. However, there is little appreciable difference between the two approaches, so this should be guided by qualitative factors and the desired urban design outcomes for the CBACP.
3. Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial ~~onus~~responsibility on the City to ~~prioritise~~ apply those funds to priority community needs and deliver infrastructure within a five-year timeframe~~and audit infrastructure expenditure~~. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).
4. The City of Melville should prepare a community infrastructure needs assessment[1] ~~to specify and prioritise potential future contributions that anticipates cash *in lieu* contributions. This will allow for funds to be allocated transparently to pre-determined projects that meet community priorities~~to specify and prioritise potential future contributions that return a net community benefit. This will be essential for cash *in lieu* contributions to ensure that funds can be allocated transparently to a pre-defined outcome that meets community priorities.

[1] *It is noted that Council has resolved to undertake this work upon completion of the CBACP Review process.*

1. INTRODUCTION

1.1 PROJECT OVERVIEW

This study covers the City of Melville portion of the Canning Bridge Activity Centre (CBAC), which also extends into the City of South Perth. This study considers the planning framework and development contributions within the City of Melville half of the Canning Bridge Precinct.

Development activity within the precinct increased substantially following the Council's adoption of the Canning Bridge Activity Centre Plan (CBACP) in 2015.

The Community Benefit Framework Analysis - Feasibility Model is a focused and specific component of the Department of Planning, Lands and Heritage (DPLH) assessment of proposed modifications to the CBACP. It was initiated in response to a Further Information Request (FIR) issued by DPLH to the City in July 2024, in which the study should address all the requirements of the FIR as well as providing broader analysis.

1.2 OBJECTIVES OF ENGAGEMENT

The objectives of this study are to:

(1) *Test and recommend community benefit contribution variables (development bonus and community benefit percentage) for the CBACP area that would be feasible for development while providing practical, and meaningful benefits to the community.*

(2) *Enhance stakeholder confidence in proposed modifications to the community benefits framework for the CBACP, through transparent and factual analysis.*

The testing of the community benefits framework needed to be thorough and conclusive to progress the finalisation of the CBACP, with an agreed stakeholder position, and ultimately receive WAPC endorsement.

An effective community benefits framework should be practical for the type of development in the area, deliver meaningful benefits to the community, and ensure fairness by aligning benefits with the additional development potential granted.

The study also needed to identify and address potential differences in the positions of the stakeholders. This was achieved through ongoing transparent discussions with the City and DPLH to ensure all perspectives were considered. For further transparency, the study also included stakeholder consultation with the CRG and select developers as part of the case study site inspections.

1.3 REPORT STRUCTURE

This report covers the feasibility modelling and is a complementary report to a previous 'issues paper'. Some sections of this report draw directly on content from the issues paper where relevant.

The report is structured in four major sections which represent the major parts of the project. Note that many of these stages were performed concurrently.

Analysis of Development Feasibility

- Development Contribution Model for CBACP Sites
- Range of Community Benefit Contribution Percentages
- Viable Community Benefit Contribution Variables

Analysis of Expected Community Returns

- Value of Community Benefits for CBACP sites
- Impact of Collection Methods
- Amenity Impact Review

Analysis of Existing Developments

- Development Approval Review
- Stakeholder Engagement

Conclusions and Recommendations

2. ANALYSIS OF DEVELOPMENT FEASIBILITY

This section of the report covers the development and testing of a feasibility model for community benefit contributions in the CBACP. It considers the City's existing planning controls and the market conditions specific to the precinct.

2.1 DEVELOPMENT CONTRIBUTION MODEL FOR CBACP SITES

The development model uses a development feasibility employing a discounted cast flow and net present value method to assess the land values, estimated development costs and anticipated revenues that are specific to the Canning Bridge precinct and its buyer market. This approach used actual cost estimates and sales revenues as of 2025 to account for the current and anticipated future conditions. This accounts for the rapid escalation in construction prices following the COVID-19 period and the increase in residential prices due to strong demand. It also includes an outlook for both construction costs and sales prices to prepare a model that is valid not only now, but for future developments in the Canning Bridge Activity Centre.

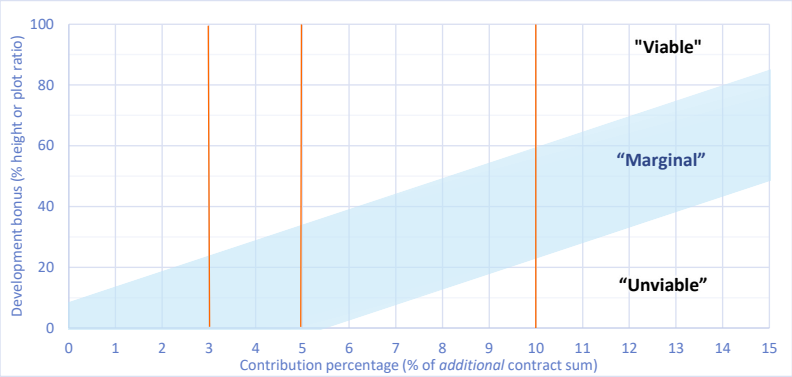
Specific characteristics of the Canning Bridge apartment market include:

- High proportion of owner-occupier sales which for some developments is around 80-90 per cent of all sales going to owner occupiers. However, not all sales necessarily equate to an occupied dwelling as some apartments are being left vacant, without being offered to the rental market. As benchmark from the 2021 Census about 28 per cent of all households were renters.
- Prices are relatively high reflecting the location and the older 'cash-out' buyer market that is tending to enter the apartment market.
- Apartments on higher ('bonus') levels attract a price premium that can vary from 5 to 20 per cent depending on the location and the view. This is a significant factor in the Canning Bridge market where many apartments have views of the river or city.
- Given the three previous points, the market is relatively 'thin' with a limited number of buyers and therefore sales per month, which can lead to volatility in prices and sales volumes. In other words, the rate of development is constrained primarily by the number of owner-occupier apartment buyers in the market at any given time. From 2020 to date, the Canning Bridge precinct has average about 80 apartment sales per year.
- Therefore, the apartment market is dominated by a small number of developers who are able to achieve high sales prices and have the capacity to build larger projects. This is a factor in the Canning Bridge market where there are few large-scale developments.

The conceptual model for the assessment is shown in the following figure, which plots the development bonus on the vertical axis, being either additional storeys or plot ratio measured as percentage of the zoned maximum height (such as 10 storeys in M10 zones). The horizontal axis displays the percentage community contribution measured as a proportion of the contract sum.

This assessment includes assessing the impact of contribution percentages of 3, 5, and 10 per cent of the additional contract sum.

Contribution model – concept with benchmarks at 3%, 5%, & 10%



Source: Solve Property

The development model applicable to sites in the CBACP that considers development type, controls, costs and broader development outcomes against the objectives and vision for the centre.

Factors considered in the model include:

- **Development type**: land use, scale of development, target buyer market
- **Planning controls**: zoning, height and bulk controls, local planning policies
- **Costs**: land acquisition, development approval, construction and servicing
- **Market analysis and demand**: residential vs commercial, competing developments, rent/sale prices

2.1.1 Development type

The predominant development typology to date has been residential apartment developments with activated ground floor frontages, shared spaces on the podium first floor and then apartments above.

Other than modest co-working spaces, none of the developments have included any significant office space. This, combined with the loss of some major employers in the precinct may mean an overall loss, or at least stagnation of employment in the precinct. The forthcoming DPLH Land Use and Employment Survey will help to identify the actual trend in floorspace and employment in the precinct.

Development scale is a combination of site location (which also determines potential development heights) and site area (affecting plot ratios and building envelopes) and planning controls.

The target market is primarily owner-occupiers for two reasons – firstly, the high prices of the apartments discourage investors from purchasing, and secondly, the rental yields achievable on the apartments is relatively low compared to other types of development available in other locations. The

recent increases in rents and reduction in rental vacancy rates have not been sufficient to increase yields to a comparable level.

Market profiles in the Appendix 1 of this report show that that rentals represent about 10 to 20 per cent of all households in the Sabina/Aurora and Cirque Duet developments (based on data from Domain.com.au using their methodology). This estimate is based on the apartments that are subsequently listed and advertised for rent, and it may therefore miss any private rentals that are not advertised. This methodology also assumes that any apartments that are vacant for long period are owner-occupied. The 2021 Census profile for the CBACP area including surrounding area, indicated that 28 per cent of all households were rented. Therefore, the data suggest that new apartment developments in the CBACP area are more likely to be purchased by owner-occupiers than the general housing market in and around Canning Bridge.

2.1.2 Planning controls

Planning controls relevant to this assessment include State Planning Policies issued by the Western Australian Planning Commission (WAPC) and Local Planning Policies of the City of Melville.

Relevant WAPC planning policies include SPP 3.6 Development Contributions for Infrastructure & Guidelines, SPP 7.2 Precinct Design, and SPP 7.3 Residential Design Codes Volume 2.

The principal planning control utilised in the CBACP precinct relevant to this study is the height of the development measured in storeys. This is also the mechanism used to provide 'bonuses' to developers in return for contributions. These planning controls also limit the height in metres by restricting the maximum height of each level in metres for the higher density (M10 and M15) zones.

Bonus Height

The CBACP and LPP1.20 provide for bonus heights in M10 and M15 areas. These are delivered through Elements 21 and 22 of the CBACP, with additional clarification in LPP1.20. In brief these requirements are:

1. **Element 21: Exemplary design** – developers must achieve all requirements of Element 21 to achieve approval for bonus heights.
2. **Element 22: Community benefits** – developers can choose from a range of community infrastructure components using a point-based system.
3. **Increased minimum lot size** – bonus heights require an increase in the minimum lot sizes for M10 and M15 areas, including a sliding scale of 10 per cent increase in land area per additional bonus storey.

Impacts of building height and bonus heights include:

- Skyline and visual amenity - taller buildings are more prominent.
- Overshadowing - taller buildings cast shadows over more neighbouring properties and public spaces.

- Views - while this can create better outlooks for occupants, it can also block existing views for others.
- Wind effects - taller buildings may create wind tunnels at street level.
- Privacy - Potential for overlooking into adjacent properties.

Bonus Plot Ratio

An alternative to bonus height is to provide for bonus plot ratio. Plot ratio is defined as the building's total floor area divided by the total land area on which it sits. Typical plot ratios in the CBACP precinct for high rise developments (M15) are typically between around 4.0:1 to 5.5:1. Therefore, the floorspace for these developments is about four to five and half times more that the total size of the land parcel on which the development is built.

Plot ratio is used in planning policies to limit the bulk and scale of buildings on a site. They can be combined with height limits and building envelopes (including setbacks).

A plot ratio bonus would allow a developer to build more total floor area on the site than the standard plot ratio would permit, without necessarily exceeding the height limit.

To achieve an increase in plot ratio and floorspace, a developer may:

- Increase the building footprint at ground level (covering more of the site).
- Reduce boundary setbacks
- Reduce floor heights to increase the number of levels within a given height envelope (in metres)
- Have thicker floor plates or more units squeezed onto each floor

The result of increasing plot ratios, while keeping heights the same, would be to develop more "squat" or "chunky" buildings.

Increasing plot ratios can have several deleterious impacts, including:

- **Site coverage and open space**: A larger building footprint reduces on-site open space, landscaping, and deep soil zones.
- **Building bulk**: The resulting buildings are more 'squat' or 'chunky' and can make a building feel more imposing at street level, even if it's not taller.
- **Sunlight/ventilation to units**: Deeper floor plates can sometimes compromise natural light and cross-ventilation to individual apartments.
- **Traffic and parking:** More floor area usually means more occupants/users, increasing demand for parking and local traffic.

The motivation for developers is to increase the total saleable floor area on the site, increasing the development's overall dwelling yield. There is greater incentive to increase plot ratios if height is a hard constraint or if going taller isn't economically optimal for that specific project.

The overall outcome of increased plot ratios is therefore similar on a financial basis to increasing building heights. Bonus plot ratios and building heights are two approaches are planning mechanisms that offer developers an incentive (to build more) in return for a public benefit.

In the consultation for this project, none of the developers indicated a preference for bonus plot ratios in place of bonus height. Several developers mentioned they would have preferred to build taller and more slender buildings to meet the target market segment.

The City of Melville's LPP1.20 effectively seeks to avoid granting bonus plot ratios by:

- stipulating minimum lot sizes for each zone
- requiring larger lot sizes if the developer is seeking a bonus on the zoned limit (height)

Comparison of bonus height and bonus plot ratios

Both bonus mechanisms allow developers to achieve more development than standard rules permit, in exchange for community contributions. The key difference lies in what aspect of the building is being "bonused": its vertical reach (height) or its overall internal volume (plot ratio). Each has different implications for the building's form and its impact on the surrounding area.

Comparison of bonus height and bonus plot ratio

Feature	Bonus Height	Bonus Plot Ratio
Primary control exceeded	Exceeds the specified height limit.	Exceeds the specified plot ratio (floor area to land area ratio).
Main impact on form	Taller, more slender building (potentially).	Bulkier building, potentially with larger footprint or less articulation, *within* the height limit.
Key visual impact	Affects skyline, distant views, overshadowing patterns.	Affects perceived bulk, site coverage, streetscape character.
Relationship to other controls	Plot ratio and other controls still apply unless also varied.	Height limit and other controls still apply unless also varied.
Developer strategy	Often pursued for landmark status, premium views from upper floors, or on sites with small footprints.	Pursued when height is a strict constraint, or to maximise usable floor area without necessarily going taller.
Example scenario	A 15-storey building in a 10-storey (M10) zone.	The 10-storey building with more internal GFA than the standard plot ratio allows for a 10-storey building.

Bonus height and bonus plot ratios are not necessarily mutually exclusive, and a developer may seek both depending on the site. However, this could compromise the final built form which would be bulkier than anticipated in the CBACP area, which would have a range of impacts on the precinct that are likely to be considered negatives for the existing and future community in the precinct.

2.1.3 Development costs

The cost of development is a critical factor in this assessment because not only does it directly affect the development feasibility, but because it is the basis for calculating the contribution percentage.

The cost estimates in this assessment show that:

- The cost of construction typically represents around 75% of the total development expenditure.
- The marginal cost of construction is 10-15 per cent lower for apartments on the upper 'bonus' levels because there is no need to replicate all of the services typically incorporated into basement and ground levels. While there are also some increases in costs for additional car parking, fire services and boosters and mechanicals (including lifts), these are outweighed by the cost savings. These cost savings can be applied to higher specification finishes or to increase the profit margin for developers.
- The cost of community contributions varies significantly between developments, although the average has been around 6 to 10 per cent of the additional development cost (ie. the cost of the additional bonus levels). This is a significant cost that can impact the feasibility of developments, particularly for smaller developers or those with tighter margins.
- Contributions consist of construction costs including public art, landscaping and the land value, such as areas given up for laneways, pocket parks and open space. In some cases, there are also some additional costs for public art, landscaping and other community benefits. These costs can vary significantly depending on the specific development and its location within the Canning Bridge precinct.
- The extra time for planning, construction and sales associated with the bonus heights or plot ratio can reduce returns (net present value and internal rate of return), because it introduces additional holding and development costs before revenues are realised. This becomes an important factor in the total returns to the developer and therefore the feasibility of different percentage contributions.

2.1.4 Market analysis and demand

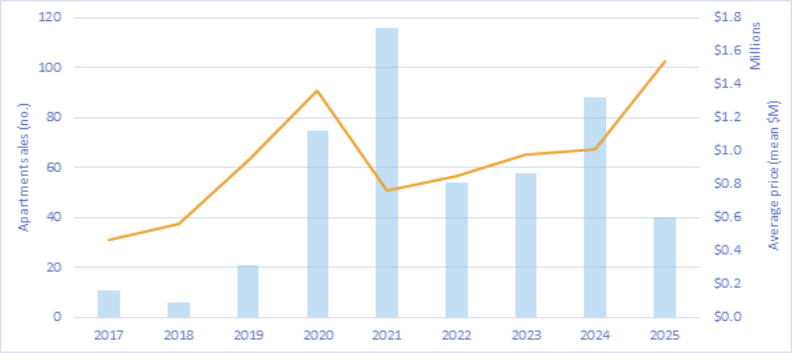
All the significant developments in the Canning Bridge Activity Centre to date have been for residential mixed-use with an activated (commercial/retail) ground floor, some shared facilities at first-floor level and then private residential spaces within the development. Therefore, the commercial component has been relatively limited and other than a co-working space (10 Forbes Road), there is no significant employment floorspace in any of the developments.

The CBACP area competes for relatively small market of apartment buyers. This is typical of the Perth market where apartment development is only viable at the upper end of the price bracket and therefore marketed to wealthier owner occupiers (downsizers and retirees).

Developers consulted in this study indicated that typical buyers were local residents moving from a house. The age of buyers is also a factor with the average age of buyers quoted 60 years or older in the case study developments reviewed in this study. Therefore, the market is typically retirees moving to a lock-and-leave property where the maintenance and facilities are all managed by someone else (the body corporate). The case study developments revealed a trend to either integrate or have aged care and disability services on site.

Given the type of development and the buyer market, the rate of sales is relatively limited in number. Between 2021 and 2024 (inclusive) an average of 80 apartments have sold per year across Applecross and Mount Pleasant. Note that this figure includes all sales, so it can include resales as well as sales of new apartments.

Apartment sales in Applecross and Mount Pleasant



Source: Source: Pricefinder apartment sales data up to 21 May 2025

The WAPC dwelling target is to deliver 4,273 net additional dwellings in the City of Melville area of the CBACP between 2021 and 2051 (as quoted in the City's LPP1.20). This averages 142 net additional dwellings per annum required to meet the WAPC target.

2.2 RANGE OF COMMUNITY BENEFIT CONTRIBUTION PERCENTAGES

Applying the percentage to the bonus plot ratio, rather than bonus height has a greater impact on the feasibility of developments. This is because:

- the higher marginal revenues from higher level apartments do not apply to bonus plot ratio.
- the cost per square metre of additional plot ratio is typically lower than the cost per square metre of additional height. However, larger floor plates can also require additional circulation space, lifts, fire stairs and other services, which all increase the development costs.

This study tests community benefit contribution percentages including benchmarks at 10%, 5% and 3% of the construction value and development bonus. This study compares the following formulae to determine which approach yields the greatest contribution benefit to the community:

$$x\%\ x\ total\ contract\ sum\ (\$)\ x\ \frac{bonus\ storeys\ (no.)}{base\ (zoned)\ storeys\ (no.)}$$

or

$$x\%\ x\ total\ contract\ sum\ (\$)\ x\ \frac{bonus\ plot\ ratio\ (\mathrm{m2})}{base\ plot\ ratio\ (m2)}$$

The effect of using these formulae is to discount the community contributions of 3, 5 and 10% per cent of total construction contract sum because:

- The contribution formulae use the 'base' height and 'base' plot ratio as the denominator. This approach means that a development that doubles in height (for example, from 15 to 30 storeys) has a bonus ratio of 100% (15 ÷ 15);
- Construction costs typically represent about 75% of total development costs, therefore, 3, 5 & 10% represent 2.25%, 3.75% & 7.5% of total development costs; and
- The contribution formula is effectively multiplied by the construction cost of the bonus component only rather than the total project. Therefore, a development bonus of 50% (height or plot ratio) further factors the original contribution percentages of 3, 5 & 10% down to 1.125%, 1.875% and 3.75% of total development costs respectively.

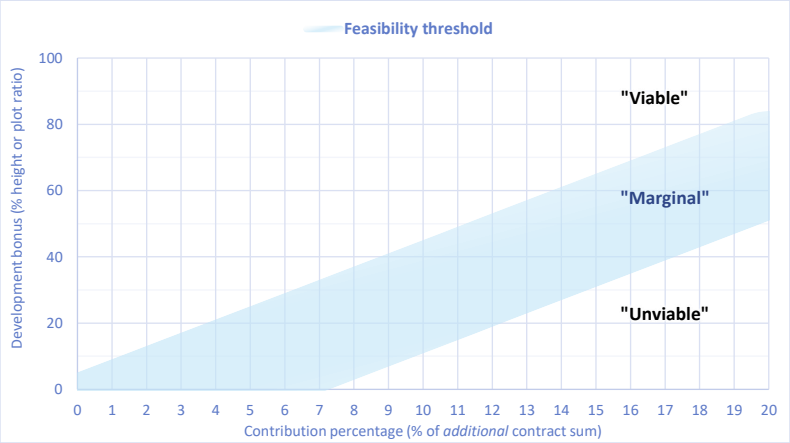
Community contribution percentage as a percentage of total development costs

Community contribution percentage	Construction cost ratio Approx. 75% of total development cost	Bonus development ratio and construction cost ratio				
		10% bonus ratio	20% bonus ratio	30% bonus ratio	40% bonus ratio	50% bonus ratio
3%	2.250%	0.225%	0.450%	0.675%	0.900%	1.125%
5%	3.750%	0.375%	0.750%	1.125%	1.500%	1.875%
10%	7.500%	0.750%	1.500%	2.250%	3.000%	3.750%

Source: Solve Property

The following figure shows the relationship between the development feasibility impact from community contributions and the bonus height/plot ratio. This is developed further in this report and tested against four developments in the CBACP as if they were being developed in 2025.

Contribution model – concept



Source: Solve Property

For this assessment, the contribution model uses the following definitions of project feasibility:

- **Viable** – the bonus component of the development adds value to the project by improving its internal rate of return (IRR).
- **Marginal** – means that the community contribution has a small effect on the project viability and that effect can be positive or negative. This means the overall project has a positive IRR, but that the effect of the bonus development makes only a marginal (positive or negative) impact.
- **Unviable** – the bonus component of the development substantially weakens the value of the project by reducing its IRR notably. This can mean that the project has a negative return or that the overall project IRR is be positive, but less than it would have been without undertaking the bonus development.

The following table shows the impact of the three key feasibility components – revenue, expenditure, and time – as they apply to bonus height and bonus plot ratio calculations.

Development viability – effect of each key component

Item	Bonus height	Bonus plot ratio	Comment	Feasibility impact
Marginal revenue	↑ 5 – 15%	No change	Higher levels attract higher sales prices per square metre by around 5-20%.	Improves feasibility, however, revenues take longer to realise (limited by rate of sales).
Marginal expenditure	↓ 10 – 15%	↓ 12 – 20%	Increased cost of lifts, mechanicals and fire services mean additional plot ratio has a better marginal cost saving than bonus storeys.	Improves feasibility in all cases.
Additional time	↑ 6 – 12 months	↑ 6 – 12 months	Additional time is required for planning, construction and sales for additional apartments.	Weakens feasibility. Each 6-month increase in timeframe, reduces IRR by 1.1–1.6%.

The following tables show the range of bonuses tested in this assessment. This is the second factor in the contribution formulae, which is the percentage bonus in height or plot ratio.

Analysis of development feasibility – storeys and plot ratio metrics

Development bonuses tested		M10				M15				M15 (core)			
Scen-ario	Max. permitted	Base no.	Bonus no.	Total no.	Bonus %	Base no.	Bonus no.	Total no.	Bonus %	Base no.	Bonus no.	Total no.	Bonus %
1	Height (storeys)	10	nil	10	na	15	nil	15	na	10	nil	15	na
2	Height (storeys)	10	3	13	30%	15	5	20	33%	15	10	25	67%
	Plot ratio	2.9	0.8	3.7	28%	4.2	1.5	5.7	36%	4.2	2.7	6.9	64%
3	Height (storeys)	10	5	15	50%	15	10	25	67%	15	15	30	100%
	Plot ratio	3.5	1.5	5.0	43%	5.0	2.0	7.0	40%	5.0	2.5	7.5	50%

2.3 FEASIBLE COMMUNITY BENEFIT CONTRIBUTION VARIABLES

The core question for this analysis is which community benefit contribution variables can be applied to developments in the Canning Bridge precinct without making them unviable. A core assumption in this question is that developers pay for community contributions and that any such contributions reduce the gross realisation or profit from the development. Therefore, the starting point for this analysis is an assumption that 100 per cent of the community contribution costs are borne by the developer. This is a conservative or 'worst case' assumption, as it does not consider the potential for developers to pass some or all of these costs back to the original owners in the form of reduced land values or forward to buyers in the form of higher apartment prices.

The academic literature suggests that the cost of community contributions is typically passed back to reduce the value of the land on which they are built or forward to buyers in the form of higher prices. Therefore, this analysis focuses on the impact of community contributions on development feasibility and the potential for developers to pass these costs onto buyers.

The analysis shows that the following community benefit percentages are feasible for developments in the Canning Bridge precinct:

- 3, 5 & 10% contributions based on bonus height are feasible for developments as long as the development bonus is at least 40%; and
- 3 & 5% contributions based on bonus plot ratio are feasible for developments. Contributions of 10% based on plot ratio are assessed as not always being feasible (because the developer does not benefit from the higher realisation that higher levels attract).

The current contribution variables for bonus heights involve a point-based system defined under LPP1.20 and the CBACP Element 22. These variables include:

- the number of bonus storeys being sought in the development.
- the type and quantum of community infrastructure as listed in LPP1.20 Table 4 along with the number of ‘units’ that each sub-element is ‘worth’ to the community.
- the target requirement that to be permitted develop each bonus storey, a developer must achieve 50 ‘units’ across at least four sub-elements from Table 4 in LPP1.20.

This approach avoids any financial measurement altogether. Therefore, the extra revenue and costs from the bonus height are ignored on the developers’ side of the equation and the capital cost/value of the community benefit is also ignored.

This point-based approach may also help to avoid the potential limitation of SPP3.6 and its maximum contribution of $5,000 per dwelling because at no time is the contribution incurred or paid in dollar equivalents (although its financial cost can be estimated by a quantity surveyor).

Another way to establish community benefit contribution variables would be to set a percentage benefit approach as indicated in the previous section. For example, a developer getting one bonus storey in a M10 zone would achieve a ten percent bonus (1 storey / 10 storeys). Therefore, a two-storey bonus would be a 20 per cent bonus et cetera.

Lastly, and the more common way is to simply set a percentage of cost which results in a dollar figure. For example, if a bonus is calculated at 3 per cent on a $50 million dollar contract sum development, then the bonus contribution is $1.5 million, which can subsequently be provided either as cash *in lieu* or as an in-kind contribution to the value of $1.5 million (with 'value' being calculated on the construction cost of that community infrastructure).

3. ANALYSIS OF EXPECTED COMMUNITY RETURNS

3.1 VALUE OF COMMUNITY BENEFITS FOR CBACP SITES

The financial cost of the community benefits provided by each of the four case study development in this report is presented in the following table. This shows separately the cost of the improvements (construction costs) and the cost of the land ceded by the developers for public space, laneways and pocket parks.

As per LPP1.20, the assessment is based on contract sum costs for construction. This approach ignores the market value of the asset, which may vary considerably from the cost of land/construction.

Community benefit – cost ratio analysis

Mixed use developments	Total project construction cost ($) – 2025 estimate	Community 'benefit' cost ($) – 2025 construction estimate	Community 'benefit' cost ($) - land value [1]	Total community benefit cost ($)	Total contribution to total construction cost (%)
Cirque Duet [2]	$122,000,000	$2,499,000	$144,000	**$2,643,000**	2.2%
Forbes	$53,400,000	$1,859,000	na	**$1,859,000**	3.5%
Riviere	$156,550,000	$5,635,000	$570,000	**$6,205,000**	4.0%
Sabina [3]	$91,400,000	$3,058,000	$1,095,000	**$4,153,000**	4.5%

Notes: (1) Assumes a land rate of $2,500 (average of Colliers rates for Canning Bridge sites).
(2) For Cirque Duet, the land value of the access lane between Ogilvie and Kintail roads has been discounted by 50% as it also functions as a driveway to access the Cirque Duet car park.
(3) For Sabina, the land and construction cost of 'The Lane' is divided by three as it also serves as a benefit to Aurora and 'Stage 3'. Includes a nominal sum of $500,000 for the future public art component.

Sources: RBB; Colliers; Solve Property

From this analysis the cost of the community benefits (land and improvements) provided varies between 2.2 and 4.5 per cent of the total project construction cost.

3.2 IMPACT OF COLLECTION METHODS

The potential collection methods for developer contributions include a combination of works-in-kind and cash *in lieu*. The four case studies in this assessment predominantly used in-kind contributions.

The impact of collection methods on the value and timing of expected community benefits is significant. Cash *in lieu* contributions can be used to fund community projects immediately, while in-kind contributions may take longer to deliver and may not provide the same level of immediate benefit to the community. However, in-kind contributions can also provide a more tangible benefit to the community, such as public art or landscaping, which can enhance the amenity of the area.

From a feasibility impact perspective, the implications of using either approach is dependent the timing of the expenditure. However, given that the community infrastructure is built at ground-level or

podium level, the developer incurs the cost of in-kind community infrastructure (at least cost of the shell of the structure) relatively early in the construction process.

Alternatively, cash *in lieu* payments are imposed as a condition of development approval or subdivision (under SPP3.6 Guidelines (3.5)), so they are incurred before any works are commenced. Although they can be paid at a later date and/or in instalments subject to agreement between the developer and the local authority.

Therefore, the impact of collection methods on feasibility depends on agreement between the parties and any difference can be negated by staging the payment dates for cash *in lieu* payments to with a similar timing to the construction progress payments incurred for in-kind infrastructure.

Disadvantages with in-kind contributions, include:

- LPP1.20 (Table 4) defines a list of contribution items that constitute community benefits (with a point-based value system). This suggests there is a finite list of community infrastructure facilities and that the potential benefits have potentially diminishing returns as similar infrastructure (eg. community meeting rooms) is duplicated across different developments. This also likely to result in underutilised infrastructure and facilities.
- In-kind contributions are not necessarily as 'transparent' as cash *in lieu* in terms of dollar value. This makes it harder to ensure that developers are meeting their contribution obligations.
- Some contributions that are part of large multi-stage projects may not be delivered until the final stage is delivered. The Sabina/Aurora development is an example of this because the public piazza cannot be completed until Stage 3 is completed.

Consultation with the ~~CRG and~~ developers of the four case study developments resulted in a unanimous view that works-in-kind offered the optimal outcome for all stakeholders for the following reasons:

- In-kind contributions allowed developers to provide benefits that were also 'selling points' for prospective apartment purchasers. Therefore, there was a strong link between the between the payers (developers/purchasers) of the contribution and the beneficiaries of the contribution. This relates directly to the nexus and user pays principles in SPP3.6.
- The contributions are delivered at practical completion rather than at some indefinite time in the future. This also meant that the community immediately had access to the benefits (at least at practical completion), whereas any benefits cash *in lieu* would be provided at a later/uncertain time.
- The delivery of public infrastructure (including public open space) identified in the CBACP had not yet been delivered.
- Outcomes were tangible and the community could immediately place a (subjective) value on the benefit provided to the community.

3.3 AMENITY IMPACT REVIEW

3.3.1 Impacts of additional height and/or plot ratio

The City's LPP 1.10 defines 'amenity' as follows:

> *Means all those factors which combine to form the character of an area and include the present and likely future amenity.*

The following section discusses the impacts of additional height provided in the case study development against the assessment factors outlined in LPP 1.10.

- **Sense of Confinement from Cumulative Building Bulk**

  While development proposals incorporate streetscape upgrades such as landscaped public realm, outdoor seating, and wider footpaths, these measures only partially address concerns of visual bulk and the resulting sense of confinement.

  Without broader coordination or spatial relief between towers, there is a risk that the perceived building bulk will continue to dominate the public realm, undermining long-term amenity. To better align with the policy objectives of Element 22.2 and to mitigate long-term amenity impacts, a more coordinated precinct-wide approach is recommended. This should include consistent tower separation standards, the introduction of podium breaks or mid-block pedestrian links to enhance permeability, and greater upper-level articulation to reduce the visual weight of taller buildings. Without these interventions, the cumulative building bulk is likely to continue compromising the quality and openness of the public realm within the CBACP area.

- **Location of Existing Trees and Vegetation**

  The delivered landscaping upgrades along Kishorn, Ogilvie, Kintail, and Canning Beach Road incorporate new plantings, deep soil zones, and retained mature trees, where possible, to enhance the public realm and complement development edges. These contributions provide some environmental and visual relief in a dense urban setting. However, in the broader CBACP context, community concerns remain consistent over the loss of mature vegetation due to nil or minimal setbacks, limited canopy cover of the landscaping provided which often include smaller, slow-growing shrubs that offer little immediate shade or passive cooling. While individual developments have improved their own streetscapes, the cumulative result across the precinct is a diminished green landscape at the ground level.

- **Impact upon Existing Streetscape**

  High-quality streetscape upgrades such as dual footpaths, landscaping, public seating, and integrated bike infrastructure can enhance walkability, activate frontages, and contribute positively to the character and comfort of the public realm. When implemented consistently and maintained over time, these elements support a vibrant and cohesive urban environment. However, the impact of large-scale high-density development can disrupt existing streetscape rhythms, particularly where inactive frontages, overshadowing, or abrupt transitions in scale are introduced.

While examples such as landscaped edges, alfresco spaces, and corner activation demonstrate the potential for positive integration, uneven delivery and poor coordination across sites can undermine the broader public realm experience. A lack of coherent design identity, insufficient canopy cover, and inconsistencies in interface treatment can dilute the intended community benefit, highlighting the importance of not only delivering upgrades, but ensuring they are context-sensitive, continuous, and meaningfully contribute to the streetscape with a whole of precinct approach.

- **Built Form Scale and Streetscape Integration**

  Recent developments within the precinct have introduced positive design features such as landscaped frontages, alfresco spaces, and dual footpaths, contributing to a more attractive and active street environment. However, a noticeable contrast remains between the scale of new buildings and the finer-grain, mid-rise character historically present in parts of the Applecross ~~-~~area~~aera~~. The consistent use of bonus height has resulted in built form that, in some locations, significantly exceeds the scale of its immediate context, leading to perceived visual dominance and sudden changes in streetscape rhythm.

  While podium-level articulation, varied setbacks, and street-level commercial uses are intended to minimise the perception of building bulk, their application and impact vary across development proposals. In the absence of consistent spacing, coordinated transitions in scale, or a unified streetscape strategy, emerging built form is drastically appearing out of scale with its surroundings. These issues raise broader amenity concerns relating to place legibility, character integration, and the ability of the public realm to comfortably absorb increased density.

- **Site-Specific and Surrounding Area Characteristics**

  The contribution of recent developments demonstrates targeted improvements to the public realm, such as landscaped pedestrian links and enhanced foreshore access, which responds to local site conditions and movement patterns. Strategic placement of public art, piazzas, alfresco areas, and widened footpaths also contributes to a more connected and walkable precinct.

  Despite these improvements, concerns persist about broader integration with adjoining properties and surrounding uses. Without coordinated delivery and clear stewardship of shared spaces, the cumulative benefits risk being undermined by poor connectivity, fragmented design identity, and inconsistent maintenance. While the developments leverage key corners, riverfront adjacency, and provide mid-block access points, the isolated improvements result in in fragmented outcomes and a perception of underwhelming overall amenity.

- **Amount of Open Space around the Building**

  The amount and quality of open space around buildings significantly affect the amenity, walkability, and liveability of a precinct. In high-density centres like the CBACP area, open space plays a critical role in offsetting built form impacts and supporting social interaction, recreation, and environmental benefits. While some developments have incorporated landscaped verges, pocket parks, and podium-level gardens, these isolated and often elevated

spaces do not function as substitutes for genuine, ground-level public open space. The overall urban environment is increasingly perceived as concrete-dominated, with minimal deep soil zones or shaded green areas.

3.3.2 'Net' Community Benefit

'Net' community benefit refers to the overall positive value a development provides to the community after accounting for any negative impacts. It's a principle that recognises that community benefit is not just about what is delivered, but whether the total benefit justifies the planning concessions granted.

A qualitative analysis may involve:

- Structured stakeholder interviews or focus groups to capture local perceptions of benefit and impact.
- Use of community value mapping or deliberative engagement methods to identify priority needs.
- Inclusion of design review or urban design panels to assess the quality and usability of proposed community benefit components.
- Assessment of social equity outcomes, considering who benefits and who bears the cost.

Such approach would improve the evaluation of proposed benefits and ensure that planning decisions are not only technically justified but socially responsive.

It is important to note that the CBACP community has already participated in several rounds of consultation throughout the review process and has also provided feedback during separate development application (DA) advertising periods. While ongoing engagement with residents and the local community remains valuable, it is equally important to acknowledge and respond to concerns previously raised.

4. ANALYSIS OF EXISTING DEVELOPMENTS

4.1 ANALYSIS OF THE TYPE AND VALUE OF COMMUNITY BENEFITS IN EXISTING DEVELOPMENTS

4.1.1 Benefits agreed to as part of development approval

This assessment covered four case study developments within the CBACP area, a wider collation of development approvals in the CBACP area can be found in Appendix 5. These benefits were costed using 2025 construction cost estimates from RBB which appear in Appendix 4.

4.1.2 Benefits delivered

Consultation was undertaken with key stakeholders, including the Community Reference Group (CRG) and the developer representing the four case study developments where bonus heights were granted in exchange for providing community benefits.

Through direct conversations with developers, several recurring themes emerged regarding the negotiation, delivery, and management of community benefits, as well as the critical role of bonus height in project feasibility. While the intent behind bonus incentives is widely supported, developers highlighted key challenges ranging from cost uncertainty and activation issues to misalignment with infrastructure planning.

These discussions helped clarify and inform the review of both the benefits agreed to during the development approval process and those that were ultimately delivered.

Discussion areas have been categorised into key themes and summarised as follows:

Infrastructure & Public Open Space

- The CRG emphasised that as density increases within the CBACP area, it is critical that supporting infrastructure and public open space are delivered in line with population growth. Development bonuses should not be used as a loophole to bypass core planning requirements, particularly where infrastructure and open space commitments are not being delivered as proposed.
- Major delays were reported due to misalignment between development approvals and infrastructure delivery, such as roads and substations. Developers would like to see local and state infrastructure agencies to be more proactive and better integrated into the planning process, especially in growth precincts.

Landscaping & Public Realm

- CRG expressed the risk of insufficient landscaping and poor-quality public realm outcomes, limiting public accessibility and effective integration into the streetscape.
- The laneway/piazza between the Sabina towers has been considered an underwhelming landscaping outcome by the CRG. The trees planted do not provide sufficient shade and are only located in one end of the laneway.

Development Feasibility

- Rising construction, sustainability, and infrastructure costs are presenting more unfeasible developments under the current planning controls.
- Some developers would reconsider offering the same community benefits early in the DA process without anticipating future cost escalations.
- Developers emphasised if costs become unfeasible, development will simply stall.

Planning Policies

- CRG expressed concern over the discretionary language of policies and what constitutes 'design excellence'.
- Developers would appreciate more certainty around the community benefit originally proposed in the DA and what is expected at construction stage, vague guidelines or undefined fit-out expectations create financial risk.

Heights vs plot ratios

- Developers indicated that height limitations (even with the bonus heights) had resulted in buildings that were bulkier (shorter and squatter) than they might otherwise have been without height limitations. The common comment was that this had led to design outcomes that they considered were less than optimal (less 'elegant' architecture, blocking view corridors, 'stumpier' buildings, longer periods of overshadowing for neighbouring properties).

4.1.3 Current operating arrangements and replacement values

Operation & Maintenance

The consultation with CRG and developers regarding operations and maintenance is summarised as follows:

- There is a lack of clarity surrounding who maintains the community space/facility (developer vs the City), which can affect uptake and community trust.
- In some instances, developers reported that community benefit spaces handed over to the City were not being actively maintained or used. Some spaces remained non-operational or lacked visibility, despite having been delivered in accordance with planning agreements. Developers viewed this as a failure to realise the intended community outcomes, undermining the value of their contributions.
    - The 'business centre' space provided in the Cirque Duet development is not often used.
    - The community benefit space provided at Cirque Duet requires a booking fee and not used daily. The developer would have preferred a retail/food & beverage tenant to activate the ground floor streetscape better.

- The change of ownership post-DA approval has created delays in opening the co-working facility in the Forbes Residences development. Previously proposed to be operated by the developers, the City will now be responsible for the fit out, bookings and ongoing operations of the community space.

- Perception that the public access facilities are 'private' and not available for community use. For example, the publicly accessible toilets and end-of-trip facilities in some developments require a 'security' key pass from reception, or are located in a 'hidden' area therefore perceived to be private use only.

Note that the development deeds have not been reviewed as part of this study. Those documents apparently include some information regarding the operation and maintenance of community contributions.

Replacement costs

To create a baseline for this study, a quantity surveyor (RBB) assessed the replacement cost of all four case study developments in the CBACP area as of June 2025. This costing also included itemised costs for the community contribution infrastructure provided in each of the developments. The table below shows the summary of those costs and an attachment to this report provides further detail.

Community contribution – replacement costs as of June 2025

Melville mixed use developments	Total project construction cost ($)	Community 'benefits' cost ($) - improvements	Community 'benefit' cost ($) - land value	Total community benefit cost ($)
Cirque Duet	$122,000,000	$2,500,000	$143,750	**$2,643,000**
Forbes	$53,400,000	$1,860,000	na	**$1,859,000**
Riviere	$156,550,000	$5,635,000	$570,000	**$6,205,000**
Sabina*	$91,400,000	$3,058,000	$1,095,000	**$4,153,000**

Notes: (1) For Sabina, the land and construction cost of 'The Lane' is divided by three as it also serves as a benefit to Aurora and 'Stage 3'. Does not include future public art component.

Source: RBB June 2025; Solve Property

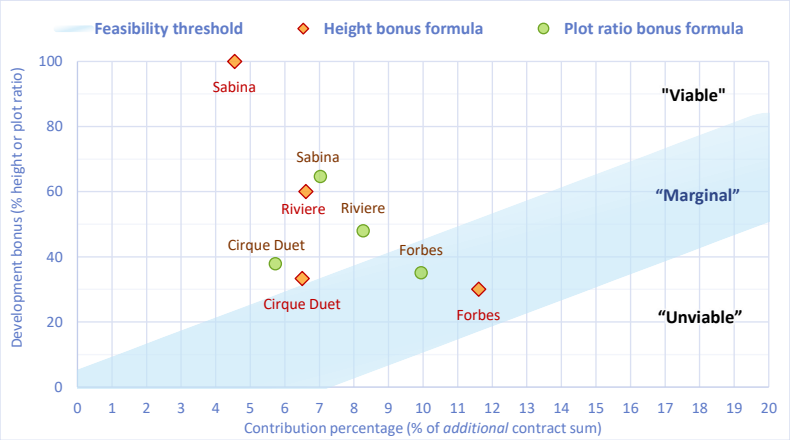
Appendix 4 has detailed costings for the community infrastructure components of each development.

4.2 CONTRIBUTION PERCENTAGES APPLIED TO EXISTING DEVELOPMENTS

The analysis of existing developments in the Canning Bridge precinct shows that the type and value of community benefits vary significantly between developments. Some developments have made significant contributions to the community, while others have made only minimal contributions. The application of contribution percentages to existing developments provides a useful benchmark for assessing the feasibility of future developments and the potential for community benefits.

The following chart shows the impact of the community contributions on each of the four existing case study developments in the Canning Bridge Activity Centre. These community contributions are measured using both formulae – bonus height and bonus plot ratio – used in this study.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

The impacts on internal rate of return (IRR) by development:

- **Cirque Duet** – had a contribution of $2.64 million in works in-kind, with a small land component for the laneway between Ogilvie and Kishorn Roads. After the bonus development and contribution, the theoretical IRR (as of 2025) improved from 15.4% to 17.3%, meaning that the effort to develop the additional levels provided a net benefit to the developer.
- **Forbes Residences** – as the smallest of the four developments, the community contribution of $1.86 million. Forbes is the only development with no land component in the community contribution – all contributions are in built form – which reflects the location and small size of the development site. Despite this, the Forbes project had the highest percentage contribution of the four case study projects. The bonus development increased the theoretical IRR from 12.8% for the 10-storey base height development to 13.3% for the 13-storey development (as built). Therefore, the developer gained a small benefit from the bonus height, but it was very marginal given the additional time and risk involved with the bonus development.

- **Riviere** – the Riviere project has the highest dollar value community contribution at $6.20 million (in 2025 dollars). The bonus development increased the IRR in the theoretical feasibility from 11.3% to 15.1%. Therefore, despite the relatively high dollar value of the contribution, this project achieved a net benefit after the community contribution.
- **Sabina** – the Sabina project provided a community contribution valued at $4.15 million if developed in 2025. This project had the lowest sales realisation per dwelling which affected its theoretical viability if developed with land values and construction costs as of 2025. The bonus storeys (after community contribution) improved the IRR from 6.6% to 12.5% for this project.

Benefits to developers are that maximising the number of storeys (and therefore apartments) on a given footprint, will add to profits. Higher floors often command premium prices due to better views.

A crude analysis of the Cirque Duet and Sabina/Aurora apartment development is provided in the Appendices of this report. This analysis suggests that each bonus level of development (ie. level 16+ in M15 zones and level 10+ in M10 zones) adds between $6,000 and $24,500 to the price of an apartment as follows:

- Cirque on Kishorn - each level above L15 adds $6,000 per apartment
- Cirque on Ogilvie - each level above L15 adds $11,000 per apartment
- Sabina - each level above L15 adds $21,500 per apartment
- Aurora - each level above L15 adds $24,500 per apartment

The bonus heights and or plot ratios all come at a time cost for the additional approvals and works required. These additional time estimates vary from two quarters (6 months) for the Forbes Residences to five quarters for Sabina and Cirque Duet. These are provided in detail in Appendix 4.

4.2.1 What might be expected if the community benefit approach is modified?

The following charts (overleaf) compare the actual community contribution in 2025-dollar terms against the three tested percentage contributions of 3, 5 and 10 per cent. Those contributions percentages are applied to the actual bonus (as built) in terms of the number of additional storeys (expressed as a percentage increase over the zoned 'maximum' number of storeys) and the additional plot ratio floorspace built. These are all shown on the same scale of $0 to $10 million on the vertical axis to enable a visual comparison across the four projects tested.

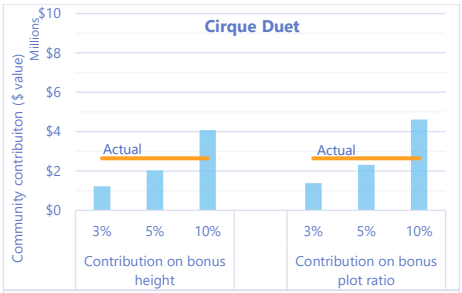
These charts highlight the variation in the contributions in both dollar and percentage terms across the four projects. It also shows that the two bases for the contribution calculation – bonus height or bonus plot ratio – can have quite different outcomes depending on the design of the buildings.

One of the reasons for the variations is that some projects have contributed substantial land for public use ~~(primarily Sabina, but to a lesser extent, Riviere for the pocket park on Moreau Mews)~~.

Community benefit contribution percentages – actual verses test (3, 5 & 10%)

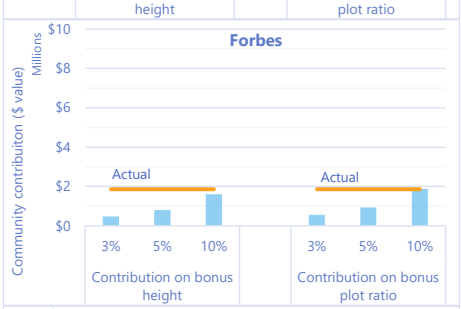
Cirque Duet

- Community contribution of $2.64 million represented 6.5% of the bonus height construction cost and 5.7% of the bonus plot ratio construction cost.



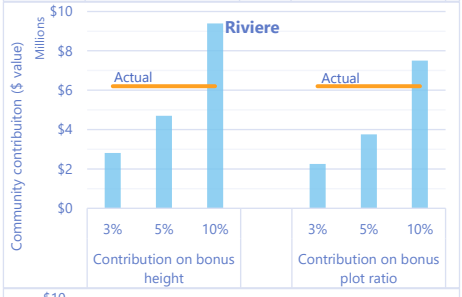
Forbes Residences

- Community contribution of $1.86 million represented 11.6% of the bonus height construction cost and 9.9% of the bonus plot ratio construction cost.
- The contribution percentage for the Forbes Residences was the largest percentage contribution of the four developments tested.



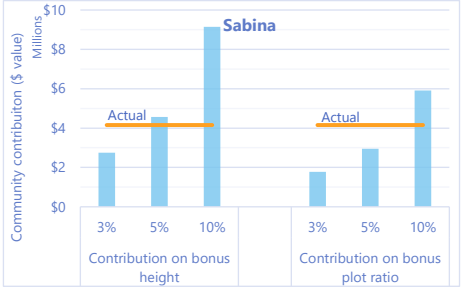
Riviere

- Community contribution of $6.20 million represented ~~6.6~~4.5% of the bonus height construction cost and 8.3% of the bonus plot ratio construction cost.



Sabina

- Community contribution of $4.15 million represented 4.5% of the bonus height construction cost and 7.0% of the bonus plot ratio construction cost.
- The contribution percentage for the Sabina project was the lowest of the four projects tested.



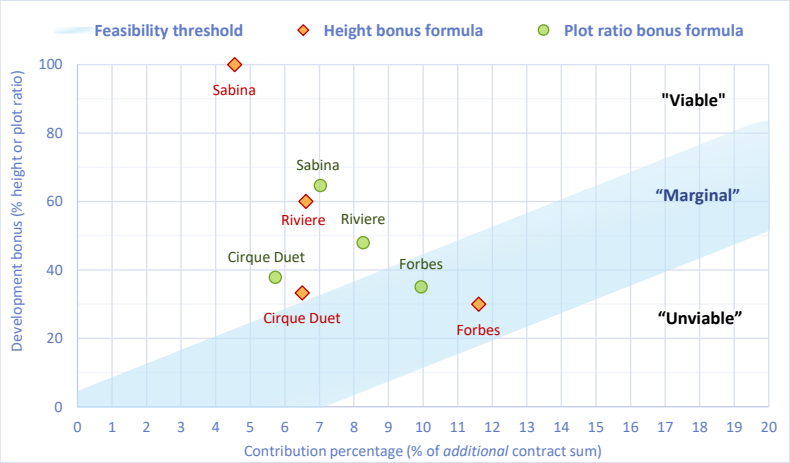
5. CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

- The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).
- While this report assesses the impact of both bonus heights and bonus plot ratio, neither the City, nor the community (CRG) support any bonus heights in the CBAC. Therefore, bonus heights are only included in this assessment to address the DPLH's FIR. This assessment concludes that all of the case study developments would be viable without any bonuses given either to extra storeys/height or to plot ratio.
- Community contributions of 3, 5 and 10% per cent of additional (bonus) construction contract sum have a relatively small impact on project viability because:
  - Construction costs represent about 75% of total development costs, therefore, 3, 5 & 10% represent 2.25%, 3.75% & 7.5% of total development costs; and
  - The contribution formula is multiplied by the construction cost of the *bonus component only* rather than the total project. Therefore, a development bonus of 50% (height or plot ratio) further factors the contribution percentages down to 1.125%, 1.875% and 3.75% of total development costs respectively.
- Relatively high prices for dwellings (houses, villas and apartments) in the CBACP help financial feasibility, particularly in an environment of high construction costs, but it also means the total market take-up rate has been limited to an average of around 80-90 apartments per annum over the past five years.
- There is negligible difference on the impact on feasibility from collecting development contributions as in-kind contributions or cash *in lieu*. The reason for this is the timing of the contribution payments is the only relevant factor for the feasibility. While developers progressively fund in-kind contributions as part of the construction costs and progress payment process, the incidence of cash *in lieu* contributions can also be staged in instalments (as outlined in SPP3.6) as the development progresses, subject to agreement from the local authority.
- Developers ~~and the CRG~~ expressed a preference for in-kind community infrastructure contributions, rather than cash *in lieu* payments. The reasoning was that developers were incentivised to create quality assets that were 'selling points' to buyers (future residents), and the community could see the contributions/benefits were being delivered in sync with the development. However, there are issues with some community benefits not being delivered until all stages of the development have been completed, such as the Sabina/Aurora/Stage 3 project.

- Actual community contributions in the CBACP four case study developments (Cirque Duet, Forbes, Riviere, and Sabina) have varied considerably between developments. The replacement value (2025 dollars) of the contributions average between $11,246 (Cirque Duet) and $32,614 (Forbes Residences) per apartment.
- A thorough test of the community benefit contribution variables (development bonus and community benefit percentage) for the CBACP shows that 3, 5 and 10% contributions are all feasible for development *as long as* the development bonus is at least 40% (i.e. at least 4 bonus storeys out of a total of 10 storeys). This applies to both the contribution calculated on bonus height and bonus plot ratio. These contribution percentage also provide sufficient returns to develop practical, and meaningful benefits to the community.
- The Riviere development has a community contribution equivalent to 6.6% (bonus height formula) of the additional contract sum based on bonus height (see following chart) and Forbes Residences has a contribution equivalent to 11.6%. These two projects are considered a good benchmark for contributions that provide meaningful benefits to the community and is consistent with the community contribution of 10% of additional (bonus) construction cost.

Community contributions percentages – Canning Bridge developments



Source: Solve Property

- Some CRG members advised that bonus heights of 3, 5 and 10 storeys would be acceptable, but only if the developments achieved 'exemplary' design as required under the CBACP, which they argued had not been achieved by all developments being granted bonus heights in the past.

5.2 RECOMMENDATIONS

1. ~~Community contributions should be calculated at 10% of the additional (bonus) construction cost (contract sum) as long as the development bonus is at least 40%. Otherwise, the community contribution should be 5% of the additional (bonus) contract sum.~~

~~1.~~ Community contributions should be calculated at 5% of the additional (bonus) construction cost (contract sum). If the development bonus sought is at least 40%, then the benefits should be calculated at 10%.

2. From a feasibility perspective, additional height typically provides better returns than additional plot ratio. Therefore, if the objective is to optimise development feasibility *and* provide community contributions to infrastructure, then development bonuses should be allocated based on additional floors (storeys) rather than a bonus on plot ratio. The provisions of LPP1.20 for larger lot sizes to accommodate bonus heights is intended to contain plot ratio and result in better development outcomes from a design perspective. However, there is little appreciable difference between the two approaches, so this should be guided by qualitative factors and the desired urban design outcomes for the CBACP.

3. ~~Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial onus on the City to prioritise and audit infrastructure expenditure. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).~~ Cash *in lieu* contributions should be an option for developers to contribute rather than works in kind but noting that cash contributions place a substantial responsibility on the City to apply those funds to priority community needs and deliver infrastructure within a five-year timeframe. Cash contributions also need to be made under a framework that maintains the 'beneficiary pays' principle for development contributions (as outlined in detail in SPP3.6) and spent within a defined timeframe (preferably to coincide with the completion of the relevant development or within three years after completion).

~~3.~~4.

~~4.~~5. The City of Melville should prepare a community infrastructure needs assessment[2] to specify and prioritise potential future contributions that return a net community benefit. This will be essential for cash *in lieu* contributions to ensure that funds can be allocated transparently to a pre-defined outcome that meets community priorities.

[2] It is noted that Council has resolved to undertake this work upon completion of the CBACP Review process.

APPENDIX 1 – Market Profiles

Market Profile: Sabina & Aurora Apartments

Address: 908 Canning Hwy, Applecross, WA (Sabina) & 3 Kintail Road, Applecross (Aurora)

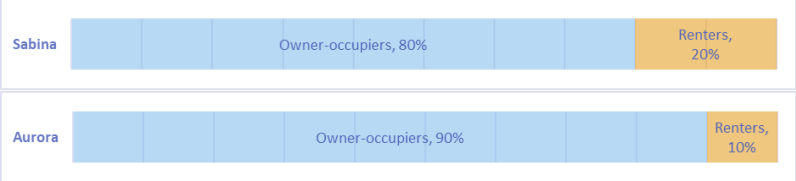
Developer: Finbar

Built: 2020 (Sabina) 2024 (Aurora)

Built appts: 164 (Sabina) 118 (Aurora)

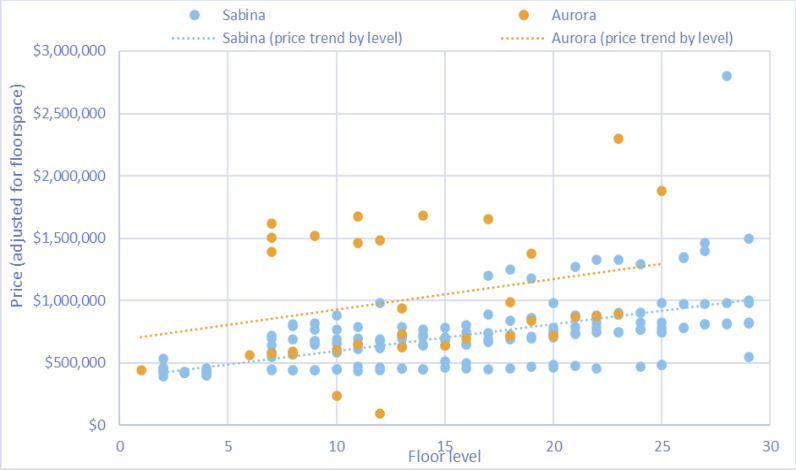
Levels: 30 (Sabina) 26 (Aurora)

Owner occupiers : Renters (Domain estimate)



Source: Domain building profile from rental data
Note: Unoccupied apartments (therefore, not rented) are counted as owner-occupied.

Apartment prices by floor level



Sources: Pricefinder (Domain); Solve Property
Note: The prices have been adjusted to account for larger apartments at higher levels.

Market Profile: Cirque Duet Apartments

Address: 18 Ogilvie Road & 63 Kishorn Road

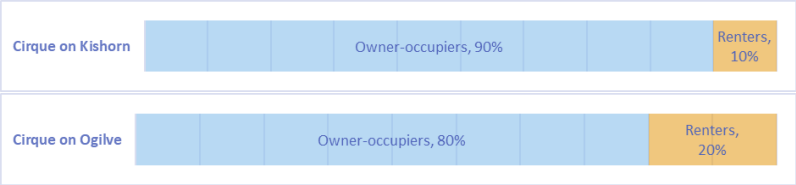
Developer: Sirona Capital / Erben

Built: 2025

Built appts: 235

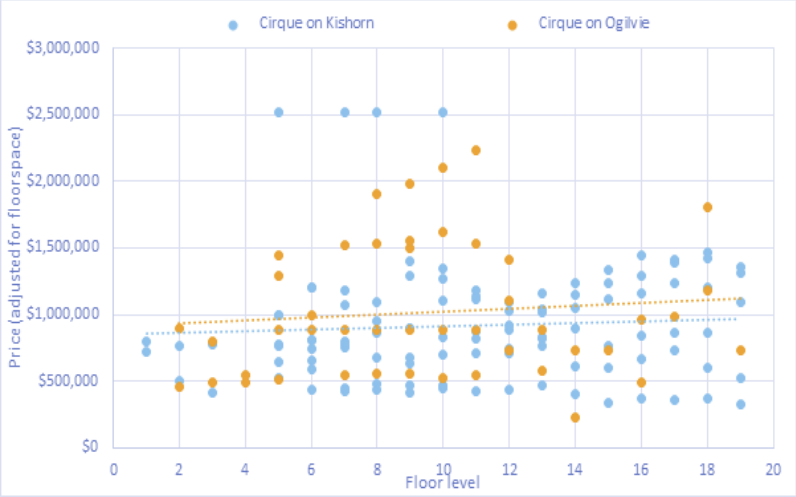
Levels: 20

Owner occupiers : Renters (Domain estimate)



Source: Domain building profile from rental data.
Note: Unoccupied apartments (therefore, not rented) are counted as owner-occupied.

Apartment prices by floor level



Sources: Pricefinder (Domain); Solve Property
Note: The prices have been adjusted to account for larger apartments at higher levels.

APPENDIX 2 – Contribution Model Assumptions

Key development metrics and assumptions – case study developments

Development (zone)	BASELINE FIGURES						BASELINE PLUS BONUS						PERCENTAGE BONUS			
	Site area (m²)	Levels - baseline (no.)	Apartments - baseline (no.)	Construction cost 2025 - baseline ($M)	Floorspace (plot ratio) - std (m²)	Plot ratio	Levels - with bonus (no.)	Apartments - with bonus (no.)	Construction cost 2025 - with bonus ($M)	Contribution value 2025 ($M)	Floorspace (plot ratio) - with bonus (m²)	Plot ratio with bonus levels (as built)	Bonus levels (%)	Bonus apartments (%)	Additional ("bonus") construction cost (%)	Bonus plot ratio (%)
Forbes Residences (M10)	2,023	10	43	$41.6	5,861	2.9 : 1	13	57	$53.4	$1.86	7,913	3.9 : 1	30%	33%	28%	35%
Riviere (M10)	6,342	10	140	$117.0	18,387	2.9 : 1	16	224	$156.5	$6.20	27,205	4.3 : 1	60%	60%	34%	48%
Cirque Duet (M15)	4,048	15	155	$89.7	16,927	4.2 : 1	20	235	$122.0	$2.64	23,327	5.8 : 1	33%	52%	36%	38%
Sabina (M15)	3,037	15	90	$51.3	8,154	2.7 : 1	30	179	$91.4	$4.15	13,424	4.4 : 1	100%	100%	78%	65%

Sources: Development approvals; RBB; Solve Property

Notes and assumptions:

- *Contributions value includes land component (if relevant) and construction costs as of June 2025*
- *Community benefit floorspace is not included in the plot ratio calculation*
- *Sabina is assessed by itself, not including Aurora or 'Stage 3'*
- *All costs for construction and community contributions are as of June 2025 to enable like-for-like comparison*

APPENDIX 3 – Discounted Cash Flows

The following points provide the assumptions and approach to the discounted cash flows for each of the four study projects in this analysis:

- Discounted cash flows show the standard 'no bonus' returns as if the project were developed to the maximum height standard for its zoning (10 or 15 storeys) and the 'bonus' returns as built with the bonus.
- All costs and revenues are as of June 2025 to permit comparison across projects. This also accounts for the rapid escalation in construction costs in the post-COVID19 environment.
- All costs have been sourced from RBB (see Appendix 4).
- Revenues and land values are based on market data including information from Pricefinder/Domain and Colliers. They do not reflect actual prices paid but market values as at June 2025.
- The project duration required for projects with bonus development take longer to plan, build and sell. This has been estimated to add between two and five quarters depending on the size of the project. This also accounts for the limited size of the buyer market (which is predominantly owner-occupiers) and therefore limits the total rate of sales.
- Plot ratio calculations are based on the definitions and formula in SPP7.2 Residential Design Codes Volume 2.
- The community contribution percentage is shown using each of the two formulae tested in this analysis – firstly against the bonus height (no. of bonus floors ÷ base number of floors) and the bonus plot ratio (m^2 bonus plot ratio ÷ m^2 base plot ratio).
- Bonus number of apartments are taken from the development approvals (DAs).
- Totals are rounded to nearest one thousand and may not sum due to rounding.

Cirque Duet – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Cirque Duet	Cirque Duet
Built form development	**M15**	**M15 + bonus**
Height (storeys)	15	20
Bonus height (%)	0.0%	33.3%
Total gross floor area (plot ratio component) m^2	16,927	23,327
Bonus plot ratio (%)	0.0%	37.8%
Site assumptions		
Indicative unimproved market value	$13,132,000	$13,132,000
Site area (m2)	4,048	4,048
Assumed site rate	$3,244	$3,244
Total apartments	**155**	**235**
Development Cost Assumptions		
Land acquisition fees	$820,000	$820,000
Professional fees	$7,177,000	$9,760,000
Estimated construction costs (2025)	$89,707,000	$122,000,000
Statutory fees	$2,323,000	$3,160,000
$ / apartment	*$14,990*	*$13,446*
Community Benefit Contribution - construction	$0	$2,499,000
Community Benefit Contribution - land value	$0	$143,750
Land holding costs	$1,381,000	$1,765,000
Finance charges	$310,000	$420,000
Interest expense	$15,079,000	$20,446,000
Other costs	$1,402,000	$1,932,000
Total Costs	$131,331,000	$176,078,000
Less GST reclaimed	-$10,912,000	-$14,629,000
Total Costs (after GST reclaimed)	**$120,419,000**	**$161,449,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,450,000	$1,450,000
Residential dwellings - gross realisation	$198,391,000	$311,026,000
Adopted gross realisation	**$199,841,000**	**$312,476,000**
Gross realisation per apartment	$1,280,000	$1,324,000
Less: Selling costs	$5,609,000	$8,793,000
Net sales revenue	$194,232,000	$303,683,000
Less GST paid on all revenue	$18,167,000	$28,407,000
Total revenue (after GST paid)	**$176,065,000**	**$275,276,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4.5	5.75
Community contribution percentage		
- height bonus formula	na	6.5%
- plot ratio formula	na	5.7%
Community contributions ($ per dwelling unit)	na	$11,246
Internal rate of return (IRR)	15.4%	17.3%

Forbes Residences – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Forbes Residences	Forbes Residences
Built form development	**M10**	**M10 + bonus**
Height (storeys)	10	13
Bonus height (%)	0.0%	30.0%
Total gross floor area (plot ratio component) m^2	5,861	7,913
Bonus plot ratio (%)	0.0%	35.0%
Site assumptions		
Indicative unimproved market value	$5,302,000	$5,302,000
Site area (m2)	2,023	2,023
Assumed site rate	$2,621	$2,621
Total apartments	**43**	**57**
Development Cost Assumptions		
Land acquisition fees	$331,000	$331,000
Professional fees	$3,330,000	$4,272,000
Estimated construction costs (2025)	$41,620,687	$53,400,000
Statutory fees	$1,078,000	$1,383,000
$ / apartment	*$25,070*	*$24,265*
Community Benefit Contribution - construction	$0	$1,859,000
Community Benefit Contribution - land value	$0	$0
Land holding costs	$465,000	$527,000
Finance charges	$143,000	$183,000
Interest expense	$6,962,000	$8,909,000
Other costs	$647,000	$850,000
Total Costs	$59,879,000	$77,016,000
Less GST reclaimed	-$4,975,000	-$6,399,000
Total Costs (after GST reclaimed)	**$54,904,000**	**$70,618,000**
Revenue Assumptions		
Commercial suites - gross realisation	$845,000	$845,000
Residential dwellings - gross realisation	$80,265,000	$107,704,000
Adopted gross realisation	**$81,110,000**	**$108,549,000**
Gross realisation per apartment	$1,867,000	$1,890,000
Less: Selling costs	$2,269,000	$3,045,000
Net sales revenue	$78,840,000	$105,504,000
Less GST paid on all revenue	$7,374,000	$9,868,000
Total revenue (after GST paid)	**$71,467,000**	**$95,636,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	3.75	4.25
Community contribution percentage		
- height bonus formula	na	11.6%
- plot ratio formula	na	9.9%
Community contributions ($ per dwelling unit)	na	$32,614
Internal rate of return (IRR)	12.8%	13.3%

Riviere – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Riviere	Riviere
Built form development	**M10**	**M10 + bonus**
Height (storeys)	10	16
Bonus height (%)	0.0%	60.0%
Total gross floor area (plot ratio component) m^2	18,387	27,205
Bonus plot ratio (%)	0.0%	48.0%
Site assumptions		
Indicative unimproved market value	$16,622,000	$19,947,000
Site area (m2)	6,342	6,342
Assumed site rate	$2,621	$3,145
Total apartments	**140**	**224**
Development Cost Assumptions		
Land acquisition fees	$1,038,000	$1,246,000
Professional fees	$9,360,000	$12,524,000
Estimated construction costs (2025)	$117,000,050	$156,550,000
Statutory fees	$3,030,000	$4,055,000
$ / apartment	*$21,646*	*$18,102*
Community Benefit Contribution - construction	$0	$5,635,000
Community Benefit Contribution - land value	$0	$570,000
Land holding costs	$1,554,000	$2,381,000
Finance charges	$403,000	$541,000
Interest expense	$19,625,000	$26,327,000
Other costs	$1,824,000	$2,522,000
Total Costs	$170,458,000	$232,597,000
Less GST reclaimed	-$14,163,000	-$18,978,000
Total Costs (after GST reclaimed)	**$156,295,000**	**$213,272,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,650,000	$1,650,000
Residential dwellings - gross realisation	$233,327,000	$387,322,000
Adopted gross realisation	**$234,977,000**	**$388,972,000**
Gross realisation per apartment	$1,667,000	$1,729,000
Less: Selling costs	$6,596,000	$10,950,000
Net sales revenue	$228,380,000	$378,022,000
Less GST paid on all revenue	$21,362,000	$35,361,000
Total revenue (after GST paid)	**$207,019,000**	**$342,661,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4	5.75
Community contribution percentage		
- height bonus formula	na	6.5%
- plot ratio formula	na	8.1%
Community contributions ($ per dwelling unit)	na	$27,701
Internal rate of return (IRR)	12.5%	15.2%

Sabina – Discounted cash flow analysis based on 2025 costings and revenues

Development component	Sabina	Sabina
Built form development	**M15**	**M15 + bonus**
Height (storeys)	15	30
Bonus height (%)	0.0%	100.0%
Total gross floor area (plot ratio component) m^2	8,154	13,424
Bonus plot ratio (%)	0.0%	64.6%
Site assumptions		
Indicative unimproved market value	$9,852,000	$9,852,000
Site area (m2)	3,037	3,037
Assumed site rate	$3,244	$3,244
Total apartments	**90**	**179**
Development Cost Assumptions		
Land acquisition fees	$615,000	$615,000
Professional fees	$4,103,000	$7,312,000
Estimated construction costs (2025)	$51,289,050	$91,400,000
Statutory fees	$1,328,000	$2,367,000
$ / apartment	*$14,926*	*$13,225*
Community Benefit Contribution - construction	$0	$3,058,000
Community Benefit Contribution - land value	$0	$1,095,000
Land holding costs	$921,000	$1,209,000
Finance charges	$178,000	$315,000
Interest expense	$8,662,000	$15,301,000
Other costs	$805,000	$1,472,000
Total Costs	$77,755,000	$133,996,000
Less GST reclaimed	-$6,460,000	-$11,133,000
Total costs (after GST reclaimed)	**$71,295,000**	**$122,863,000**
Revenue Assumptions		
Commercial suites - gross realisation	$1,150,000	$1,150,000
Residential dwellings - gross realisation	$93,180,000	$196,778,000
Adopted gross realisation	**$94,330,000**	**$197,928,000**
Gross realisation per apartment	$1,047,000	$1,099,000
Less: Selling costs	$2,634,000	$5,563,000
Net sales revenue	$91,696,000	$192,365,000
Less GST paid on all revenue	$8,575,000	$17,993,000
Total revenue (after GST paid)	**$83,121,000**	**$174,372,000**
Project & Feasibility Metrics		
Project duration (incl. sales) - years	4	5.25
Community contribution percentage		
- height bonus formula	na	4.5%
- plot ratio formula	na	7.0%
Community contributions ($ per dwelling unit)	na	$23,201
Internal rate of return (IRR)	6.6%	12.5%

APPENDIX 4 – RBB Costings

APPENDIX 5 – CBACP Existing Developments Data

CRG Submission on draft Solve Property/Niche Studio CBACP Community Benefit Framework Analysis – Feasibility Modelling

August 8, 2025

Overall Comments:

1. Council's view (and the CRG's) is that there should be no bonus heights. **It is therefore important that one of the Key Findings that should be listed in the Executive Summary is that the developments reviewed would be viable with no bonus heights.**
2. Despite this, it is clear from meetings with DPLH (both by the City and the CRG) that DPLH (and therefore WAPC) is likely to insist on bonus heights. It is in this context that some members of the CRG have said they may accept maximum bonus floors of 3, 5 & 10 in the three zones as a compromise, **BUT** this is dependent on the following:
    a. The other changes proposed by the City are accepted (such as setbacks, maximum tower floor plates, increased deep soil planting, genuine exemplary design, public open space, measures to address building bulk, podium wall heights etc.), **and**
    b. There are genuine community benefits provided in return for bonus heights – benefits that are valued by the community. This has not been the case to date.

    This is why it is important that recommendations are included in the Executive Summary and in the Conclusions and recommendations that provide certainty for the community that genuine community benefits will be delivered. There is a very large lack of community trust in the current planning process and any recommendation regarding bonus heights must also have recommendations explaining how and why the community can have confidence that genuine community benefits will be delivered if bonus heights remain in the CBACP.

    The CRG does not prefer in-kind contributions over cash-in-lieu as suggested in the Report (or in-kind contributions not part of the particular development). Concern was expressed about a lack of trust in how the City would deal with bonus height contributions. The draft addresses this issue to provide certainty that the money will be spent within the CBAC and on genuine community benefits. But, again **these recommendations need to be included in the Executive Summary and the last chapter.** What the CRG prefers is that the community can be confident that if there are bonus heights then there are genuine community (as seen by the community) benefits delivered.

    The Report's recommendations to address these issues must be included in the Executive Summary and in the final chapter.

3. In response to a question regarding the three scenarios for bonus heights (0,0,0 ; 3,5,10 ; 5,10,15) the consultants advised that this was a matter for the community – but the community view is clear (see attached CRG Report to Council in April 23). **Could this be made clear in the Report?**
4. In the CRG's view the $13.5m of community benefits mentioned in the Report is misleading. The CRG understands how that figure was arrived at but strongly disputes that these were genuine community benefits. Bike racks and toilets within the complex are not community benefits. How many unused meeting rooms, which have an ongoing cost to the community do we need? Benefits necessary for the purpose of the development itself (laneways which are really carpark access, pocket parks (if there really are any), slight setbacks making the development more attractive to sell, access ways, art works which are a requirement in the development regardless of bonus heights etc are not community benefits.

The CRG asks that any mention of the $13.5m of "community benefit" should be heavily qualified as above.

Specific Comments:

Page 3

- Para 3, should be "6.6% for Cirque Duet" not 4.5%
- Graph, Riviera should be 80% not 60%
  - Riviera was originally approved as a 15 storey plus 3 mezzanines development, in a 10-storey zone (JDAP 11/12/2019).
  - The definition of a storey and a mezzanine in the NCC does classify these "*mezzanines*" as storeys:
    - Each *mezzanine* exceeds 30% of the area of the unit let alone the room,
    - Each *mezzanine* level is more than 200m^2,
  - Riviera is in reality an 18-storey building, in a 10-storey zone, with an 80% bonus. (Similarly, 21 Kishorn Road and 8 Macrae Road are 5 storeys in a 4-storey zone as verified by the Weir Report.)

Page 9

Bonus Height Overshadowing
Our experience is that overshadowing provisions for bonus height in the CBACP were ignored at JDAP when representations were made by adjacent land owners. The standard measure of the shadow cast at midday on the Winter Solstice is totally inadequate as a measure of the impact of overshadowing on neighbours. This also ignores the increased erosion of people's privacy.

Page 16
See comments 1 & 3 above.

Page 19

- Total community benefit costs in the table do not reflect realty and community perceptions. Many of the so-called community benefits listed in Appendix 5 are for the development residents only, with no or very limited value to the wider community.
- Public art is a requirement under different legislation and is not an additional community benefit under the CBACP
- See comment 4 above.

Page 20

The CRG has not supported works-in-kind, as current examples are not tangible community benefits.

CRG was not specifically consulted on the four case study developments, as implied.

See also comment 2 above.

Page 21, 22

Amenity Impact

The CRG has proposed increased set-backs and adopted tower size limitations which addresses a number of the issues that adversely impact amenity, such as, building bulk, removing existing trees

and catering for new trees and existing street scape. In particular the bulk associated with podiums and deep soil for trees.

Surrounding area characteristics could be enhanced by taking up isolated assets for tangible community benefit. This could be a use of community benefit funds from bonus heights.

Page 22

Typo – Applecross "**aera",** should be area.

Page 23

The CRG endorses the last paragraph re responding to concerns previously raised. CRG supports the concept of "Net" Community Benefit noting the Report's comment that "Such approach would improve the evaluation of proposed benefits and ensure that planning decisions are not only technically justified but socially responsive. **Can this be a recommendation included in the Executive Summary and the last chapter.**

Page 24

Landscaping and public realm

CRG did discuss the inappropriate trees in close proximity to Sabina's veranda along Canning Highway. We do not believe we discussed the laneway/piazza, but, we do agree the landscaping is underwhelming.

Page 25

CRG can't agree with the developer's comments about being forced into bulkier developments as they have all had significant bonus heights. The least being 30% bonus for Forbes.

The "business centre" space at Cirque Duet is not often used. This is not a surprise, it has only recently been completed. Do they mean Cirque on Kishorn Road?

Page 28

Last paragraph – does the Moreau Mews pocket park exist? We do not think so. CRG believes there may have been a larger pocket park proposed in the originally approved plans but it appears to have been built over.

This also raises a community concern re the lasting benefit of so-called community benefits (toilets that are locked or hard to access, meeting rooms with an ongoing cost but rarely used etc.) Again, this emphasises the need for the Report to make clear how bonus heights will actually result in genuine community benefits.

Page 30

Conclusions and Recommendations

- See also comments above.
- Some people will only read the Executive Summary or this chapter. That is why it is important to include the recommendations that will hopefully help to ensure that the community does receive genuine community benefits.

- Paragraph four -The CRG has **not** expressed a preference for in-kind community infrastructure – see comment 2 above

Page 31

See comment 2 above

Final Thoughts

The CRG did extensive modelling, during the initial stages of the CBACP review, of the differences between our initial proposed building envelope and HRD's plot ratios. Based on that modelling we believe there is some merit in bonus plot ratios, however, it must be within the building envelopes the City (and the CRG) has recommended for each respective CBACP zone. That is within the set-backs, tower footprint and height limit for each of H4, H8, M10 and M15

RESPONSE TO CRG SUBMISSION – 8 AUGUST 2025

ITEM	OVERALL COMMENTS	RESPONSE
1	Council's view (and the CRG's) is that there should be no bonus heights. **It is therefore important that one of the Key Findings that should be listed in the Executive Summary is that the developments reviewed would be viable with no bonus heights.**	Updated - Report updated with "Assumptions" (Executive Summary) to address this point.
2	Despite this, it is clear from meetings with DPLH (both by the City and the CRG) that DPLH (and therefore WAPC) is likely to insist on bonus heights. It is in this context that some members of the CRG have said they may accept maximum bonus floors of 3, 5 & 10 in the three zones as a compromise, **BUT** this is dependent on the following: a) The other changes proposed by the City are accepted (such as setbacks, maximum tower floor plates, increased deep soil planting, genuine exemplary design, public open space, measures to address building bulk, podium wall heights etc.), and b) There are genuine community benefits provided in return for bonus heights – benefits that are valued by the community. This has not been the case to date. **This is why it is important that recommendations are included in the Executive Summary and in the Conclusions and recommendations that provide certainty for the community that genuine community benefits will be delivered.** There is a very large lack of community trust in the current planning process and any recommendation regarding bonus heights must also have recommendations explaining how and why the community can have confidence that genuine community benefits will be delivered if bonus heights remain in the CBACP. The CRG does not prefer in-kind contributions over cash-in-lieu as suggested in the Report (or in-kind contributions not part of the particular development).	• Report updated to include: "*The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).*" • 'CRG' removed from in-kind contributions. • Recommendation updated to reflect cash *in lieu* need to be spent on priority infrastructure within 5 years.

	Concern was expressed about a lack of trust in how the City would deal with bonus height contributions. The draft addresses this issue to provide certainty that the money will be spent within the CBAC and on genuine community benefits. But, again **these recommendations need to be included in the Executive Summary and the last chapter.** What the CRG prefers is that the community can be confident that if there are bonus heights then there are genuine community (as seen by the community) benefits delivered. **The Report's recommendations to address these issues must be included in the Executive Summary and in the final chapter.**	
3	In response to a question regarding the three scenarios for bonus heights (0,0,0 ; 3,5,10 ; 5,10,15) the consultants advised that this was a matter for the community – but the community view is clear (see attached CRG Report to Council in April 23). **Could this be made clear in the Report?**	Updated - Report amended to clarify the community and the City agree on no bonus heights.
4	In the CRG's view the $13.5m of community benefits mentioned in the Report is misleading. The CRG understands how that figure was arrived at but strongly disputes that these were genuine community benefits. Bike racks and toilets within the complex are not community benefits. How many unused meeting rooms, which have an ongoing cost to the community do we need? Benefits necessary for the purpose of the development itself (laneways which are really carpark access, pocket parks (if there really are any), slight setbacks making the development more attractive to sell, access ways, art works which are a requirement in the development regardless of bonus heights etc are not community benefits. **The CRG asks that any mention of the $13.5m of "community benefit" should be heavily qualified as above.**	• Noted - Text amended to use "Development contributions" instead of "community contributions". • Noted – Report updated to include: "*The community contributions included in this assessment are taken from items listed in the respective development approval (see Appendix 5) and include a range of infrastructure and facility types. Therefore, the percentage contributions in this report are calculated on this same wide range of infrastructure items. Whether all these contributions constitute 'community benefits' is outside of the scope of this work, but should be addressed as part of a future community needs assessment. Any reduction in the range of infrastructure items considered to be contributions provided by developers may affect the feasible contribution percentage if developers are expected to also contribute additional infrastructure items as conditions of development (ie. free of charge).*"

PAGE	SPECIFIC COMMENTS	RESPONSE

3	• Para 3, should be "6.6% for Cirque Duet" not 4.5%
	• Graph, Riviera should be 80% not 60%
	  ○ Riviera was originally approved as a 15 storey plus 3 mezzanines development, in a 10-storey zone (JDAP 11/12/2019).
	  ○ The definition of a storey and a mezzanine in the NCC does classify these "*mezzanines*" as storeys:
	  ▪ Each *mezzanine* exceeds 30% of the area of the unit let alone the room,
	  ▪ Each *mezzanine* level is more than 200m2,
	  ○ Riviera is in reality an 18-storey building, in a 10-storey zone, with an 80% bonus. (Similarly, 21 Kishorn Road and 8 Macrae Road are 5 storeys in a 4-storey zone as verified by the Weir Report.)
		• Updated - Reference has been changed to 4.5% for Sabina (not Cirque Duet).
		• We note that the most recent revised DA includes a 16th storey as a rooftop terrace attached to the penthouse. Therefore, 16 stories in M10 zone is calculated as 60%.
		• The mezzanine levels in the Riviere development constitute as bonus plot ratio, but not bonus height. As this assessment considers the two bonus components (height and plot ratio), this factor is already included in the assessment.

9	Bonus Height Overshadowing Our experience is that overshadowing provisions for bonus height in the CBACP were ignored at JDAP when representations were made by adjacent land owners. The standard measure of the shadow cast at midday on the Winter Solstice is totally inadequate as a measure of the impact of overshadowing on neighbours. This also ignores the increased erosion of people's privacy.	Noted – Planning officers are responsible for determining the impacts of overshadowing when assessing Development Applications. *No changes made to the report.*
16	See comments 1 & 3 above.	Updated (as per response to Comment 1 & 3 above).
19	• Total community benefit costs in the table do not reflect realty and community perceptions. Many of the so-called community benefits listed in Appendix 5 are for the development residents only, with no or very limited value to the wider community.	• Noted – We understand these 'benefits' do not reflect what is perceived as a benefit by the wider community. The analysis for the report was undertaken based of the approved DAs which included the contributions as benefits.

	• Public art is a requirement under different legislation and is not an additional community benefit under the CBACP • See comment 4 above.	• Noted – However, Public art is included in the assessment because it is a specific DA requirement for Sabina *("Publicly accessible laneway and piazza (total of 1490sqm) - The laneway/piazza provides an important pedestrian link between Canning Highway and Kintail Road and is highly activated by commercial uses at the ground level and contains extensive hard and soft landscaping as well as significant public art installations"*); and also for Cirque Duet *("Pedestrian access link (128sqm) between Kishorn and Ogilvie Road activated with public art lighting installation."*), but not Riviere or Forbes. Appendix 5 as additional detail. • Updated (as per response to Comment 4 above).
20	The CRG has not supported works-in-kind, as current examples are not tangible community benefits. CRG was not specifically consulted on the four case study developments, as implied. See also comment 2 above.	Updated – Reference to CRG consultation and CRG support of works-in-kind has been removed.
21, 22	Amenity Impact The CRG has proposed increased set-backs and adopted tower size limitations which addresses a number of the issues that adversely impact amenity, such as, building bulk, removing existing trees and catering for new trees and existing street scape. In particular the bulk associated with podiums and deep soil for trees. Surrounding area characteristics could be enhanced by taking up isolated assets for tangible community benefit. This could be a use of community benefit funds from bonus heights.	Noted – We understand that these comments have already been provided to the City in the **CBACP CRG Report to Council post public consultation 13/04/23.** *No changes made to the report.*
22	Typo – Applecross "**aera**", should be area.	Updated – typo corrected.

23	The CRG endorses the last paragraph re responding to concerns previously raised. CRG supports the concept of "Net" Community Benefit noting the Report's comment that "Such approach would improve the evaluation of proposed benefits and ensure that planning decisions are not only technically justified but socially responsive. **Can this be a recommendation included in the Executive Summary and the last chapter.**	Updated - Recommendation 4 has been updated to reference this in both the Executive Summary and last chapter. This is a critical objective of the community needs assessment to determine contributions that return a net benefit (in return for bonus plot ratio, not height).
24	Landscaping and public realm CRG did discuss the inappropriate trees in close proximity to Sabina's veranda along Canning Highway. We do not believe we discussed the laneway/piazza, but, we do agree the landscaping is underwhelming.	Noted. *No changes made to the report.*
25	CRG can't agree with the developer's comments about being forced into bulkier developments as they have all had significant bonus heights. The least being 30% bonus for Forbes. The "business centre" space at Cirque Duet is not often used. This is not a surprise, it has only recently been completed. Do they mean Cirque on Kishorn Road?	Noted – The report reflects comments from both the CRG and the Developers as they were expressed, without additional commentary or interpretation. The "business centre" is the same meeting space on Kishorn Road (where the CRG Briefing was held). *No changes made to the report.*
28	Last paragraph – does the Moreau Mews pocket park exist? We do not think so. CRG believes there may have been a larger pocket park proposed in the originally approved plans but it appears to have been built over. This also raises a community concern re the lasting benefit of so-called community benefits (toilets that are locked or hard to access, meeting rooms with an ongoing cost but rarely used etc.) Again, this emphasises the need for the Report to make clear how bonus heights will actually result in genuine community benefits.	Updated – references to Sabina and Riviere removed. Please note that the analysis of each development was based on the approved DA and Architect Plans provided.
30	Conclusions and Recommendations • See also comments above.	• Updated – Chapter and recommendations updated as per response to Comments above.

	• Some people will only read the Executive Summary or this chapter. That is why it is important to include the recommendations that will hopefully help to ensure that the community does receive genuine community benefits. • Paragraph four -The CRG has not expressed a preference for in-kind community infrastructure – see comment 2 above	• Updated – Paragraph four edited to exclude reference to CRG.
31	See comment 2 above	Updated (as per response to Comment 2 above).

City of Melville

CITY OF MELVILLE
OFFICER ADVICE NOTE

Presented to	Ordinary Meeting of Council to be held on Tuesday, 19 August 2025
Related to Item	Item UP25/80 Canning Bridge Activity Centre Plan Review - Further Information Request - Department of Planning Lands and Heritage
Submitted by	Acting Director Planning
Attachments	Nil.

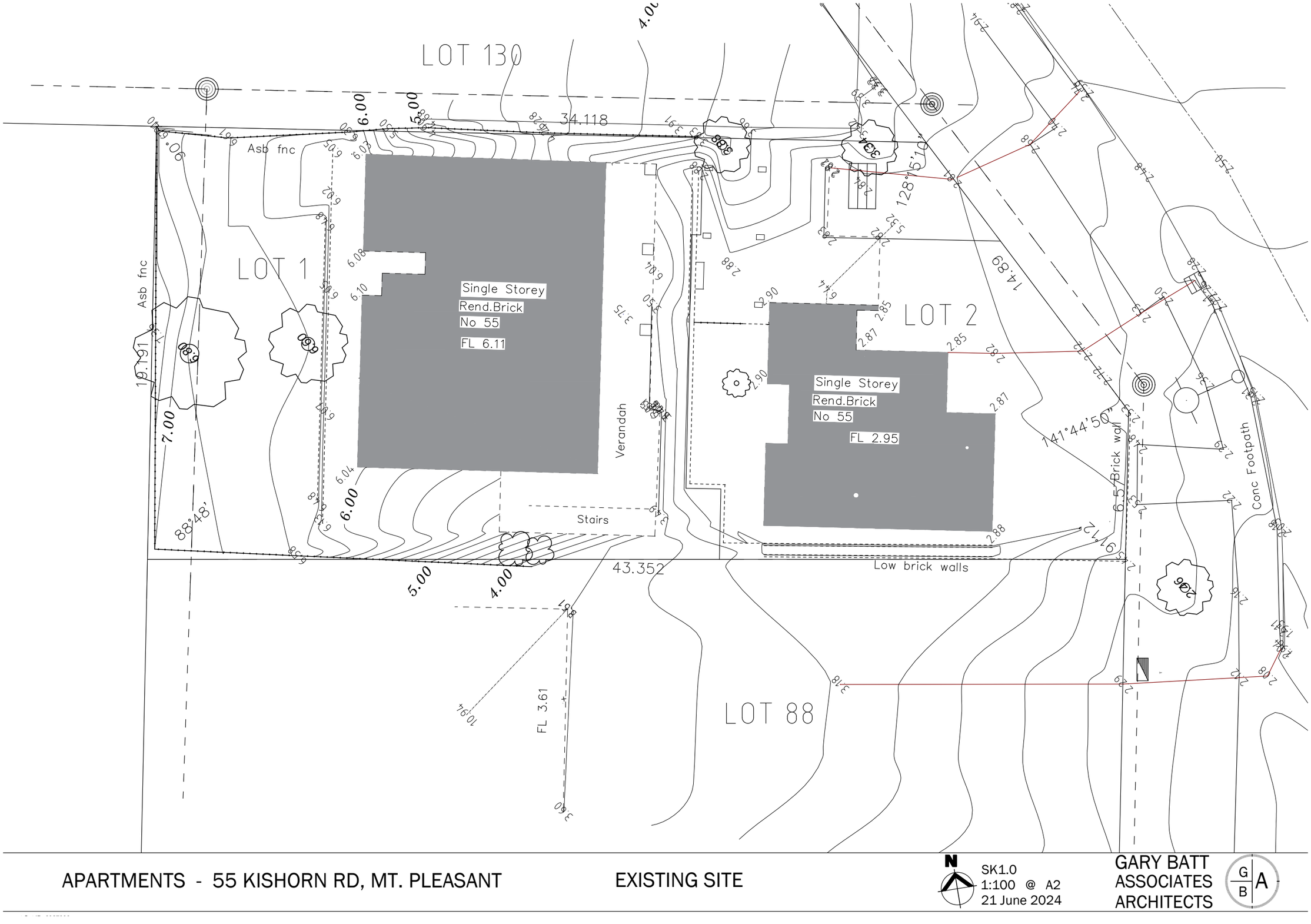
The information provided below is intended to provide additional officer advice in relation to modifications to the recommendation contained in the report and the inclusion of updated/additional attachments.

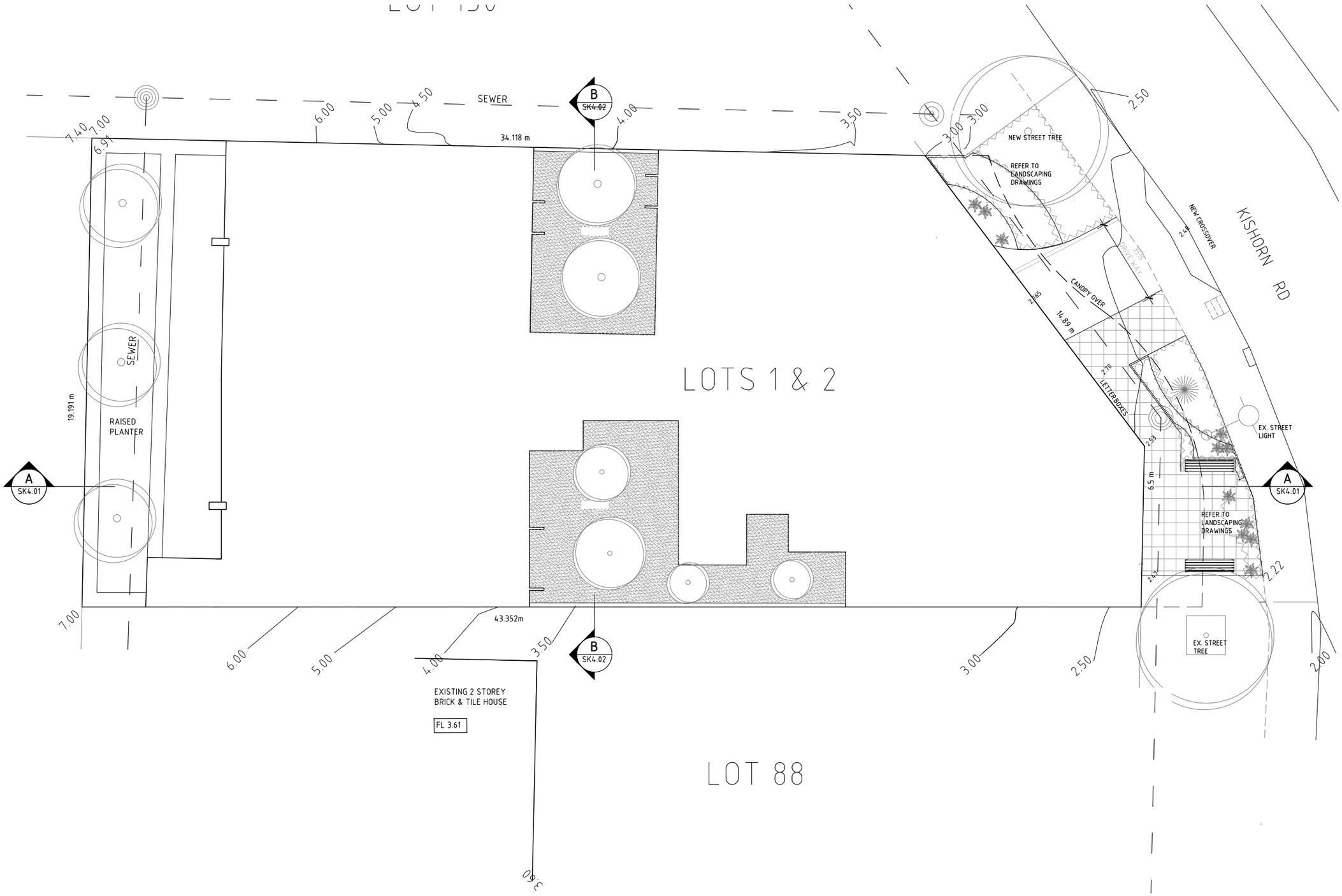
Further to a briefing provided to the Canning Bridge Community Reference Group (CRG) on the findings and recommendations contained in the consultant's report, the CRG noted that some commentary in the report attributed to CRG which while expressed by individual members did not reflect the official position of the CRG. In response it was agreed to modify the report to correct where these instances occurred.

The CRG also provided a range of comment in relation to other matters it considers important with regards to community benefits. While these items do not necessitate modification to the report, it is appropriate that they be forwarded to the Department of Planning, Lands and Heritage (DPLH) in conjunction with the Further Information Request (FIR) report to ensure DPLH is fully aware of all inputs arising from this work. In this regard it is proposed to add an additional item to the OMC report recommendation to include the forwarding of the CRG comments to the DPLH.

To assist elected members in considering the item and understanding the changes to the report the following attachments are also proposed to be added to the OMC report in addition to the existing version of the FIR report already attached.

- A 'clean' version of the updated consultants FIR report
- A track-changed version of the consultants FIR report highlighting changes
- The CRG comments further to its recent briefing
- Consultant response to CRG comments


LOT 130
LOT 1
LOT 2
LOT 88
Single Storey
Rend.Brick
No 55
FL 6.11
Single Storey
Rend.Brick
No 55
FL 2.95
Verandah
Stairs
FL 3.61
Asb fnc
Asb fnc
Low brick walls
Brick wall
Conc Footpath
34.118
43.352
14.89
19.191
128°51'10"
141°44'50"
88°48'
6.00
5.00
4.00
7.00
6.5
APARTMENTS - 55 KISHORN RD, MT. PLEASANT
EXISTING SITE
N
SK1.0
1:100 @ A2
21 June 2024
GARY BATT
ASSOCIATES
ARCHITECTS
G
B
A



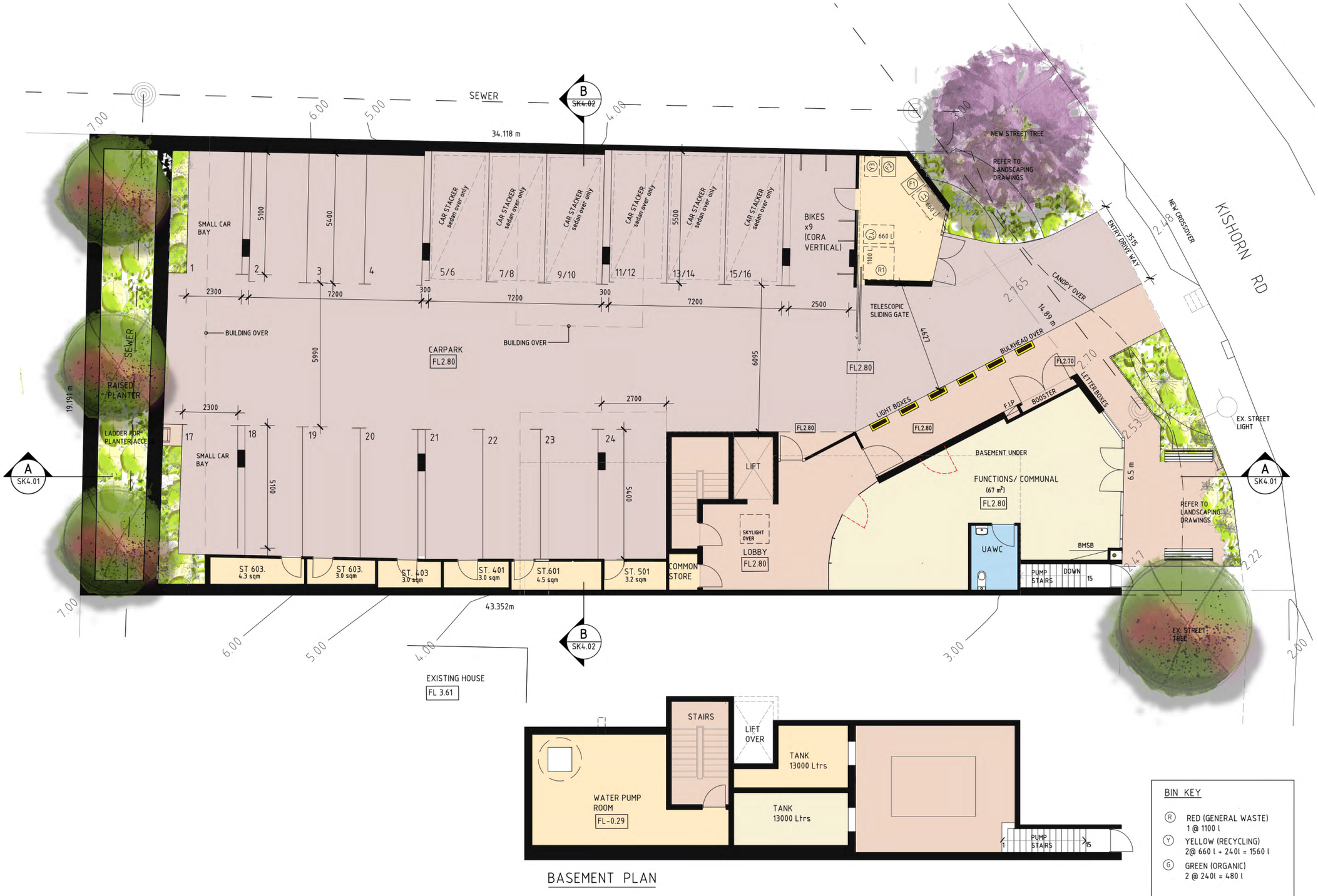
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE PLAN

N

SK1.1
1:100 @ A2
21 June 2024

GARY BATT ASSOCIATES ARCHITECTS



BASEMENT PLAN

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE & GROUND FLOOR PLAN

N

SK2.00
1:100 @ A2
21 June 2024

GARY BATT ASSOCIATES ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIRST FLOOR PLAN

SK2.01
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SECOND FLOOR PLAN

SK2.02
1:100 @ A2
04 June 2024

GARY BATT ASSOCIATES ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

THIRD FLOOR PLAN

N

SK2.03
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FOURTH FLOOR PLAN

N

SK2.04
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



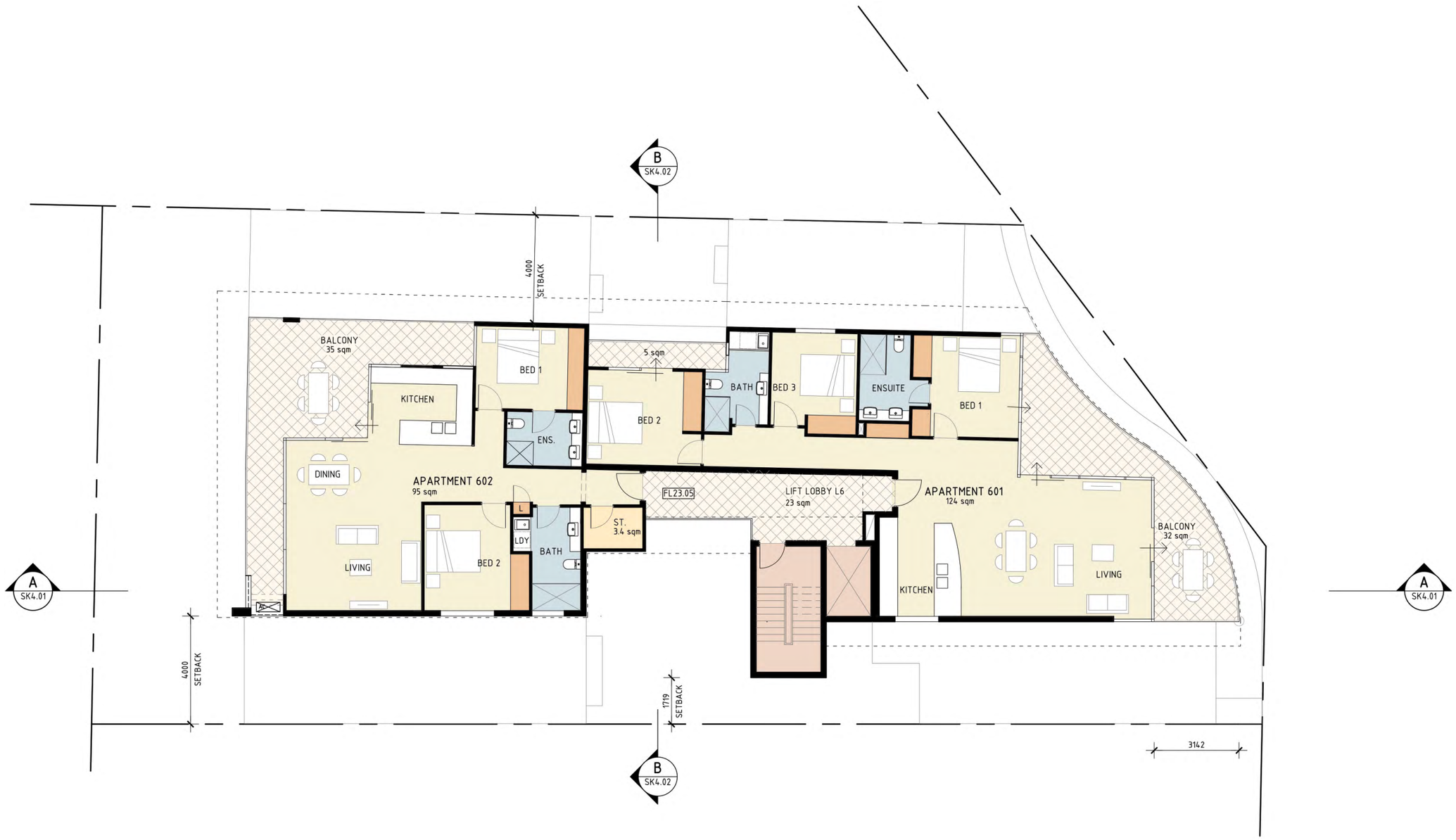
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIFTH FLOOR PLAN

N

SK2.05
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



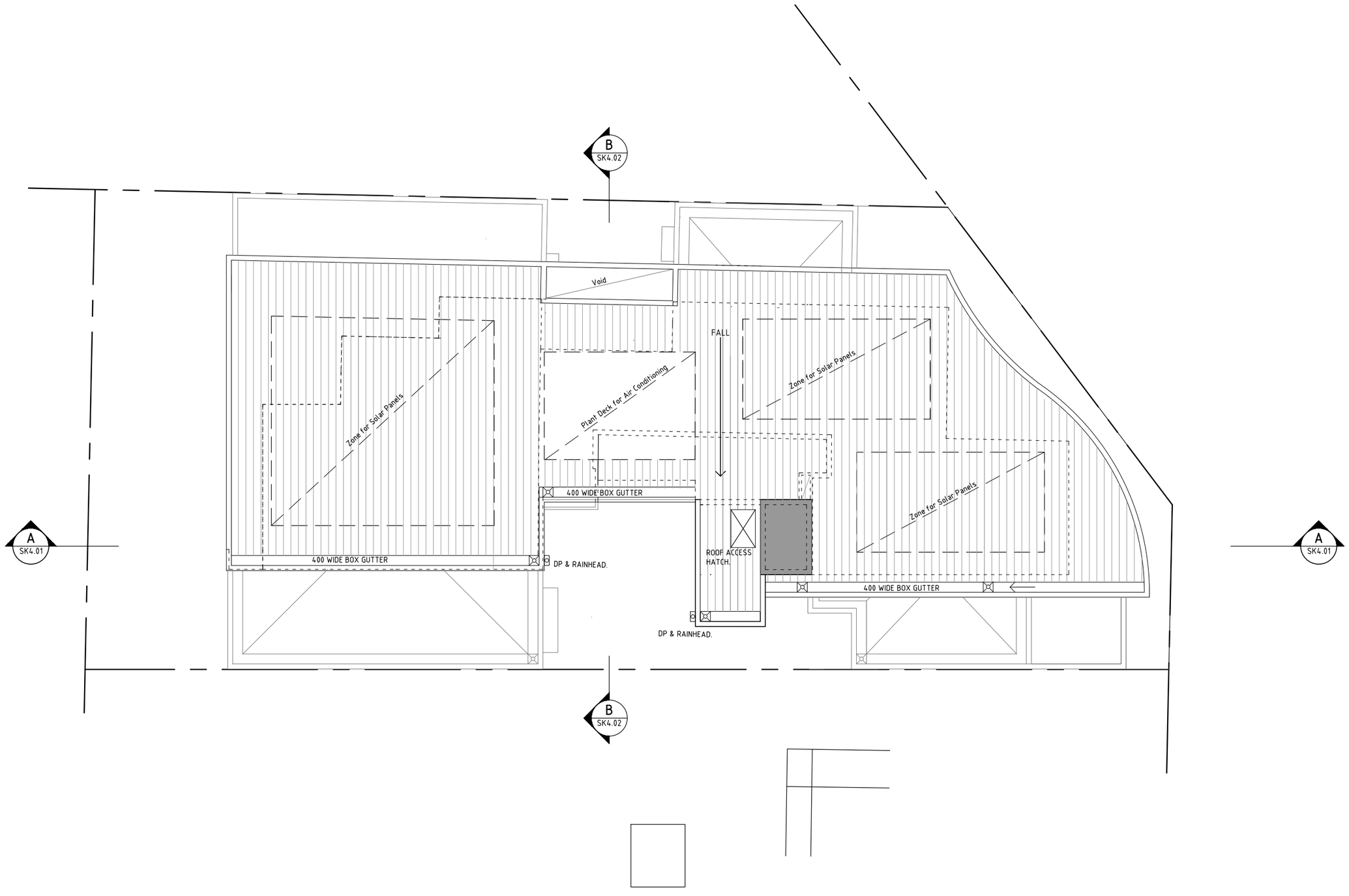
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SIXTH FLOOR PLAN

N

SK2.06
1:100 @ A2
04 June 2024

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ASSOCIATES
ARCHITECTS



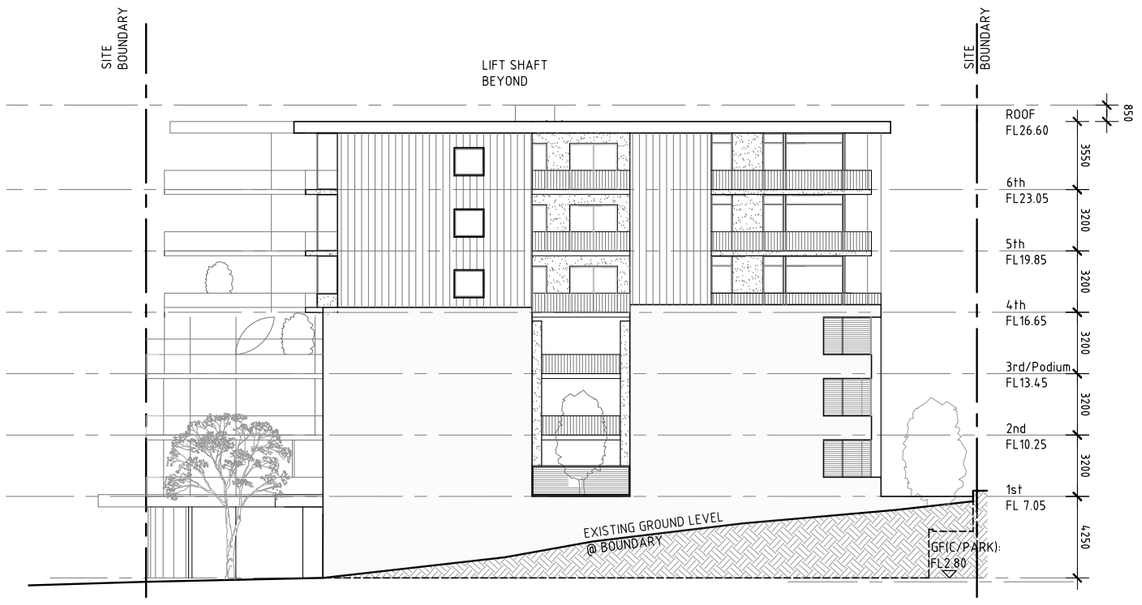
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

ROOF PLAN

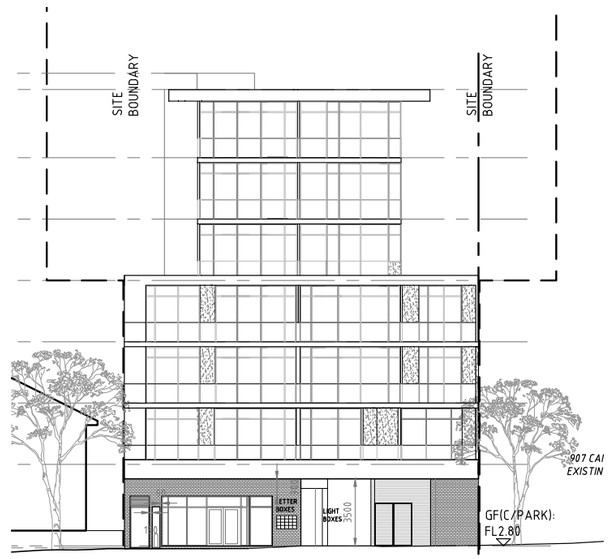
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SK2.07
1:100 @ A2
24 JUNE 2024

GARY BATT
ASSOCIATES
ARCHITECTS



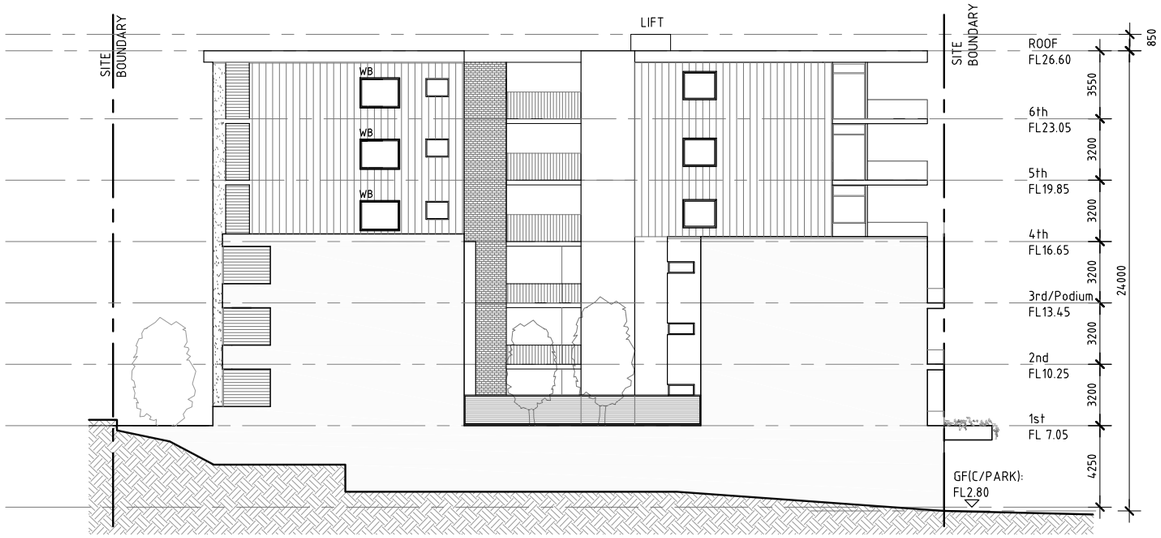
NORTH ELEVATION
Scale 1 : 200



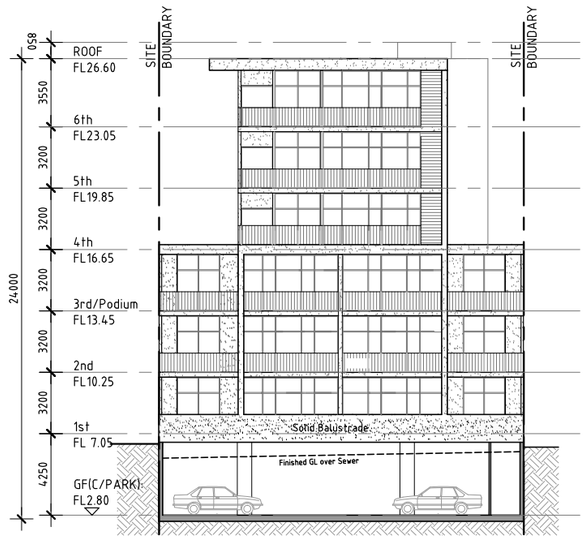
NOTES

1. SEE SK3.02 FOR EXTERNAL MATERIALS

EAST ELEVATION (STREET)
Scale 1 : 200



SOUTH ELEVATION
Scale 1 : 200



WEST ELEVATION
Scale 1 : 200

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

ELEVATIONS

SK3.0
1:200 @ A2
28 June 2024

GARY BATT ASSOCIATES ARCHITECTS



NORTH ELEVATION
Scale NTS



EAST ELEVATION (STREET)
Scale NTS

KEY/LEGEND

HL: HORIZONTAL LOUVRES

GBL: 1000 h GLASS BALUSTRADE

WIBL: WROUGHT IRON BALUSTRADE

WB: POWDER COAT ALUMINIUM AWNIN(

ACRYLIC TEXTURE COAT (Off-White)

OFF FORM CONCRETE

FACE BRICK

STANDING SEAM COLOURBOND CLADDING (Windspray)



SOUTH ELEVATION
Scale NTS



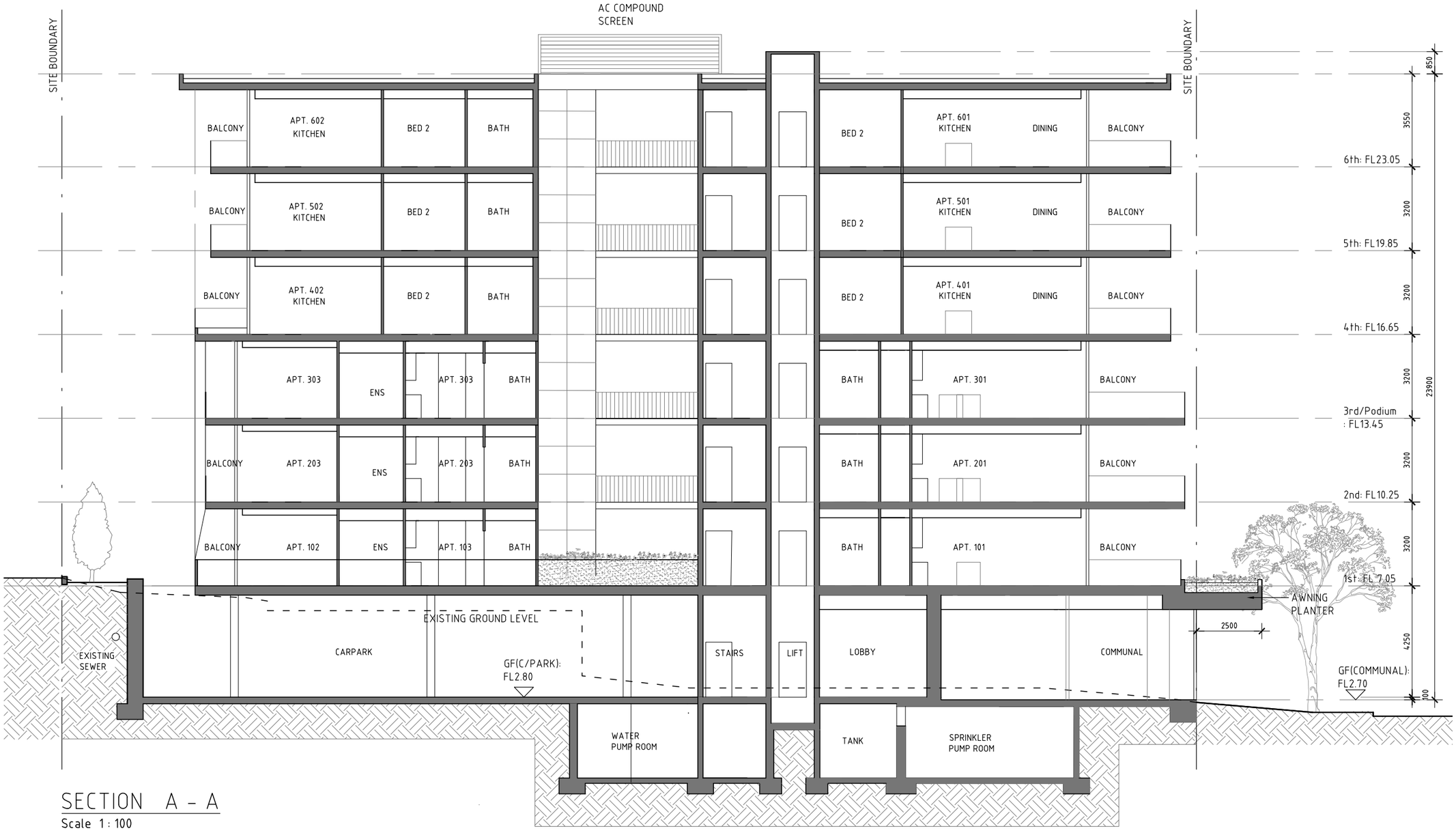
WEST ELEVATION
Scale NTS

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

ELEVATIONS: EXTERNAL MATERIALS

SK3.02
NTS @ A2
28 June 2024

GARY BATT ASSOCIATES ARCHITECTS



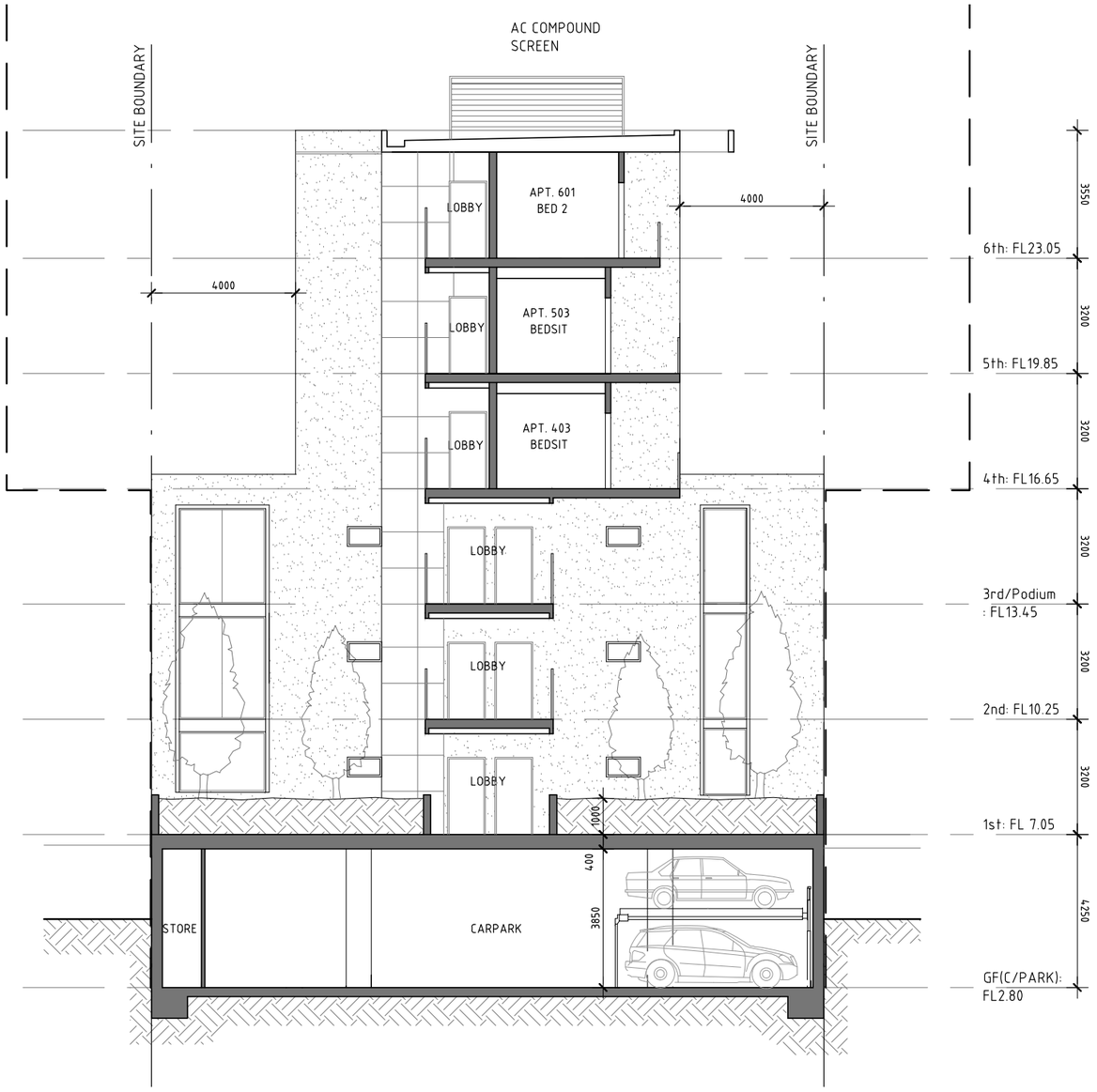
SECTION A - A
Scale 1 : 100

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SECTION A - A

SK4.0
1:100 @ A2
24 JUNE 2024

GARY BATT ASSOCIATES ARCHITECTS



SECTION B - B
Scale 1 : 100

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

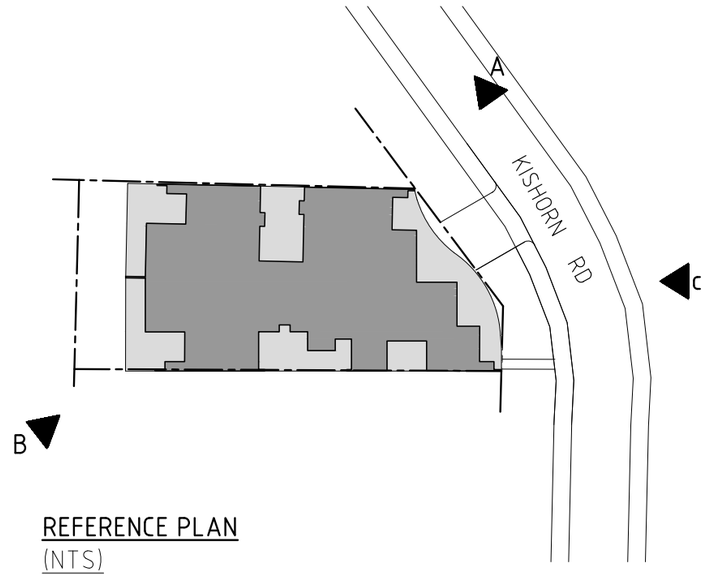
SECTION B - B

SK4.01
1:100 @ A2
24 JUNE 2024

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ASSOCIATES
ARCHITECTS



VIEW A



REFERENCE PLAN
(NTS)



VIEW B



VIEW C

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

APARTMENT 3D RENDERINGS

SK5.00

23 Nov. 2023

GARY BATT ASSOCIATES ARCHITECTS



21st FEBRURAY: 12 pm



21st OCTOBER: 12 pm



21st JUNE: 12 pm

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

OVERSHADOWING

SK5.01
NTS @ A2
28 June 2024

GARY BATT ASSOCIATES ARCHITECTS

Gary Batt & Associates
Architects

1st October 2024.

Planning Dept.
City of Melville
10 Almondbury Rd,
Booragoon WA 6154

Attention: Gavin Davey

Planning Application for 55 Kishorn Rd Mt Pleasant Apartments

Dear Sir,

Please find attached documents submitted for Planning application for the above site.

Development Summary

- *7 Storeys (24m to top of roof)*
- 20 apartments total
  - 3 x 1 Bedroom Apartments (43 - 53m²)
  - 16 x 2 Bedroom Apartments (81m² - 100m²)
  - 1 x 3 Bedroom Apartment (124m²)
    Common Areas (88m²)
- *24 Car Bays: inc. 6 car stackers (2 cars per Stacker)*

Please find enclosed:
-Application Form signed 21.9.24
-Certificates of Title (2 Off)
-ESD Report
-Traffic Impact Statement
-Acoustic Environmental Report
-Rubbish Bin Requirements summary

-Drawings:

Architectural Drawings: SK 1.0 SK 2.0, SK 2.1, SK 2.2, SK 2.3, SK 2.4, SK 2.5, SK 2.6, SK 2.7, SK 3.0, SK 3.1, SK 3.2 (Material finishes graphics), SK 4.0, SK 4.1, SK 5.0 and SK 5.1 (overshadowing)

Landscape Drawings: 101 Rev D, 102 Rev D

Traffic Drawings: Turning Template Rev A

Level 2,
456 Fitzgerald
North Perth, WA 6006
Ph **9389 7731**
Gary Batt & Associates

Gary Batt & Associates
Architects

Based upon the estimated $10M (ex GST) construction we have calculated he application fees as being **$18,783** (no GST). Once confirmed this may be paid by the owner electronically.

Design Review Panel Report
We have addressed key elements of DRP 3 comments as best as we are able and are outlined below

Context and Character
A single crossover is proposed and shown to work as explained in the Traffic Report and shown on the Turning Template Drawing. This increases the built edge along the boundary increasing the interface with the street. Whilst we understand the benefit of a larger Lobby integrated with opportunity to linger, this does not align with the owners brief. The proposal achieves a good compromise.

Landscaping
Landscaping has improved by providing planters to support climbers at the pergola.
The First and 3rd Floors have effectively been swapped. This allows maintenance staff to access the First Floor awning planting from the Communal area.
A fixed ladder is provided on the retaining wall to the rear of the Carpark for access to the rear deep soil planting
Paving is now extended to allow access to the seating from the existing Footpath.

Sustainability
Further to the report the east and west Glass will be double glazed.
Cross ventilation is easily achieved without the Apartment front doors open

Amenity
Bike Storage and Car Bay have been transposed. This allows internal access to the Bin Store via the Bike Store.

Legibility
Reducing the crossover to a single lane and relocating the Tanks to the Basement has made the pedestrian Entry and Lobby more legible. The light boxes celebrate the entrance and provide a clear and safe pedestrian path. The dropped ceiling along the path help to accentuate the pedestrian path.

Aesthetics
The material finishes pallet is now resolved along the lines of the attached material finishes schedule and graphics

I trust the above addresses the comments from DRP 3 as well as completing requirements for the Application. Please feel free to call me on 0412 992 411 with any queries

Regards

Gary Batt

Level 2,
456 Fitzgerald
North Perth, WA 6006
Ph **9389 7731**
Gary Batt & Associates

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1781	**934**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE

STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 15112
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RAGENCE INVESTMENTS PTY LTD OF POST OFFICE BOX 846, CANNING BRIDGE, APPLECROSS
(T G289599) REGISTERED 26/9/1996

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. K461089 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 28/12/2007.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP15112
PREVIOUS TITLE:	SP15112
PROPERTY STREET ADDRESS:	55A KISHORN RD, MOUNT PLEASANT.
LOCAL GOVERNMENT AUTHORITY:	CITY OF MELVILLE

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/10/2024 12:58 PM Request number: 67240684

Landgate
www.landgate.wa.gov.au

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1781	**935**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE

STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 15112
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RAGENCE INVESTMENTS PTY LTD OF POST OFFICE BOX 846, CANNING BRIDGE, APPLECROSS
(T G289599) REGISTERED 26/9/1996

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
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Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP15112
PREVIOUS TITLE:	SP15112
PROPERTY STREET ADDRESS:	55 KISHORN RD, MOUNT PLEASANT.
LOCAL GOVERNMENT AUTHORITY:	CITY OF MELVILLE

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/10/2024 12:58 PM Request number: 67240683

Landgate
www.landgate.wa.gov.au

Gary Batt &
Associates
Architects

15th December, 2024.

Planning Dept.
City of Melville
10 Almondbury Rd,
Booragoon WA 6154

Attention: Kate Bainbridge

55 Kishorn Road – DA-2024-1038

Dear Madam,

Further to your email of Dec 10 in response to the above application submitted October 10 we address each item in order below.

Statement against State Planning Policy 7.0
Please refer to attached power point graphics to be read in conjunction with below.

Principle 1 - Context and Character

The site is located in the Canning Bridge Activity Centre within the Ogilvie Quarter which permits a height of 15 Storeys for sites over 1200 sqm. Our site is 758 sqm and has a 6 Storey Height limit (20m). Adjacent sites have potential to Build to 32m high above natural ground level. Refer pages 18 - 26.

The design references the past, current and future context and character and materials of the district. Mount Pleasant can be defined as an exclusive riverside suburb predominantly residential which is undergoing a massive change in the Canning Bridge precinct with the introduction of multistorey apartments and mixed-use buildings around its commercial centres and major transport routes.

Features of this proposal that respond to this context include:

- A leafy streetscape: a distinguishing feature of Kishorn road is the tree lined street. This will be celebrated with the inclusion of a street shade tree and additional landscape along the verge.
- The curved front façade gives reference to a meandering waterway with the Canning River in close proximity.
- Materiality will be of a simple non – fussy palette to keep with the newer modern context.
- Landscaped character via street planting, deep soil planting on the First Floor and cascade planting on the street awning
- Nil side and street setbacks comply with the design requirements of the Precinct, and a single lane cross over contribute to a strong built edge on the street.

Level

Gary Batt &
Associates
Architects

- Being higher density residential building it is walking distance to public transport on Canning Highway and public open space of the Canning river

Principle 2 -Landscape Quality

- A professional Landscape design has been developed. Please see pages 27 – 31
- The existing street tree has been retained by stepping the canopy back and an additional street tree added.
- Plants proposed are waterwise and from City of Melville recommended pallet of plants.
- Deep soil areas are at the rear of the Ground Floor, and on the First Floor and represent 11.6% of site area.
- Planting cascading over the Canopy is effective especially from street level due to site lines
- There is rich landscaping at street level at the public domain interface. Seating here will encourage people to linger here for longer.

Principle 3 - Built Form and Scale

This proposal follows the requirements on setbacks and height restrictions noted in the *Canning Bridge Activity Centre Plan.* This has been implemented with the following outcome:

- The building is made up of a 4 Storey podium (GF-3rd Floor), built to the side boundaries with a 3 Storey tower structure set in 4m from side boundaries (2.1m for the stair shaft) and 5.4m from the rear boundary. The stair shaft is a minor encroachment on the levels 4, 5 & 6. We seek discretion to reduce the tower setback from the front from 5m to 3.7m average.

- The total height of the apartment building is 23.9m (plus 0.85m lift overrun) from Kishorn Rd, noting that the rear neighbouring site is approximately 5 meters higher than this site. By submerging the ground floor at the rear boundary, the overall scale of the building is reduced. Refer pages 17, 18 and 19. The additional height above natural ground level at the street front will be more in keeping with the future context.

- The long boundary is east-west oriented and the street front Apartments face east towards the Canning river. The balconies of the east facing Apartments step to maximise the north light exposure. 6 out of 9 of the rear Apartments (on the west end) have north aspect.

- The bulk of the building is softened with a simple curved edge included to the Kishorn road frontage, this helps the building to roll around the angled boundary.

- The flat roof seems appropriate to be concealed behind the curved front parapet and the eaves extend to cap the walls and shade the 6th floor balconies.

Level

Gary Batt &
Associates
Architects

Principle 4 - Functionality and Build Quality

Key points:

- Open plan with 2 directional light where possible
- Well sized and considered bedroom and living spacing with adequate storage
- Large balconies
- Elements of the Liveable Housing Design Guidelines are implemented, including wide doorways + corridors, flush thresholds and functional kitchen and service spaces.
- Materials used will be robust and low-maintenance, including rendered and off form concrete, stone/tile cladding and aluminium louvres/screens.
- Lobby's on all levels have access to natural light and fresh air.
- An acoustic consultant is engaged and impact noise will be mitigated by measures such as resilient suspended ceiling fixings, ceiling installation, discontinuous construction etc. so that the acoustic isolation complies with Part F5 of NCC.
- A waste management Plan is attached, showing the volume of rubbish allowance and the layout of the waste bin enclosure.
- Preliminary Consultant advice has been provided for typical electrical spatials, storm water and service risers etc. These are preliminary and not resolved but may be issued on request.
- The AC units are at high level with a clothesline below. The screening is designed to be directional to discharge air away from sensitive location. Photo of example along the lines of our proposal is below.



Principle 5 – Sustainability

L
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Architects

- ESD report has been submitted and its requirements will form part of the DA application and therefore are required to be adhered to.
- Principals of solar passive design, maximising cross ventilation (page 36) and natural light have been important design drivers. Shading is provided to west facing windows with balcony overhangs, north windows will be shaded by building elements/window boxes.
- Material selection will be done to ensure high energy efficiency including insulation, high performance windows, light colour wall and roof claddings. The owners have opted for **double glazing** to the east and west facades where required by the ESD.
- PV Solar Panels, energy and water efficient appliances and fixtures as well as water sensitive vegetation will be included in the design.
- Natural ventilation diagrams are enclosed showing its effectiveness.
- 9 Bicycle parking spaces have been provided

Principle 6 – Amenity

- Generous and well planned internal spaces with plenty of storage provides great internal amenity to the Apartments.
- 2 common area spaces are provided to give active and passive spaces for residents to socialise in large and small groups. There is a large communal space on the ground floor and a smaller Lounge on the First Floor. The street landscape also encourages outside interaction.
- All Bedrooms meet the minimum size requirements and have built in Robes.
- Most Apartments have a private, separate Entry Lobby.
- The Ground Floor Lift Lobby receives natural light via a Skylight.
- The Lift Lobby and Bridges are open on the sides providing natural light, ventilation and an outlook
- Kitchens are large and functional
- All Balconies are large and private
- Universal design principles are applied (see Principle 4 above)
- The mixture of Apartment sizes and Bedrooms (and therefore choice) will appeal to a broader cross section of the market

Principle 7 -Legibility

- Vehicle and Pedestrian Entry's are strong and identifiable.
- The pedestrian Entry is separate to the vehicle access and accentuated with:
  - a dropped ceiling that aligns with the footpath
  -footpath paving which contrasts with the vehicle paving
  -feature light boxes on the edge of the path (particularly at night)
- Each Apartment with 2 or more beds has at least 1 Car Bay
- Ground Floor Communal space has a strong interface with the outside street public realm
- There is a small communal open space connected to the First Floor Lounge
- Relatively small lift Lobby's on each level make way finding easy

Level

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Principle 8 – Safety

- Access to apartments and common areas will be via a secured lobby providing good security.
- Good passive surveillance is achieved with the east apartment balconies having direct sightlines to the street.
- The carpark design meets the requirements of AS2890.1. and car egress site lines increased to future standards.
- Pedestrian access is physically separated from vehicular access.
- Flush thresholds throughout the Building, from the street level to Apartment Balconies
- Universal design principles applied (see principle 4)
- Services located within the street setback are integrated into the design (eg the electricity supply dome)
- Safe access to the roof via the internal Fire Escape and Roof Hatch with pull down ladder.

Principle 9 -Community

- The Ground Floor Communal space interacts with the street verge and landscaped area. The seating and landscape will enable passers by to rest and opportunity for residents to interact with them. This adds to appeal and contributes to street activity and interaction between the building and the street. Whilst not exactly as requested by the DRP the layout shown is in line with our clients brief. (See Pages 38 and 39)
- The mix of 1, 2 and 3 Bed Apartments with a variety of orientation / views and price points will inevitably lead to a mixture of occupant cohort.

Principle 10- Aesthetics

- The flowing curve to the street façade is a simple form and works naturally with the street boundary's.
- Simple clean horizontal and vertical lines integrate the building elements
- A simple palette of 2-3 façade materials will ensure the building is not fussy.
- The 4th – 6th floor wall aligns with the walls below providing a connecting element through all levels
- The ground floor street wall façade will be made from recycled bricks
- The awning contributes to the street scape and human scale

Site analysis and design response

The site is located in the Canning Bridge Activity Centre within the Ogilvie Quarter which permits a height of 15 Storeys for sites over 1200 sqm. Our site is 758 sqm and has a 6 Storey Height limit (20m). Adjacent sites have potential to Build to 32m high above natural ground level. Refer pages 19, 20, 23 and 24.

Level

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The design references the past, current and future context and character and materials of the district. Mount Pleasant can be defined as an exclusive riverside suburb predominantly residential which is undergoing a massive change in the Canning Bridge precinct with the introduction of multistorey apartments and mixed-use buildings around its commercial centres and major transport routes.

Design standards require the building to be built to the full width of the site. Due to the high water table our approach was to provide parking at grade (rather than attempt to bury the cars in a large basement). The cars are hidden behind a Bin Store wall on the north side and a communal space on the south. Fire and water services are in a reduced size Basement.

The Apartments are built to the maximum height relative to the natural ground level (ie 20m). The yellow area on page 18 shows the extend the height exceeds the limit above natural ground level. In context of likely future development of adjacent sites this has no impact and may even be desirable -see pages 19 and 20.

Key considerations were the views to Canning River which competes with solar aspects. Principals of solar passive design, and natural light have been important design drivers. Shading is provided to west facing windows with balcony overhangs. The balconies of the east facing Apartments step to maximise the north light exposure. 6 out of 9 of the rear Apartments (on the west end) have north aspect.

From First Floor to the 3rd Floor the Building is effectively broken into 2 parts with a link in between. This increases the perimeter which gives more opportunity for windows, ventilation and overall better amenity. The tower section from 4th to 6th Floor is the one element due to the side setback requirements. The alignment of vertical elements ties the tower together with the lower levels.

The graphics on pages 23 and 24 show the proposed building how it may sit in context with the future built form of the street

Table of Development Details are attached.

Streetscape diagrams
Please refer to Pages 15, 19, 20, 23 and 24 of attached Appendix

Deep soil Landscaping areas dimensioned
Please refer to Section BB on Page 19 of attached Appendix. The soil depth is 1m and sits upon the transfer slab which is 400mm thick.

Response to DRP 3 below

Principle 1 Context and Character

Item b) The crossover has been reduced to a single crossover. This is justified by the traffic engineer and supported. See traffic engineers report and graphics attached.

Item c) The residents Lounge has doubled in size. The new internal window between the Communal space and Lift Lobby creates transparency between the Lift Lobby and the street

Level

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Principle 2 Landscape quality
Safe maintenance access is provided to rear landscaped area via a fixed safety ladder, and to the awning from the First Floor Communal area via a height safety system. The owners felt that the DRP proposed bridge compromised security to the Apartments 102 and 103.

The reduction in crossover size has increased the extent of verge landscaping

Grass trees have been moved for better protection
Planters have been added for Pergola planting

Principle 3: Built Form and scale
There are no issues with the Stores immediately outside the Apartments. The ones that align with Apartments 102, 202 etc adds a strong vertical element.
The dropped Canopy over the Pedestrian path into the building is aligned with the path. This clearly identifies the pedestrian access and separates it from vehicle access.

Principle 4: Functionality and Build Quality
Room dimensions now shown on Plans
Letterboxes are now facing the driveway
Fire Tanks are now located in the Basement enabling a continuous lobby space
A Bulk Store for recreational equipment has been created under the Fire Escape Stairs

Principle 5: Sustainability
Heat gain mitigation is addressed with double glazing to the east and west facing windows.
Car Bay 24 will be a Electric Vehicle charging station

Principle 6: Amenity
An internal gate has been added to the Bin Store
The Third Floor Communal space has been moved to the First Floor
Screening has been added to Bedroom windows which have a risk of compromising security.

Principle 7: Legibility
Items b), c) and d) have been addressed by the new layout

Principle 9: Community
The owner will pay the 1% public art contribution or commission art work to be integrated into the project.

Principle 10: Aesthetics
The drawings are self-evident and 3D view of the front entry is enclosed on slide 16 which celebrates the pedestrian entry that is separate to the vehicle access.

I trust the above is satisfactory, however please feel free to call me on 0412 992 411 with any queries

Level

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Associates
Architects

Regards



Gary Batt

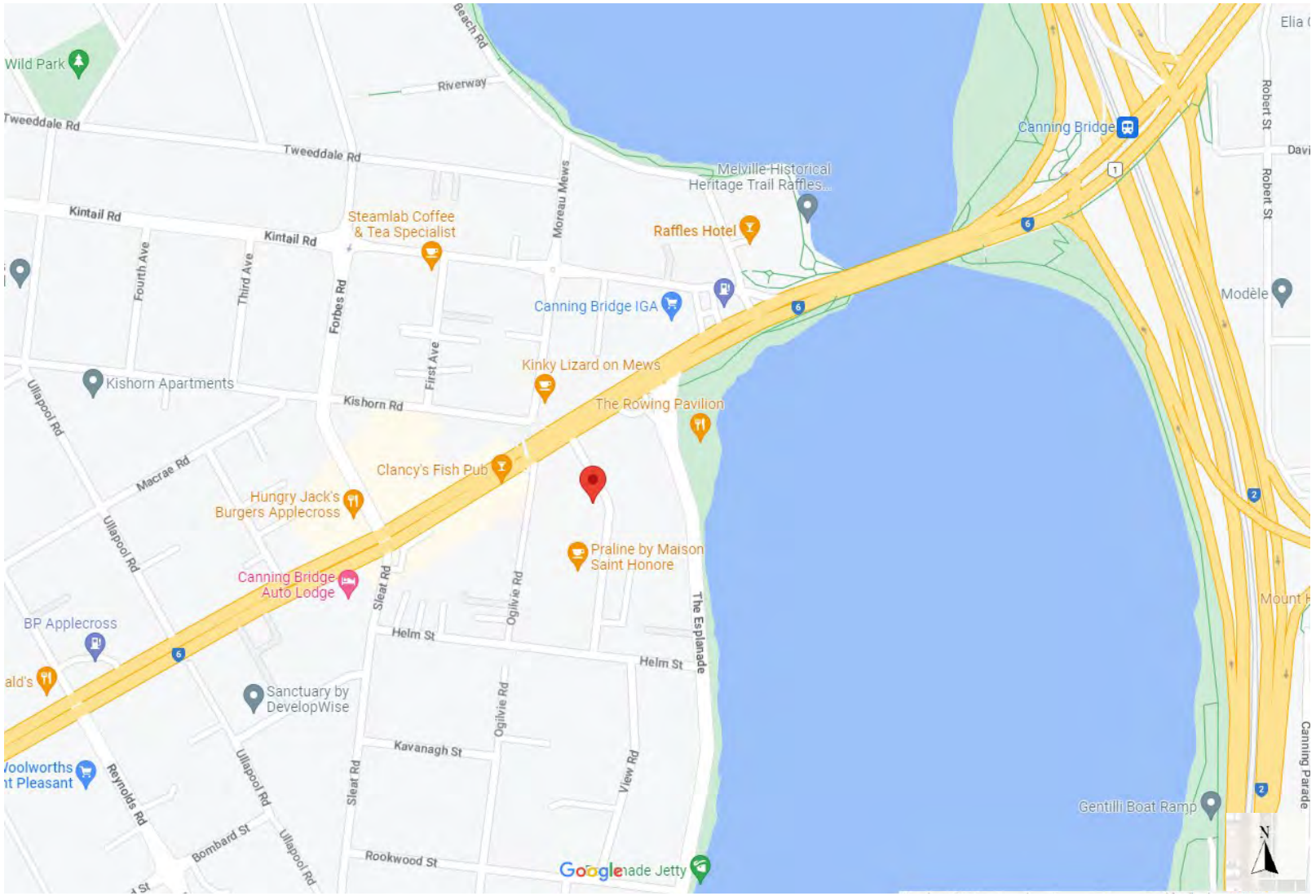
Level

55 KISHORN RD MT. PLEASANT

DEVELOPMENT APPLICATION

GARY BATT ASSOCIATES ARCHITECTS

JANUARY 2025


Wild Park
Riverway
Tweeddale Rd
Tweeddale Rd
Kintail Rd
Kintail Rd
Steamlab Coffee & Tea Specialist
Moreau Mews
Melville Historical Heritage Trail Raffles...
Raffles Hotel
Canning Bridge
Robert St
Robert St
Modèle
Canning Bridge IGA
Fourth Ave
Third Ave
Forbes Rd
First Ave
Kinky Lizard on Mews
Kishorn Apartments
Kishorn Rd
The Rowing Pavilion
Ullapool Rd
Macrae Rd
Clancy's Fish Pub
Hungry Jack's Burgers Applecross
Praline by Maison Saint Honore
Canning Bridge Auto Lodge
Sleat Rd
Ogilvie Rd
The Esplanade
BP Applecross
Helm St
Helm St
Sanctuary by DevelopWise
Ogilvie Rd
Kavanagh St
Reynolds Rd
Ullapool Rd
Sleat Rd
View Rd
Bombard St
Ullapool Rd
Rookwood St
Gentilli Boat Ramp
Canning Parade
N

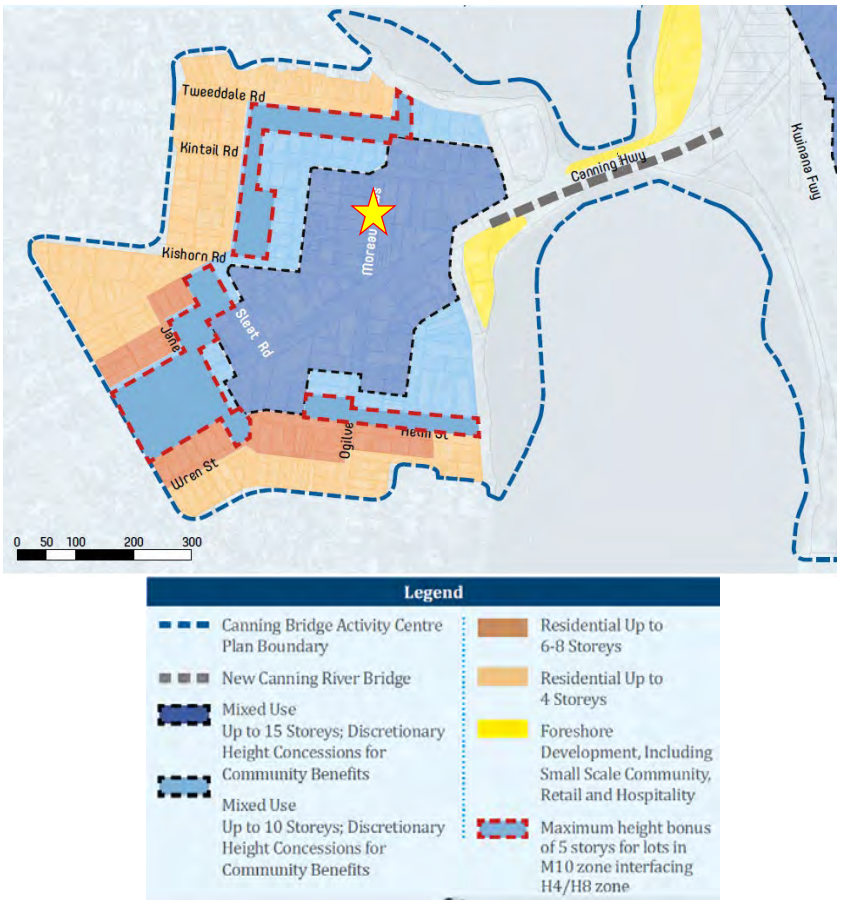


55 KISHORN RD MT. PLEASANT SITE GARY RATT ASSOCIATES ARCHITECTS



55 KISHORN RD MT. PLEASANT PLANNING PRECINCT GARY BATT ASSOCIATES ARCHITECTS

PLANNING



- Canning Bridge Activity Centre.
- M15 Zone (Ogilvie Quarter Q2) up to 15 stories.
- Our site: 6 Storey Ht. (20m) limit due to land area being less than 1200 sqm.

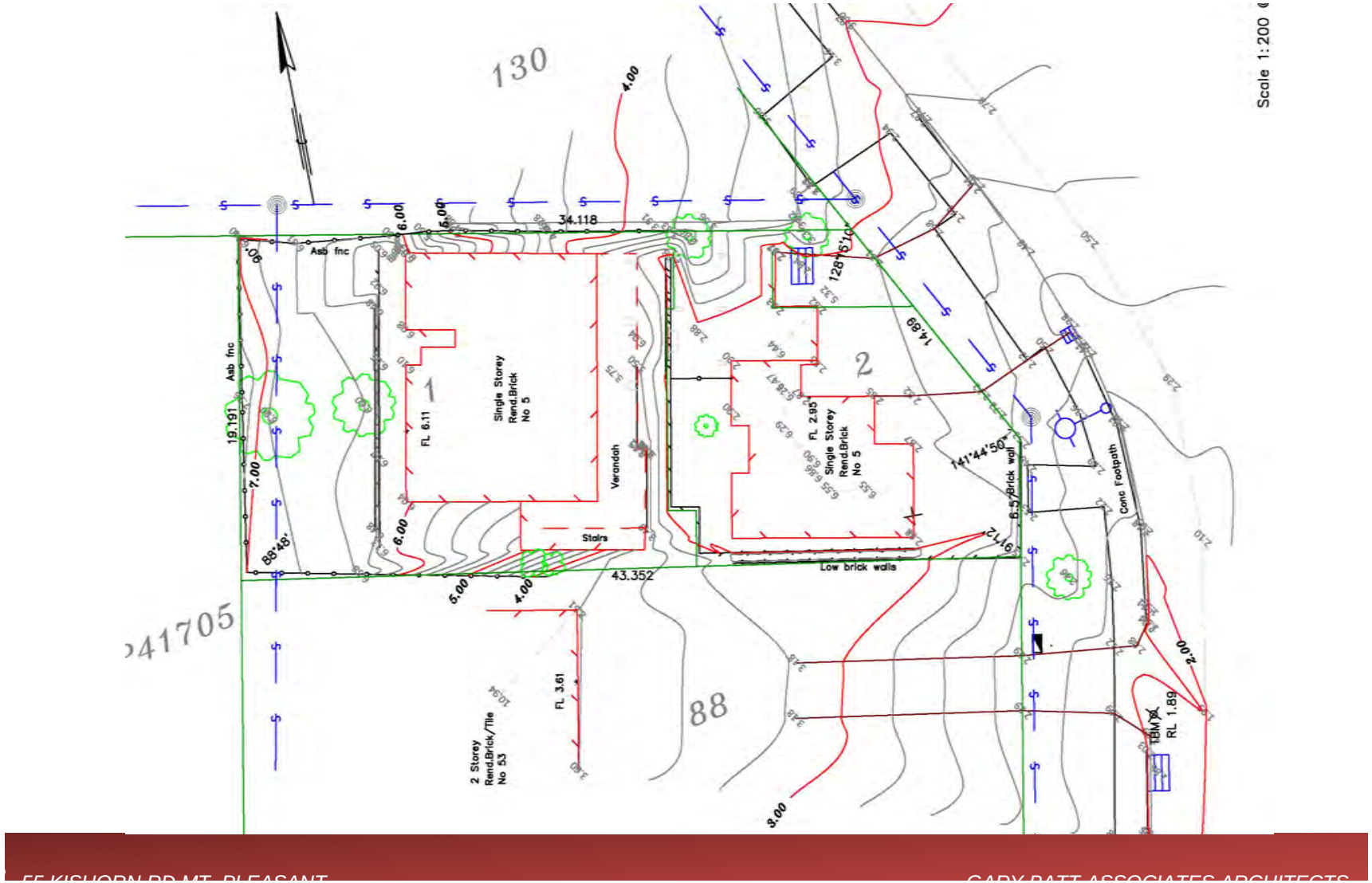
DEVELOPMENT SUMMARY



- 7 Storeys (24m to top of roof)
- 20 apartments total
  - 16x 2 Bedroom Apartments (81m² - 100m²)
  - 3 x 1 Bed Apartments (43 - 53 m²)
  - 1 x 3 Bed Apartments (124 m²)
  - Communal Areas- 87m²
- 24 Car Bays: inc. 6 car stackers

55 KISHORN RD MT. PLEASANT DEVELOPMENT SUMMARY GARY RATT ASSOCIATES ARCHITECTS

SITE SURVEY (2 EXISTING HOUSES)



EXISTING SITE FROM STREET



NORTH BOUNDARY



EXISTING STREET TREE



KISHORN ST. FROM FRONT OF SITE

Towards Canning Hwy



Looking South East



East end of Kishorn Street

(Looking towards Canning Hwy)



BROADER CONTEXT









KISHORN ST. CONTEXT













EAST ELEVATION (STREET)

CONTEXT & CHARACTER

- Precinct in transition
- Complementary to historical and modern contexts.
- Height and scale will be in context with C.O.M vision for the Precinct
- Extra height sought is reasonable given land topography and context
- Continue and enhance the leafy Streetscape.
- Predominantly rental accommodation which is in demand
- Location is within 200m of Bus Route

ENTRACE







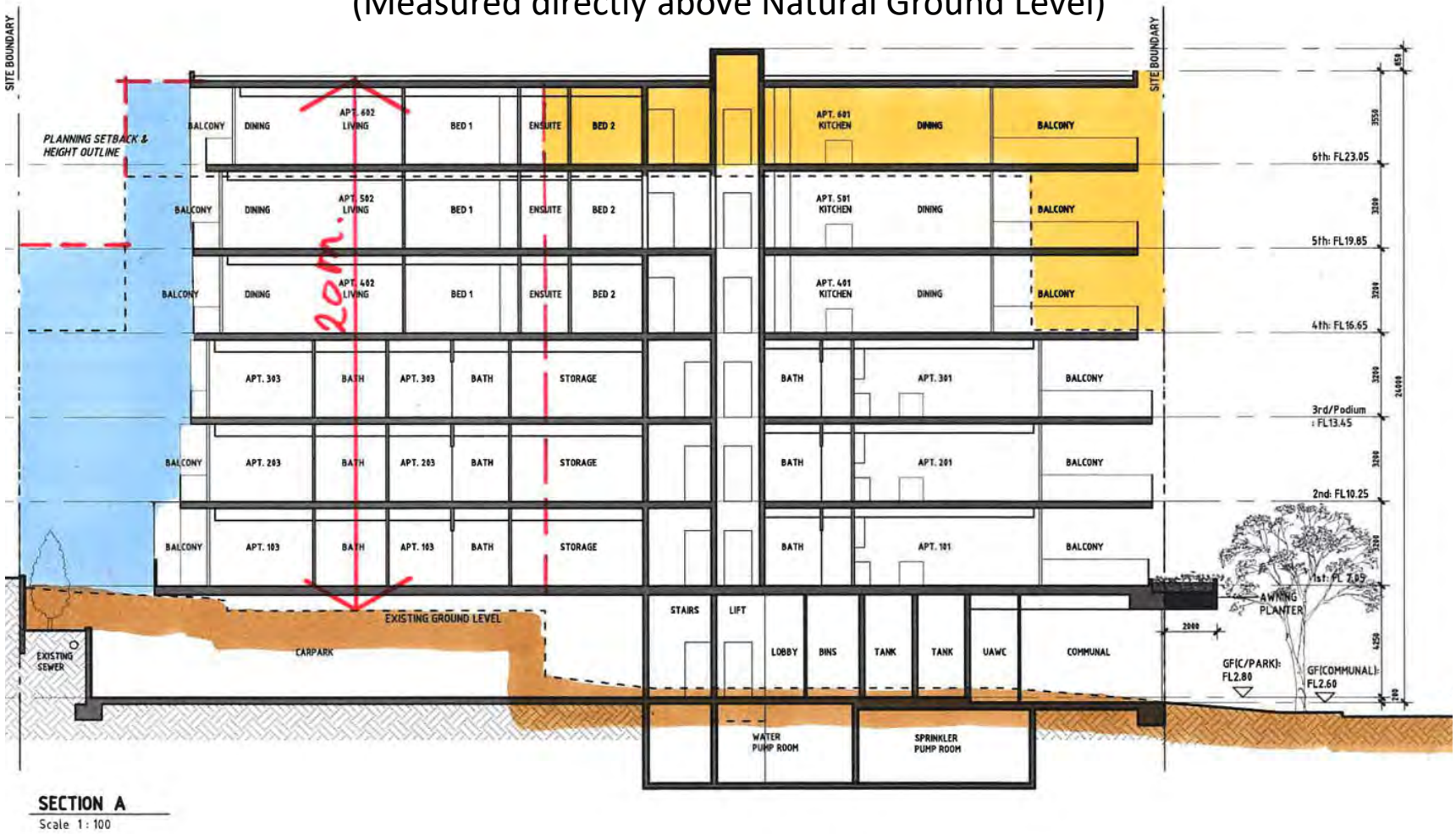
BUILT FORM & SCALE





HEIGHT

(Measured directly above Natural Ground Level)



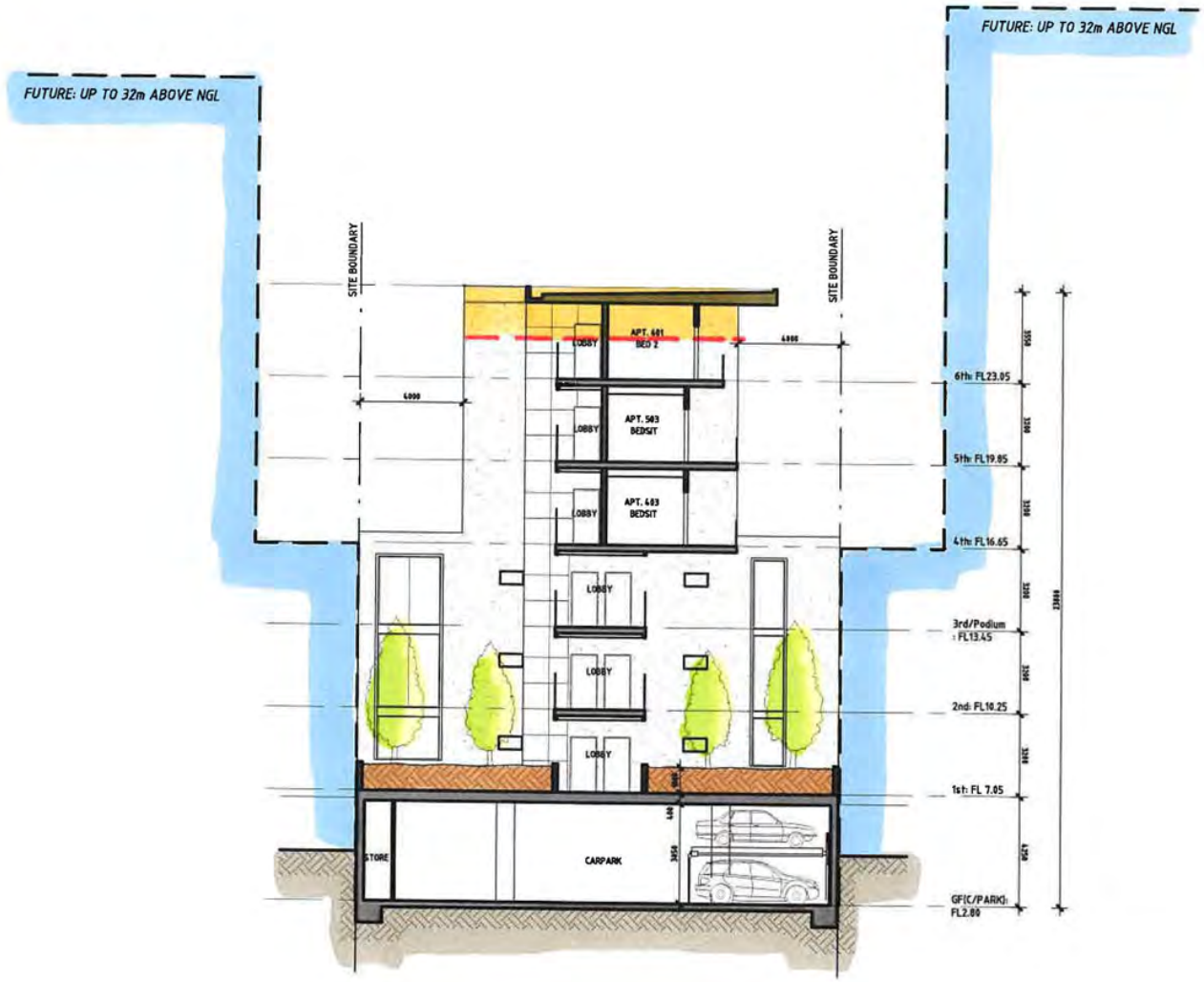
SECTION A
Scale 1 : 100

HEIGHT

(Relating to Natural Ground Level)

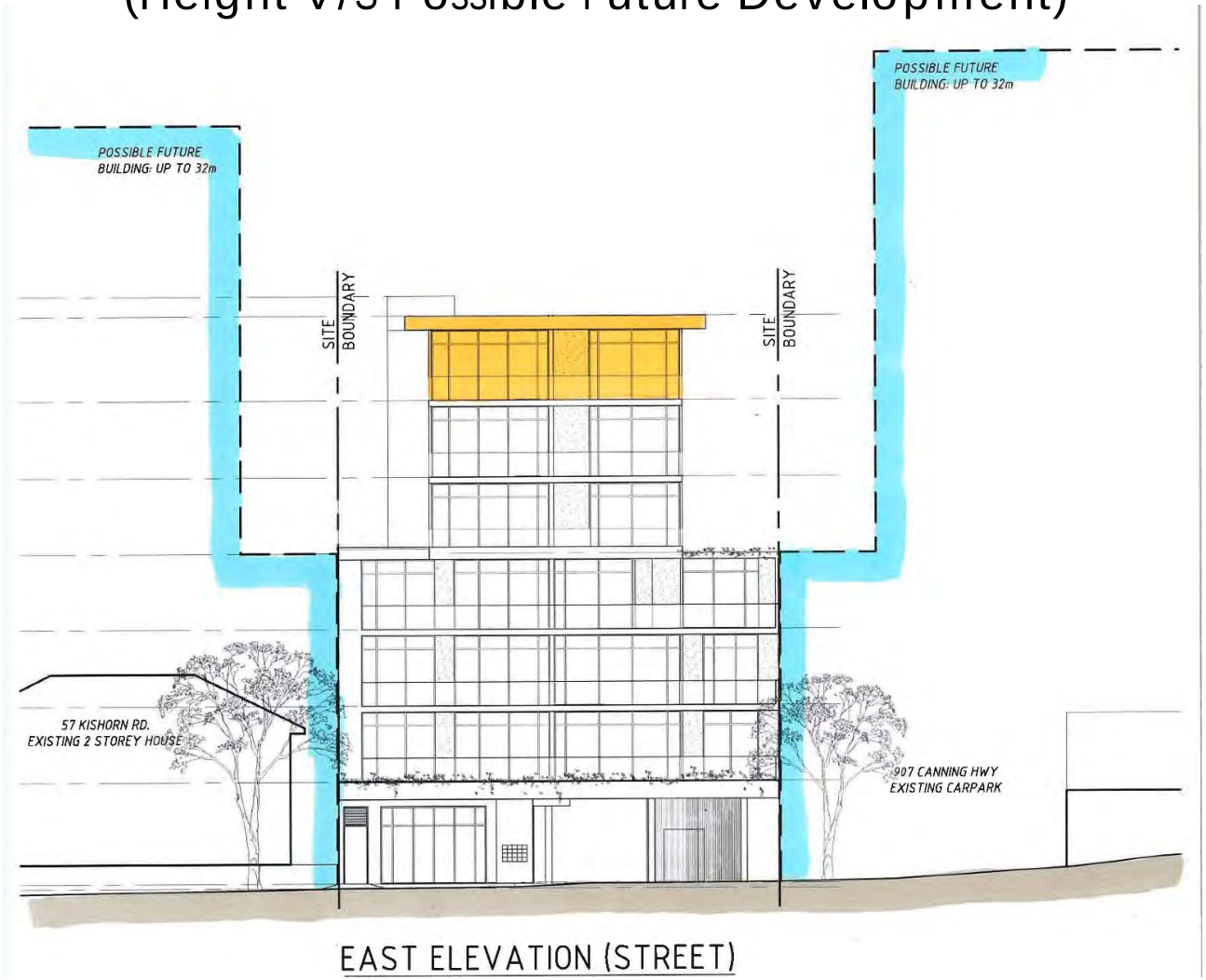


SECTION B B

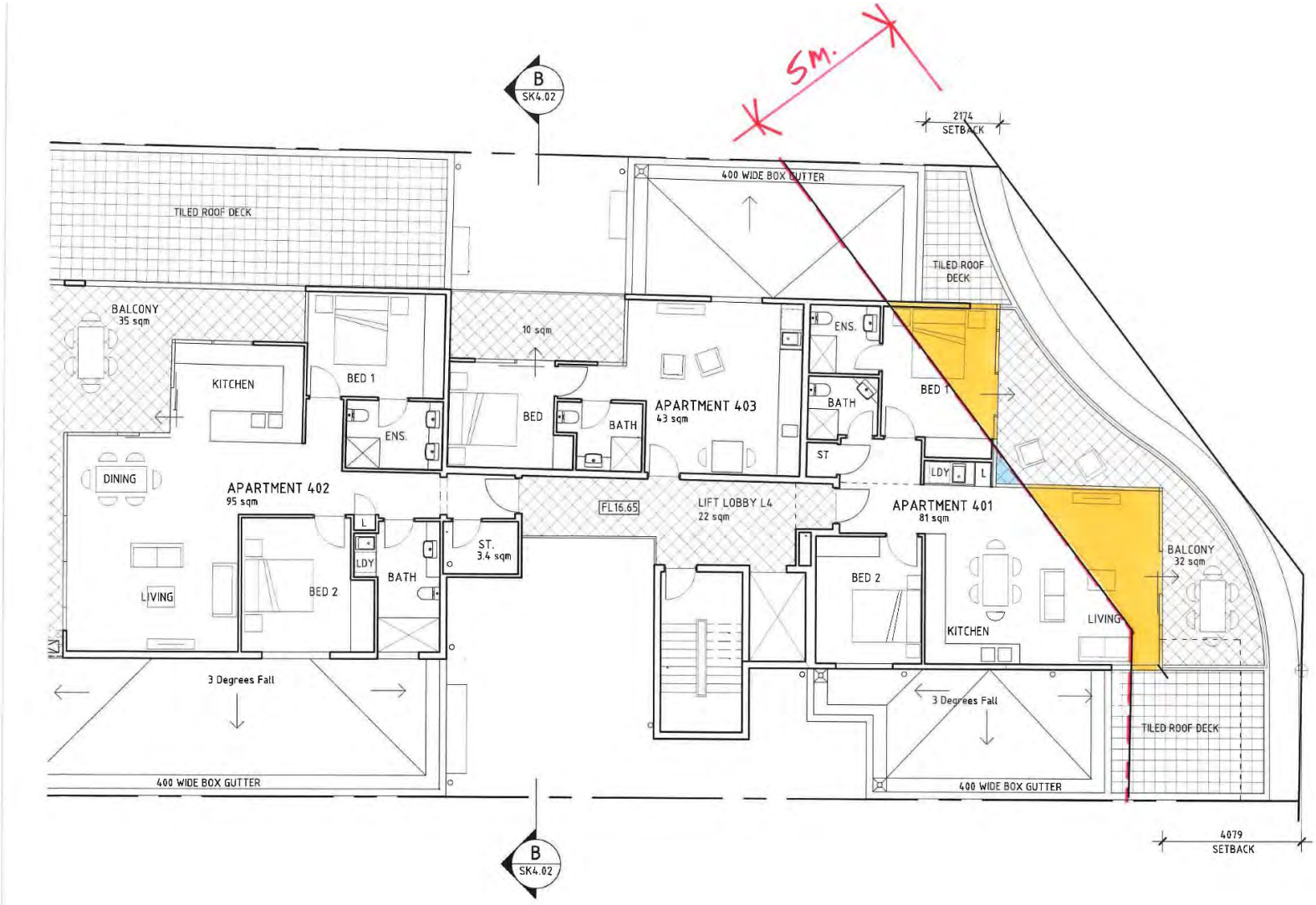

FUTURE: UP TO 32m ABOVE NGL
FUTURE: UP TO 32m ABOVE NGL
SITE BOUNDARY
SITE BOUNDARY
LOBBY
APT. 601
BED 2
APT. 503
BEDSIT
APT. 403
BEDSIT
6th: FL23.05
5th: FL19.95
4th: FL16.65
3rd/Podium
: FL13.45
2nd: FL10.25
1st: FL 7.05
GF(C/PARK):
FL2.80
STORE
CARPARK

BUILT FORM & SCALE

(Height V/S Possible Future Development)



TOWER FRONT SETBACK



PRIMARY CONTROLS (FRONT)

TOWER SETBACK ENCROACHMENT



CURRENT BUILT FORM CONTEXT



POTENTIAL FUTURE BUILT FORM CONTEXT

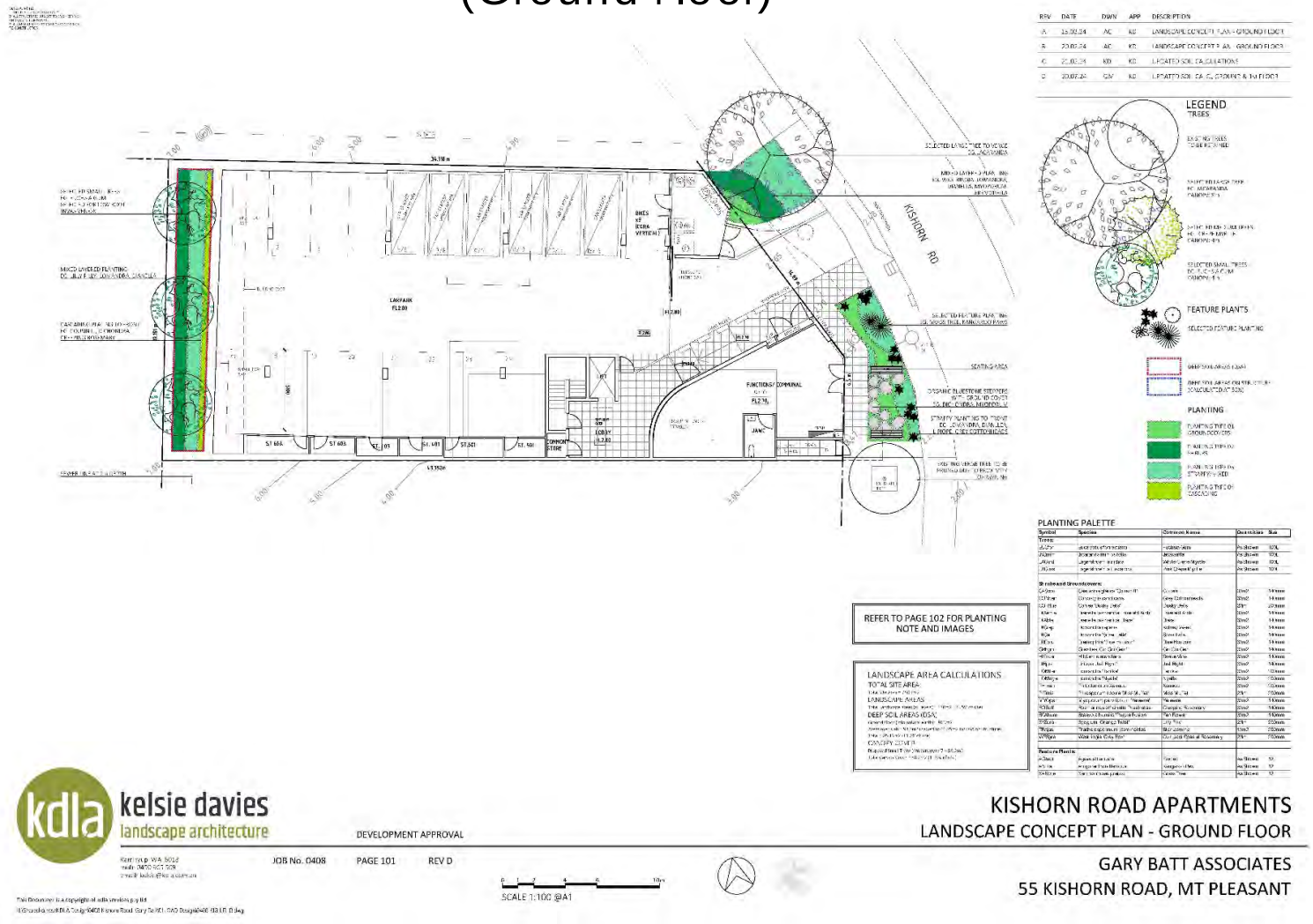


POTENTIAL FUTURE BUILT FORM CONTEXT



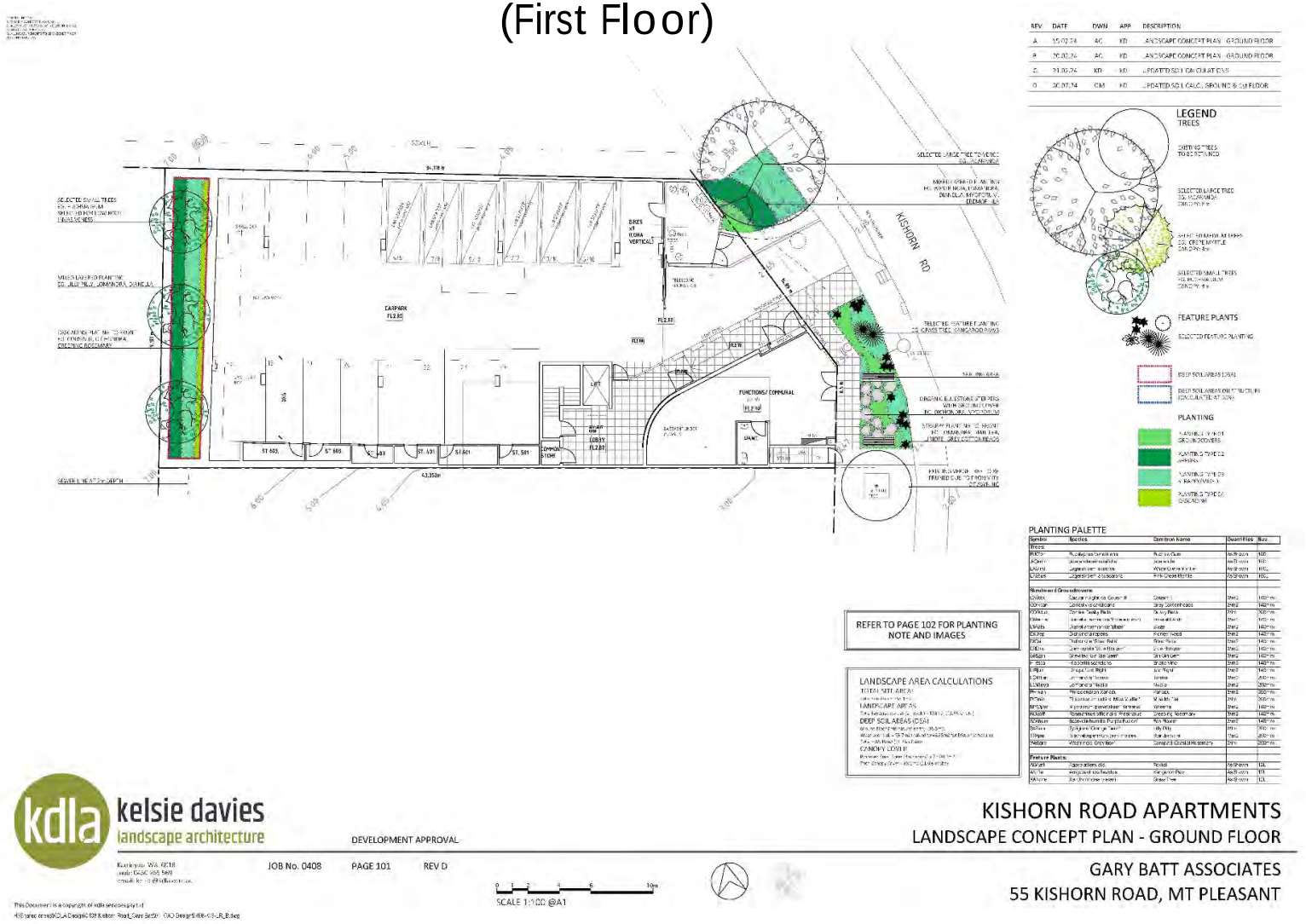
LANDSCAPE QUALITY

(Ground Floor)



LANDSCAPE QUALITY

(First Floor)



LANDSCAPE QUALITY



Key Elements:

- Provide an additional street tree.
- Planter to the 1st Floor awning to increase the green streetscape



LANDSCAPE QUALITY



Key Elements:

- Planters and medium trees to be included to the side lightwells in deep soil.
- A deep soil planter to be provided to the rear of the property to provide green screening and shade First Floor from west sun.



LANDSCAPE QUALITY



Key Elements:

- Provide planters and a green pergola to the podium level.





FUNCTIONALITY AND BUILD QUALITY





- Legible, easy access with no steps
- Secure access & perimeter
- Easy circulation within building
- Wide doors and open plan
- Workability of Spaces are resolved
- Natural light into all corridors / Lobby's
- Apartment 101 & 201 are Universal Access to AS 1428
- AC Motors and Clothes lines are hidden making Balconies liveable
- Accommodation mix appropriate for the market demand

FUNCTIONALITY AND BUILD QUALITY



Balcony AC/ Drying Enclosures hidden from site

- AC units to be housed at high level in louvered enclosures, louvres to direct exhaust away from seating areas.
- Clothesline for clothes drying below.
- Outcome makes Balconies Liveable neat

SUSTAINABILITY

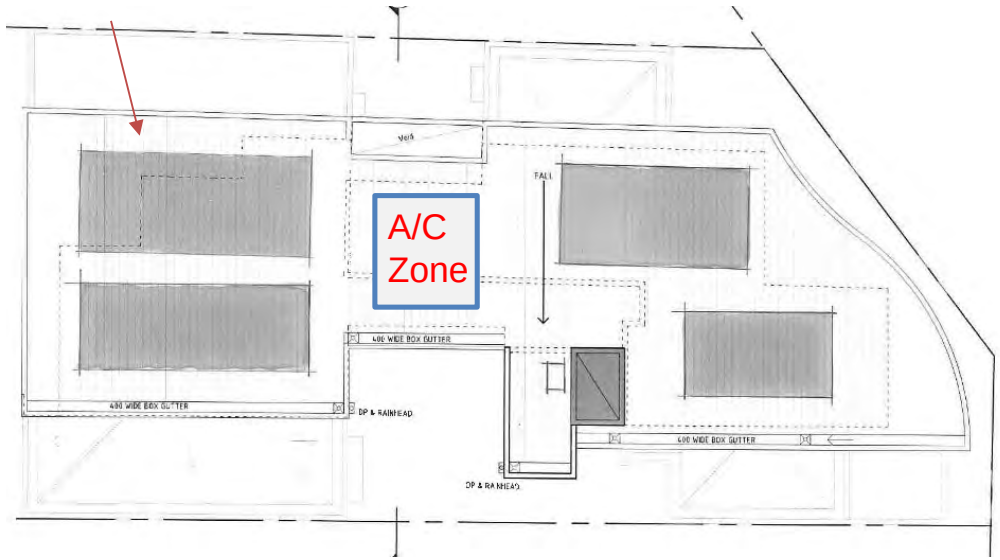




- ESD Report submitted will form part of the DA
- Lots of natural light into Apartments
- Solar panels, energy and water efficient appliances and fixtures.
- Waterwise plant selections

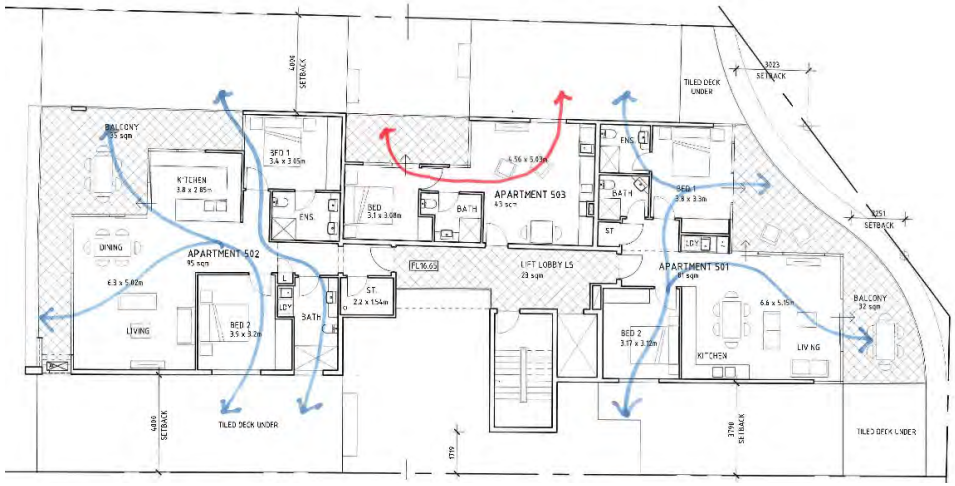
SUSTAINABILITY

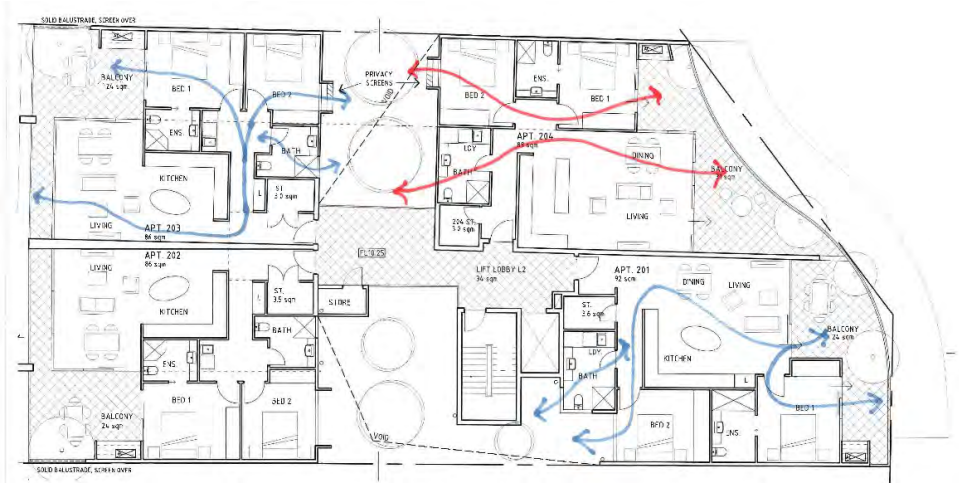
Zones for Solar Panels



- Green star rating of 4 Stars
- Lots of Natural light and available cross ventilation
- PE Solar Panels will be implemented on Roof
- East and west windows will be double glazed as well as havening shade devices to achieve thermal performance.

SUSTAINABILITY





- Green star rating of 4 Stars
- Lots of Natural light and available cross ventilation
- PE Solar Panels will be implemented on Roof
- East and west windows will be double glazed as well as havening shade devices to achieve thermal performance

AMENITY





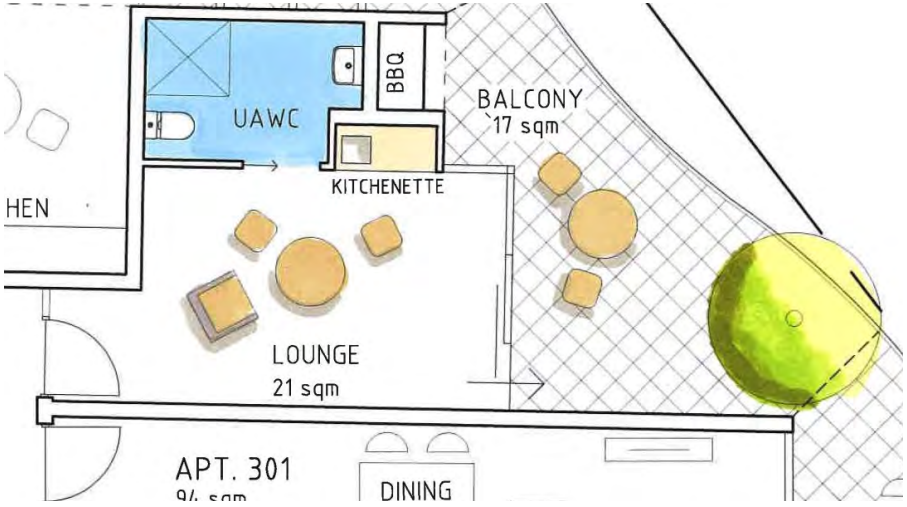
- Large functional and Private Balconies
- Spacious workable open plan Living areas
- 2 bathrooms in all Apartments (except 1 Beds)
- 2 directional light in most Apartments
- Windows to all lift Lobby's
- Adequate car and Bicycle parking
- All Bedrooms adequate sizes with built in robes
- Sky light to Ground Floor Lobby
- Close proximity to public transport

AMENITY:

(1st Floor Communal Space)







AMENITY:

(Ground Floor Communal Space)



- Public domain interface with Ground Floor Communal Space

LEGIBILITY



- Pedestrian Entry celebrated with paving, light boxes and ceiling over
- Pedestrian Entry is completely separate to driveway



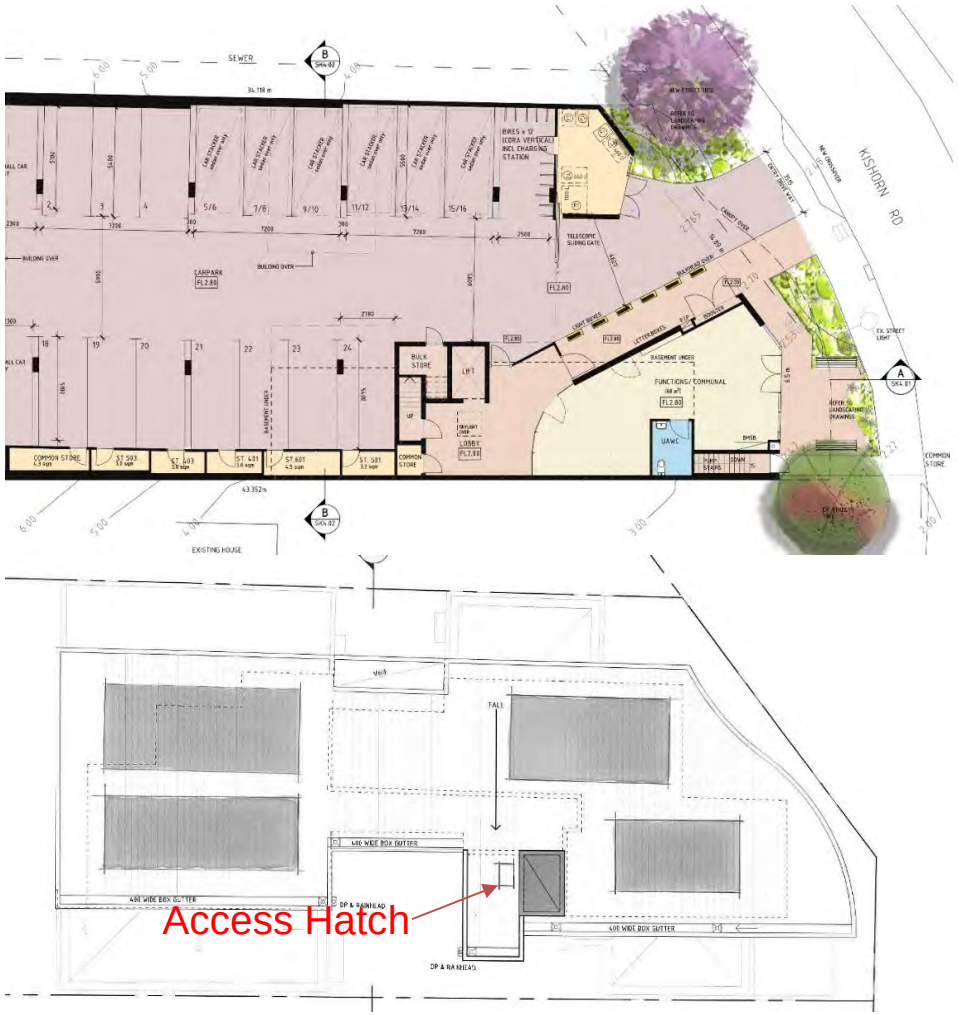
LEGIBILITY



- 3m sight lines exacerbates opening at Entrance
- Dropped ceiling aligns with Pedestrian Path for emphasis
- Light boxes cue the pedestrian Entrance



SAFETY



- Pedestrian Entry easy to find and ha no steps and minimal slope
- Pedestrian Entry is separate and protected from vehicles
- Vehicle egress has good sight lines
- No internal steps withing building including Balconies which have flush thresholds
- Easy access to Roof for servicing PE Panels and AC, including a height safety system
- Passive Street surveillance from Front Apartments
- Secure building with Access control Pedestrian and Vehicle Gates

COMMUNITY



- Landscaping on Verge will encourage lingering and community interaction
- 2 Communal spaces within Building enabling social interaction within the Building.

AESTHETICS





The bulk of the building is softened with a simple curved edge included to the Kishorn Road frontage, this helps the building to roll around the angled boundary.





Key elements:

- A simple palette of 2-3 façade materials will ensure the building remains timeless.
- Simple balustrade
- Non-fussy aesthetic

AESTHETICS



East Elevation (Front)

- Simple and non fussy
- Small pallet of materials
- Resident self esteem



West Elevation (Back)

AESTHETICS



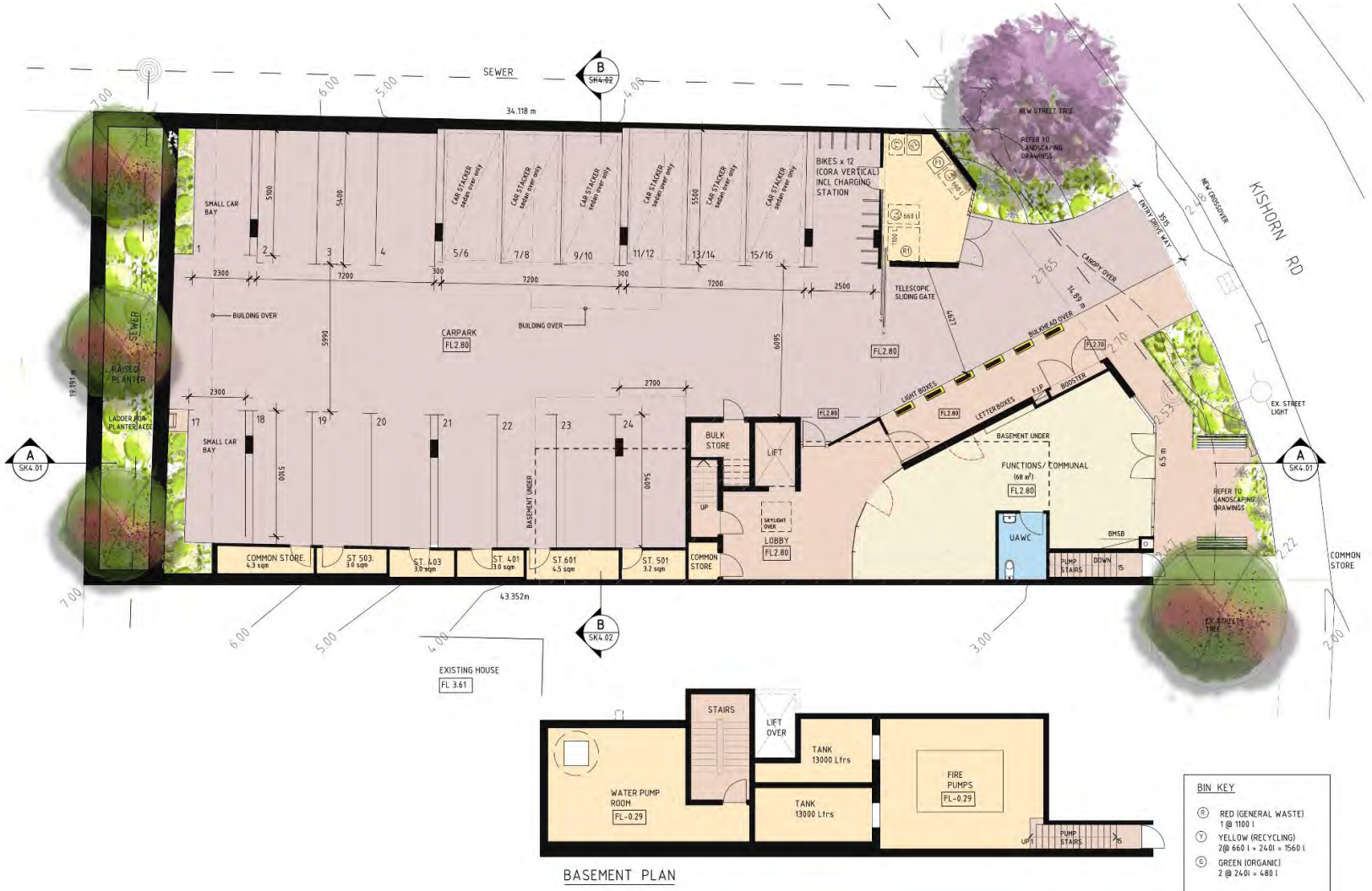
South Elevation (Side)

- Simple and non fussy
- Small pallet of materials
- Resident self esteem



North Elevation (Side)

SITE & GROUND FLOOR PLAN



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE & GROUND FLOOR PLAN

SK2.00
1:100 @ A2
January 2025

GARY BATT ASSOCIATES ARCHITECTS

1st FLOOR


5004 SETBACK
SOLID BALUSTRADE SCREEN OVER
34.118 m
1600h SCREEN
PLANTER
NEW STREET TREE
BALCONY 24 sqm
BED 1 4.2x3.3m
BED 2 3.9x3.2m
PRIVACY SCREENS
GARDEN
LIVING
APT. 104 53 sqm
BALCONY 14 sqm
ENS.
BATH
KITCHEN
7.5x5.2m
ST. 3.0 sqm
BATH
UAWC
BBQ
BALCONY 17 sqm
KITCHENETTE
LIVING
APT. 103 86 sqm
304 ST. 3.4 sqm
ST/LIN
4.8x3.0m LOUNGE 21 sqm
FL13.45
APT. 102 86 sqm
LIFT LOBBY L3 45 sqm
APT. 101 92 sqm
DINING
LIVING
19.191 m
LADDER FOR PLANTER ACCESS
ST. 3.5 sqm
STORE
ST. 3.6 sqm
6.3x5.6m
BALCONY 24 sqm
LDY.
BATH
KITCHEN
GARDEN
BED 2 4.0x3.1m
BED 1 3.6x4.4m
ENS.
SKYLIGHT
CREPE MYRTLES (TBC)
BALCONY 24 sqm
SOLID BALUSTRADE SCREEN OVER
43.352m
1600h SCREEN
5205
EX. STREET TREE
A SK4.01
B SK4.02

2nd FLOOR


5503
SETBACK
SOLID BALUSTRADE, SCREEN OVER
BALCONY
24 sqm
BED 1
4.2 x 3.3m
BED 2
3.2 x 3.9m
ENS.
BATH
ST.
2X1.3m
KITCHEN
3.6 x 3.0m
3.9 x 5.3m
LIVING
APT. 203
86 sqm
APT. 202
86 sqm
LIVING
3.9 x 5.3m
3.6 x 3.0m
KITCHEN
ST.
2X1.3m
STORE
2.1X1.1m
BATH
ENS.
BED 1
4.2 x 3.3m
BED 2
3.2 x 3.9m
BALCONY
24 sqm
SOLID BALUSTRADE, SCREEN OVER
5705
SETBACK
5118
A
SK4.01
B
SK4.02
PRIVACY
SCREENS
VOID
FL10.25
LIFT LOBBY L2
34 sqm
BED 2
3.2 x 3.7m
ENS.
BED 1
3.3 x 3.7m
LDY
BATH
APT. 204
89 sqm
DINING
BALCONY
31 sqm
5.1 x 5.4m
204 ST.
KITCHEN
4.1 x 3.0m
LIVING
APT. 201
92 sqm
DINING
ST.
2.2X1.4m
6.3 x 5.7m
LIVING
BALCONY
24 sqm
LDY
BATH
KITCHEN
4.0 x 3.1m
BED 2
ENS.
3.6 x 4.4m
BED 1
VOID
A
SK4.01
B
SK4.02

3RD FLOOR


5407
5003
SETBACK
SOLID BALUSTRADE, SCREEN OVER
BALCONY
28 sqm
4.2 x 3.3m
BED 1
2.1X1.1m
3.2 x 3.9m
BED 2
PRIVACY
SCREENS
VOID
ENS.
BATH
7.6 x 5.3m
KITCHEN
ST.
2.1 X 1.3m
LIVING
APT. 303
86 sqm
APT. 302
86 sqm
FL7.05
LIFT LOBBY L1
STORE
2.1 X 1.1m
APT. 304
89 sqm
BED 2
3.2 X 3.7m
LDY
DINING
7.6 X 5.1m
BED 1
3.3 X 3.7m
BALCONY
31 sqm
APT. 301
94 sqm
ST.
2.2 X 1.4m
6.4 X 5.6m
BALCONY
22 sqm
4.0 X 3.1m
3.6 X 3.7m
5608
SETBACK

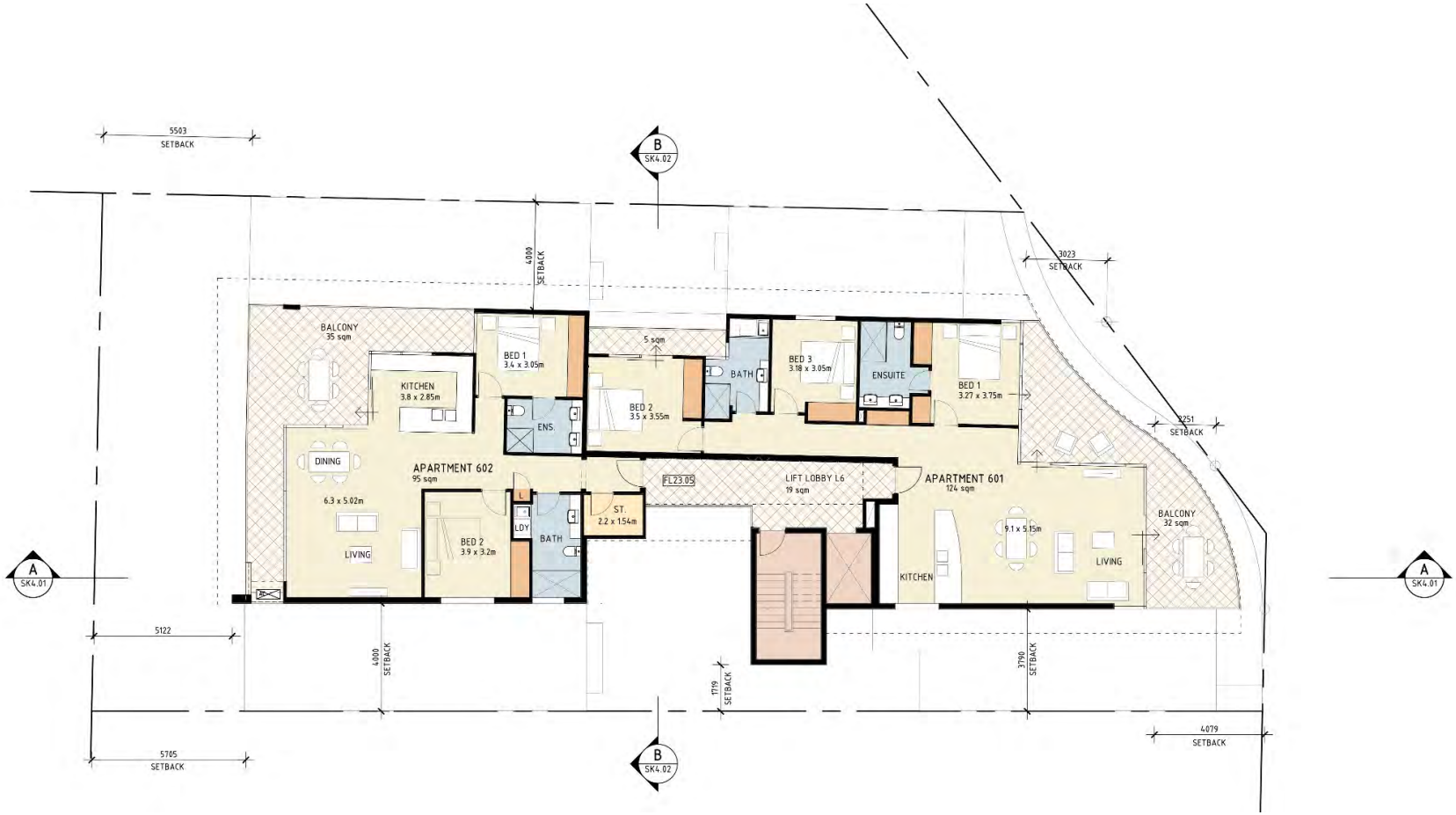
4th FLOOR


5004
SETBACK
4000
SETBACK
TILED ROOF DECK
B
SK4.02
2174
SETBACK
400 WIDE BOX GUTTER
3 Degrees Fall
TILED ROOF DECK
BALCONY
35 sqm
KITCHEN
3.8 x 2.85m
BED 1
3.4 x 3.05m
ENS.
10 sqm
BED
3.1 x 3.08m
BATH
APARTMENT 403
43 sqm
4.56 x 5.03m
ENS
BATH
BED 1
3.8 x 3.3m
ST
LDY
L
DINING
APARTMENT 402
95 sqm
6.3 x 5.02m
LIVING
BED 2
3.9 x 3.2m
L
LDY
BATH
ST.
2.2 x 4.5sqm
FL16.65
LIFT LOBBY L4
22 sqm
APARTMENT 401
81 sqm
6.6 x 5.15m
BALCONY
32 sqm
BED 2
3.17 x 3.12m
KITCHEN
LIVING
A
SK4.01
5122
3 Degrees Fall
400 WIDE BOX GUTTER
TILED ROOF DECK
5705
SETBACK
4079
SETBACK

5th FLOOR


5503
SETBACK
B
SK4.02
4000
SETBACK
3023
SETBACK
TILED DECK
UNDER
BALCONY
35 sqm
KITCHEN
3.8 x 2.85m
BED 1
3.4 x 3.05m
ENS.
BED
3.1 x 3.08m
BATH
4.56 x 5.03m
APARTMENT 503
43 sqm
ENS.
BATH
BED 1
3.8 x 3.3m
3251
SETBACK
ST
LDY
L
DINING
APARTMENT 502
95 sqm
FL16.65
LIFT LOBBY L5
23 sqm
APARTMENT 501
81 sqm
6.3 x 5.02m
L
LDY
BATH
ST.
2.2 x 1.54m
6.6 x 5.15m
BALCONY
32 sqm
LIVING
BED 2
3.9 x 3.2m
BED 2
3.17 x 3.12m
KITCHEN
LIVING
A
SK4.01
A
SK4.01
4000
SETBACK
TILED DECK UNDER
1719
3790
SETBACK
TILED DECK UNDER
4079
SETBACK
5705
SETBACK
B
SK4.02

6 TH FLOOR


5503
SETBACK
B
SK4.02
6000
SETBACK
3023
SETBACK
BALCONY
35 sqm
KITCHEN
3.8 x 2.85m
BED 1
3.4 x 3.05m
ENS.
5 sqm
BED 2
3.5 x 3.55m
BATH
BED 3
3.18 x 3.05m
ENSUITE
BED 1
3.27 x 3.75m
3251
SETBACK
DINING
APARTMENT 602
95 sqm
6.3 x 5.02m
LIVING
BED 2
3.9 x 3.2m
L
LDY
BATH
ST.
2.2 x 1.54m
FL23.05
LIFT LOBBY L6
19 sqm
APARTMENT 601
124 sqm
9.1 x 5.15m
KITCHEN
LIVING
BALCONY
32 sqm
A
SK4.01
A
SK4.01
5122
4000
SETBACK
1719
SETBACK
3700
SETBACK
4079
SETBACK
5705
SETBACK
B
SK4.02

THANK YOU



NORTH ELEVATION
Scale NTS



EAST ELEVATION (STREET)
Scale NTS

KEY/LEGEND

HL: HORIZONTAL LOUVRES

GBL: 1000 h GLASS BALUSTRADE

WIBL: WROUGHT IRON BALUSTRADE

WB: POWDER COAT ALUMINIUM AWNING BOX

ACRYLIC TEXTURE COAT (Off-White)

OFF FORM CONCRETE

RECYCLED BRICK

STANDING SEAM COLOURBOND CLADDING (Windspray)



SOUTH ELEVATION
Scale NTS



WEST ELEVATION
Scale NTS

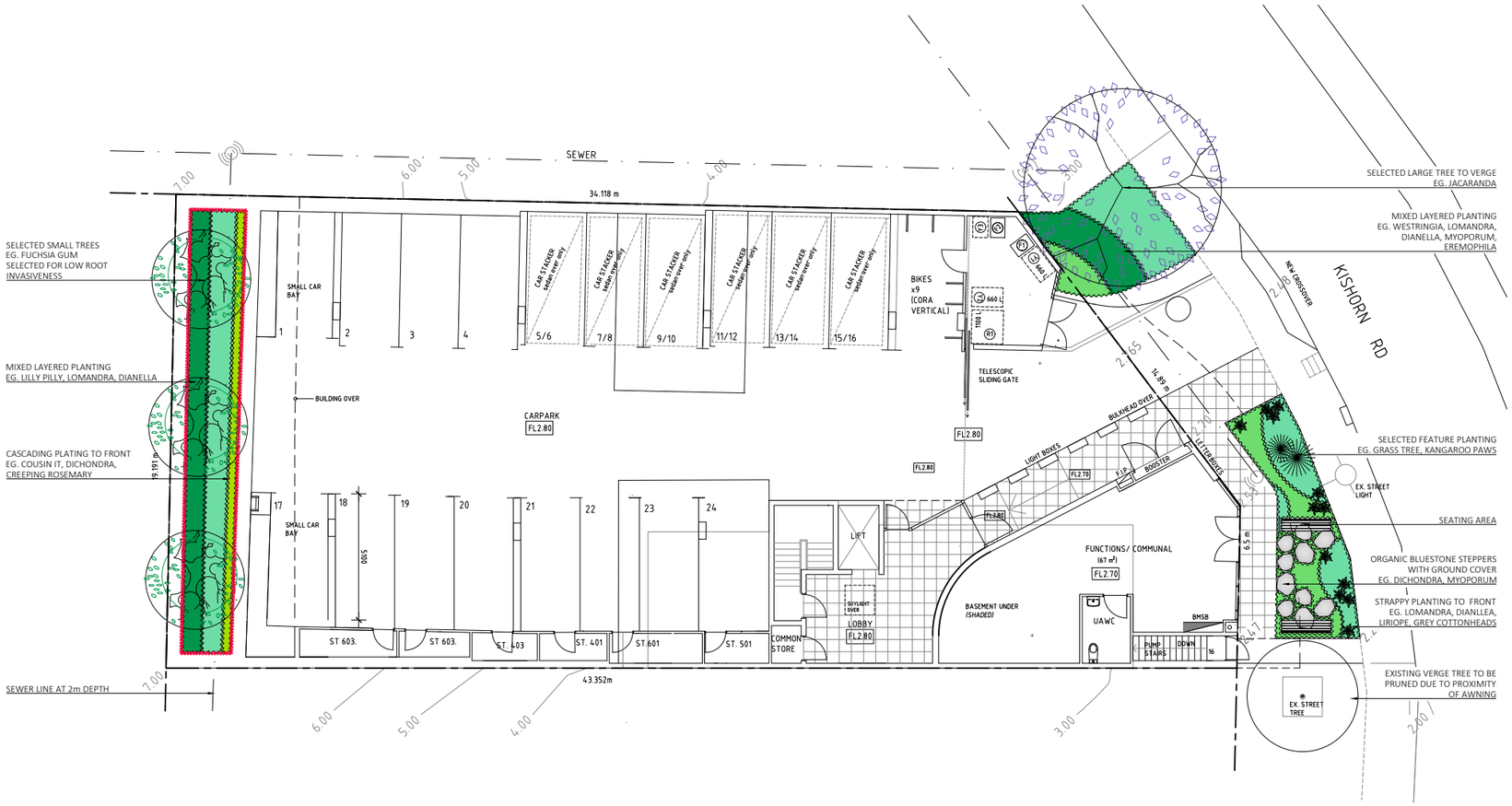
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

ELEVATIONS: EXTERNAL MATERIALS

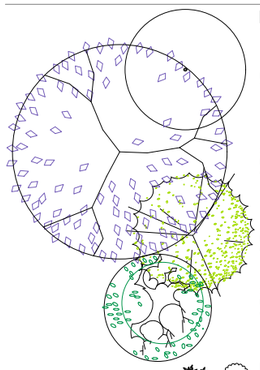
SK3.2
NTS @ A2
January 2025

GARY BATT ASSOCIATES ARCHITECTS

GENERAL NOTES:
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REV	DATE	DWN	APP	DESCRIPTION
A	15.02.24	AC	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
B	20.02.24	AC	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
C	21.02.24	KD	KD	UPDATED SOIL CALCULATIONS
D	30.07.24	GM	KD	UPDATED SOIL CALC., GROUND & 1st FLOOR



LEGEND

TREES

EXISTING TREES TO BE RETAINED

SELECTED LARGE TREE
EG. JACARANDA
CANOPY: 8m

SELECTED MEDIUM TREES
EG. CREPE MYRTLE
CANOPY: 4m

SELECTED SMALL TREES
EG. FUCHSIA GUM
CANOPY: 4m

FEATURE PLANTS

SELECTED FEATURE PLANTING

DEEP SOIL AREAS (DSA)

DEEP SOIL AREAS ON STRUCTURE
(CALCULATED AT 50%)

PLANTING

PLANTING TYPE 01
GROUNDCOVERS

PLANTING TYPE 02
SHRUBS

PLANTING TYPE 03
STRAPPY/MIXED

PLANTING TYPE 04
CASCADING

REFER TO PAGE 102 FOR PLANTING NOTE AND IMAGES

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA:
Total Site Area = 758.1m2

LANDSCAPE AREAS
Total Landscape areas (all levels) = 178m2 (23.5% of site)

DEEP SOIL AREAS (DSA)
Ground Floor (into natural earth)= 38.3m2
Areas over slab = 93.7m2 (halved to 46.85m2 for DSA on structure)
Total = 85.15m2 (11.2% of site)

CANOPY COVER
Proposed Small Trees (4m canopy) x 7 = 88.2m2
Total Canopy Cover = 88.2m2 (11.6% of site)

PLANTING PALETTE

Symbol	Species	Common Name	Quantities	Size
Trees:				
EUCfor	Eucalyptus forrestiana	Fuchsia Gum	As Shown	100L
JACmim	Jacaranda mimosifolia	Jacaranda	As Shown	100L
LAGind	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
LAGtus	Lagerstroemia tuscarora	Pink Crepe Myrtle	As Shown	100L
Shrubs and Groundcovers:				
CAScou	Casuarina glauca 'Cousin It'	Cousin It	3/m2	140mm
CONcan	Conostylis candicans	Grey Cottonheads	3/m2	140mm
CORdus	Correa 'Dusky Bells'	Dusky Bells	2/lm	200mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
DICrep	Dichondra repens	Kidney Weed	3/m2	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	3/m2	140mm
EREblu	Eremophila 'Blue Horizon'	Blue Horizon	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	3/m2	140mm
HIBsca	Hibbertia scandens	Snake Vine	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m2	200mm
LOMnya	Lomandra 'Nyalla'	Nyalla	3/m2	200mm
PHIxan	Philodendron Xanadu	Xanadu	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/lm	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
ROSoff	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	3/m2	140mm
SCAhum	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm
SYZora	Syzigium 'Orange Twist'	Lilly Pilly	2/lm	200mm
TRAjas	Trachelospermum jasminoides	Star Jasmine	1/m2	200mm
WESgre	Westringia 'Grey Box'	Compact Coastal Rosemary	2/lm	200mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As Shown	12L
ANIfla	Anigozanthos flavidus	Kangaroo Paw	As Shown	12L
XANpro	Xanthorrhoea preissii	Grass Tree	As Shown	12L

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DEVELOPMENT APPROVAL

JOB No. 0408 PAGE 101 REV D

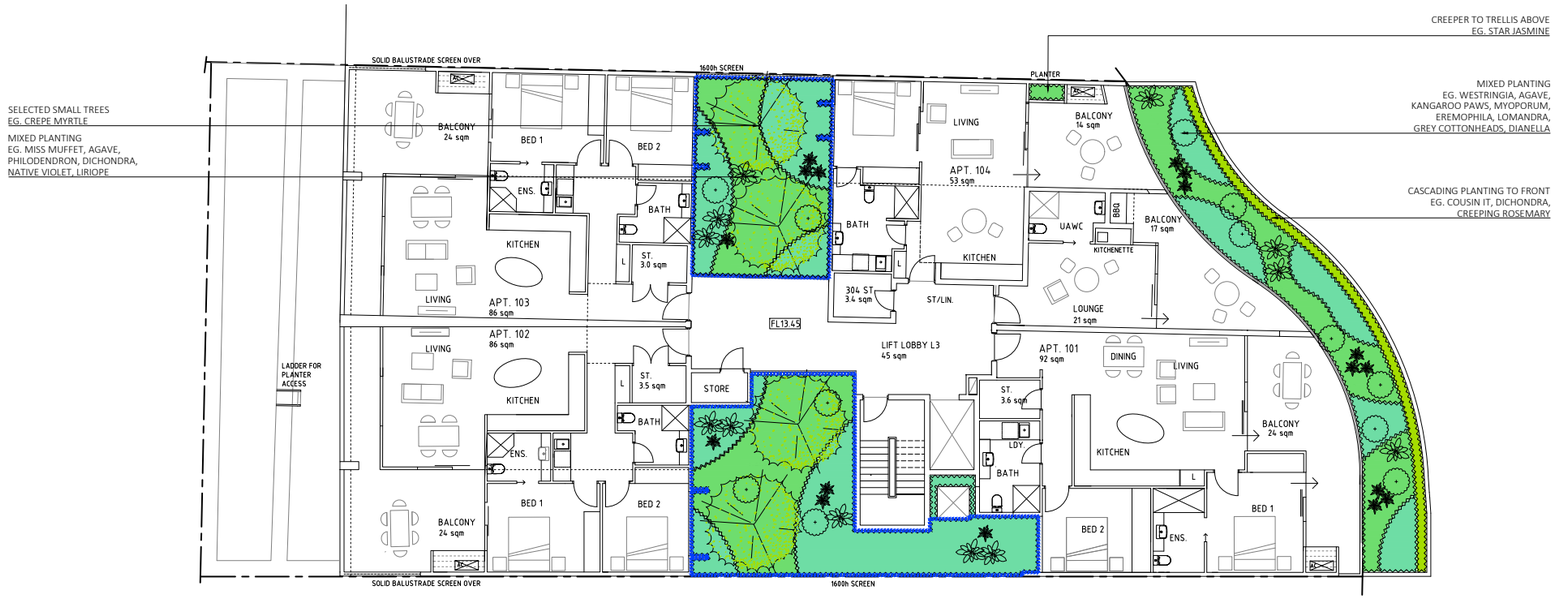
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KISHORN ROAD APARTMENTS
LANDSCAPE CONCEPT PLAN - GROUND FLOOR

GARY BATT ASSOCIATES
55 KISHORN ROAD, MT PLEASANT

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GENERAL NOTES:
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C	21.02.24	KD	KD	UPDATED SOIL CALCULATIONS
D	30.07.24	GM	KD	UPDATED SOIL CALC., GROUND & 1st FLOOR

NOTES

1. GENERAL
1.1 DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
1.2 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
1.3 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS REVISED '0' ISSUED FOR CONSTRUCTION AND SIGNED AND APPROVED BY PROJECT MANAGER/SUPERINTENDENT.
1.4 PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.

2. SOIL PREPARATION
2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
2.4 RAISED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MEMBRANE BELOW SOIL.
2.5 FILL SOIL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LIGHTWEIGHT LANDSCAPE MIX.
2.6 ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.

3. PLANTING
3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC (WOODCHIP) MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
3.5 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
3.6 FINAL PLANTING SHALL BE SELECTED FROM PLANTING PALETTE SCHEDULE.
3.7 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
3.8 IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
3.9 PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.

4. IRRIGATION
4.1 PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
4.2 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300kPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
4.3 PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
4.4 PLANTING ON ALL UPPER LEVELS TO BE IRRIGATED VIA BATTERY OPERATED VALVE (CONNECTION POINTS TO BE PROVIDED TO EACH LEVEL).
4.5 CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
4.6 SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
4.7 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
4.8 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
4.9 PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).

5. MAINTENANCE
5.1 PLANTING TO LEVEL ONE BALCONY SHALL BE MAINTAINED VIA THE LOUNGE AREA OR FROM A LADDER ALONG THE FRONT. PLANTING TO REAR RAISED PLANTER TO BE ACCESS VIA BUILT IN LADDER.
5.2. ALL OHS PROCEDURES SHALL BE FOLLOWED DURING TIMES CONSIDERED 'WORKING AT HEIGHTS'.

PLANTING IMAGES



kelsie davies landscape architecture

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DEVELOPMENT APPROVAL

JOB No. 0408 PAGE 102 REV D

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KISHORN ROAD APARTMENTS
LANDSCAPE CONCEPT PLAN - FIRST FLOOR
GARY BATT ASSOCIATES
55 KISHORN ROAD, MT PLEASANT

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TRANSPORT IMPACT STATEMENT

55 Kishorn Road

Mount Pleasant

July 2024

Rev A

kctt

PART OF Premise

Transport Impact Statement
KC01900.000 55 Kishorn Road, Applecross

HISTORY AND STATUS OF THE DOCUMENT

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
Rev A	17.07.2024	M Kleyweg	M Kleyweg	17.07.2024	Issued for Review

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Revision	Date of issue	Quantity	Issued to
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Prepared by: KCTT (Trading as KC Traffic and Transport Pty Ltd)
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Appendices

Appendix 1 - The layout of the proposed development
Appendix 2 - Transport Planning and Traffic Plans
Appendix 3 - Vehicle Turning Circle Plans

1. Executive Summary

Site Context

- The subject site is currently occupied by a family office building within the Mixed-Use Zone (Q2 - Ogilvie Quarter) of the Canning Bridge Activity Centre. The proposed land use is a six-storey residential development comprising 21 units.

Technical Findings

- The proposed development is likely to generate 137 vehicular trips per day and 14 vehicular trips in the peak hour.
  Taking into account the current traffic generation of the site the total additional traffic on the road network would be 117 vehicular trips per day and 10 vehicular trips in the peak hour.
- According to WAPC guidelines, all developments generating 10-100 VPH can be deemed to have a moderate impact on the network.
  In context of the surrounding road network the additional traffic from the proposed development can be considered negligible.

Relationship with Policies

- The proposed development offers a total of 24 car parking bays, which is within the range recommended in the Canning Bridge Activity Centre Plan Design Guidelines. There are 10 standard bays, 2 small car parking bays and 12 stacker bays. As the building does not contain accessible dwelling units no ACROD car bays are required.
- Proposed development requires 21 bicycle parking spaces, which can be split between storage areas and shared parking. Current plans show 9 shared bicycle parking spaces, and each unit has a designated storage area. However, storage units do not seem to be of adequate size for bicycle storage. Therefore, storage units are to be amended or an additional 12 public bicycle spaces provided.
- No service or delivery entrance is expected to the site. Waste collection would be arranged from the street.
- The proposed parking area has been checked with a standard B99 Passenger Vehicle 5.2m and a B85 Passenger Vehicle 4.91m.
  Please refer to the swept path analysis plans provided in Appendix 3.

Conclusion

- As stated above the additional traffic attracted to the subject site is expected to increase by 117 vehicular trips per day and 10 vehicular trips in the peak hour.
- Kishorn Road is classified as Access Street as per MRWA classification with the maximum desirable volume of 3,000 vehicles per day. Currently it is assumed that Kishorn Road carries around 1,000 vehicles per day. Therefore, with the added traffic from the subject site the street would remain well under the maximum desirable traffic volume for access streets.
- Other surrounding roads would absorb significantly less traffic than Kishorn Road, moreover, the traffic would be dispersed so that the impact can be considered negligible.
- In summary KCTT believe that the proposed development will not have a negative impact on the surrounding road network.

2. Transport Impact Statement

2.1 Proposal

Gary Batt Associates Architects engaged KCTT to prepare a Transport Impact Statement (TIS) for the proposed six storey residential apartments building at 55 Kishorn Road, Mount Pleasant.

This report will primarily address the level of impact of the proposed development and the requirements for integration of the proposed development with the surroundings, namely the existing and planned immediate road network.

2.2 Location

Lot Number	3
Street Number	55
Road Name	Kishorn Road
Suburb	Mount Pleasant
Description of Site	The subject site is currently occupied by a family office building within the Mixed-Use Zone (Q2 - Ogilvie Quarter) of the Canning Bridge Activity Centre. The proposed land use is a six-storey residential development containing 21 units.

2.3 Technical Literature Used

Local Government Authority	City of Melville
Type of Development	Residential
Are the R-Codes referenced?	YES
If YES, nominate which:	State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (Gazetted on 24 May 2019)
Is the NSW RTA Guide to Traffic Generating Developments Version 2.2 October 2002 (referenced to determine trip generation / attraction rates for various land uses) referenced?	YES
Which WAPC Transport Impact Assessment Guideline should be referenced?	Volume 4 - Individual Developments
Are there applicable LGA schemes for this type of development?	YES
If YES, Nominate:	
Name and Number of Scheme	Local Planning Scheme No.6
Are Austroads documents referenced?	YES
Is the Perth Transport Plan for 3.5 million and Beyond referenced?	NO

2.4 Land Uses

Are there any existing Land Uses	YES
If YES, Nominate:	Financial adviser office – assumed 200m^2

Proposed Land Uses	
How many types of land uses are proposed?	One
Nominate land use type and yield	Residential – 21 apartments: • 17 x 2-bedroom units • 3 x 1-bedroom units • 1 x 3-bedroom unit
Are the proposed land uses complementary with the surrounding land-uses?	YES

2.5 Local Road Network Information

How many roads front the subject site?	1

Name of Roads Fronting Subject Site / Road Classification and Description:

Road Name	**Kishorn Road**
Number of Lanes	two way, one lane (no linemarking), undivided
Road Reservation Width	20.0m
Road Pavement Width	6.0m inclusive of on street parking
Classification	Access Road
Speed Limit	50kph
Bus Route	NO
On-street parking	YES
Traffic volumes	No available traffic counts – assumed <1,000 VPD

Name of Other Roads within 400m radius of site, or roads likely to take increased traffic due to the development:

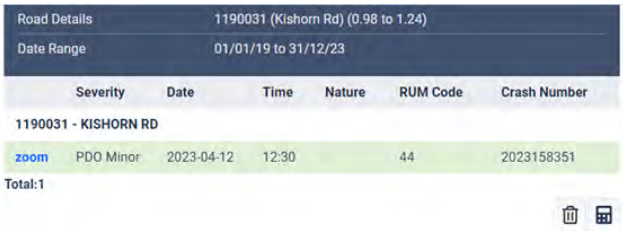
Road Name	**Canning Highway**
Number of Lanes	two way, two lanes per direction, divided
Road Reservation Width	33.5m (varies)
Road Pavement Width	23m inclusive of a 3m median
Classification	Primary Distributor
Speed Limit	60kph
Bus Route	YES
If YES Nominate Bus Routes	111, 114, 115, 148, 158, 160, 910
On-street parking	NO

2.6 Traffic Volumes

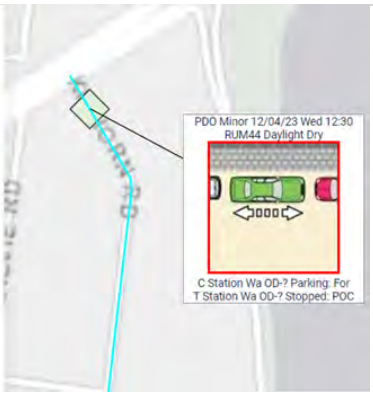
Road Name	Location of Traffic Count	Vehicles Per Day (VPD)	Vehicles per Peak Hour (VPH)				Heavy Vehicle %	Date of Traffic Count	*If older than 3 years multiply with a growth rate*
			AM Peak Time	AM Peak VPH	PM Peak Time	PM Peak VPH	*If HV count is Not Available, are HV likely to be in higher volumes than generally expected?*		
Canning Highway	East of Sleat Road	49,388	07:30 – 4,175		16:30 – 3,722		6.3%	20/21	
	At Canning Bridge	62,520	07:45 – 5,246		16:30 – 4,921		6.3%	22/23	
Kintail Road	East of Armstrong Road	5,508	07:30 – 605		17:30 – 419		5.8%	19/20	
Reynolds Road	South of Canning Highway	7,071	07:45 – 781		16:45 – 569		4.7%	21/22	
Sleat Road	South of Canning Highway	3,435	07:30 – 349		17:00 - 291		4.2%	18/19	

2.7 Vehicular Crash Information

Is Crash Data Available on Main Roads WA website? YES



Road Details	1190031 (Kishorn Rd) (0.98 to 1.24)					
Date Range	01/01/19 to 31/12/23					
	Severity	Date	Time	Nature	RUM Code	Crash Number
1190031 - KISHORN RD						
zoom	PDO Minor	2023-04-12	12:30		44	2023158351
Total:1						



The following tables shows crash rates and crash densities in Perth Metropolitan area on local roads and state roads for the period from 2017 to 2022, as obtained from Main Roads WA on the 31st May 2022 by email request:

Crash Density and Crash Rate on Metropolitan Local Roads Network only

	All Crashes		Serious Injury Crashes (Fatal+Hospital)	
	Average Annual Crash Density (All Crashes/KM)	Average Annual Crash Rate (All Crashes/MVKT)	Average Annual Crash Density (Ser. Inj. Crashes/KM)	Average Annual Crash Rate (Ser. Inj. Crashes/MVKT)
Metro Local Roads - Midblock	2.51	0.95	0.12	0.05
Metro Local Roads - All	5.23	1.98	0.24	0.09

Note: Based on 5-years data for the period 2017 to 2021.

Definitions of acronyms and terms used in this analyse can be found below:

- PDO Crash - a crash that results in property damage only (major or minor) and does not require hospitalisation or medical treatment, as listed in Main Roads WA's Crash Analysis Reporting System (CARS).
- KSI Crashes - Killed and serious injury crash
- MVKT - Million Vehicle Kilometres Travelled.

Road Name	SLK	Road Hierarchy	Speed Limit	Crash Statistics			
				No of KSI Crashes	No of Medical Attention Crashes	No of PDO Major Crashes	No of PDO Minor Crashes
Kishorn Road	0.98-1.24	Access Road	50kph	0	0	0	1
No of MVKT Travelled at Location			App. 1,000 VPD * 365 * 5 years * 0.26 km = 0.47 MVKT				
KSI Crash Rate			0 KSI crashes / 0.47 MVKT = 0 KSI crashes/MVKT				
All Crash Rate			1 crashes / 0.47 MVKT = 2.21 crashes/MVKT				
Comparison with Crash Density and Crash Rate Statistics			All crashes rate of 2.21 is higher than the network average of 0.95 Crashes per MVKT for Local Roads Network				

Of the above recorded incidents, there does not appear to be any pattern or re-occurring similar incidents that would highlight sections of the road being excessively unsafe. The number and type of incidents recorded are consistent with similar access roads in the area.
Given the class of road and crash types, it is concluded that the road network is operating in a manner consistent with local access road network. The proposed development is not expected to have an adverse impact on road safety at this location.

2.8 Vehicular Parking

Local Government	City of Melville
Local Government Document Utilised	Canning Bridge Activity Centre Plan Design Guidelines

Description of Parking Requirements in accordance with Scheme:

"18.3 Car parking and motorcycle/scooter parking for residential development shall be provided as follows - Dwelling type Q1 & Q2:

- *Studio or single bedroom dwellings: Min: 0.75/ Max: 1.0*
- *Two or three-bedroom dwellings: Min: 1.0/ Max: 1.5*
- *Residential visitor: N/A*
- *Motorcycle/Scooter parking: N/A"*

Calculation of Parking

Land Use	Requirements	Yield	Total Parking
Residential Apartments	*1 bedroom – 0.75/unit*	3 x 1-bedroom units	2.25
	2+ bedrooms – 1/unit	17 x 2-bedroom units	17
		1 x 3-bedroom units	1
		Total Car Parking Requirement	**21**
		Total Volume of Parking Provided by Proponent	**24**

Justification

The proposed development offers a total of 24 car parking bays, which is within the range recommended in the Canning Bridge Activity Centre Plan Design Guidelines. There are 10 standard bays, 2 small car parking bays and 12 stacker bays.

2.9 Compliance with AS2890 Parking facilities

Which Austroads documents are referenced?	• Australian/New Zealand Standard, Parking facilities, Part 1: Off-street car parking - AS 2890.01
Number of Parking Bays on-site	• 24 bays
Proposed development User Class	• 1A - Residential, domestic and employee parking
Driveway category and dimensions	• Category 1 access driveway • 3.5 m driveway width

2.9.1 Compliance Overview

FULL COMPLIANCE | PARTIAL DEPARTURE | FULL DEPARTURE | NOT APPLICABLE

Element	Compliance	Comment
Car Bay Class 1A		
Aisle width		
Blind Aisle Extension		800mm provided instead of 1m, however as the end bays are for small cars there are no navigability issues.
Single-sided aisle width		
Columns location		
Location of driveway		
Sight distance requirements at access driveways		
Minimum sight lines for pedestrian safety		

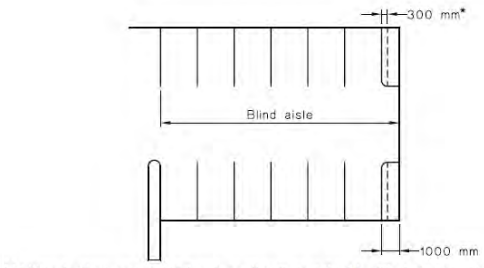
2.9.2 Comparison of proposed layout to AS2890.01 requirements

Parking Bay Type	AS2890.1:2004 Off-street car parking AS2890.6 Off-street parking for people with disabilities					
	Parking Bay Length		Parking Bay Width		Aisle Width	
	Required	Proposed	Required	Proposed	Required	Proposed
All bays at 90° (User Class 1A)	5.4m	5.4m 5.1m small bay	2.4m	2.4m 2.3m small bay	5.8m	6.1m

Name other requirements in the AS2890.1:2004 document.

*"**Blind aisles***
At blind aisles, the aisle shall be extended a minimum of 1 m beyond the last parking space, as shown in Figure 2.3, and the last parking space widened by at least 300 mm if it is bounded by a wall or fence.
In car parks open to the public, the maximum length of a blind aisle shall be equal to the width of six 90 degree spaces plus 1 m, unless provision is made for cars to turn around at the end and drive out forwards.

Single-sided aisles
Where there is angle parking on one side of an aisle only and the other side is confined by a wall or other high vertical obstruction closer than 300 mm to the nominal edge of the aisle, to provide maneuvering clearance, the aisle width shall be increased by 300 mm, measured to the vertical obstruction."



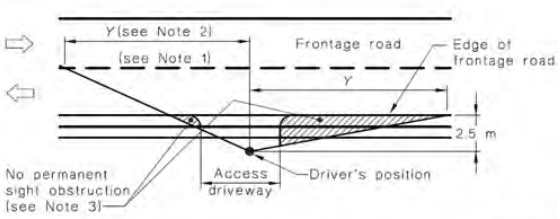
*Additional widening required if there is a wall or fence at the side of the last space, see Clause 2.4.1(b)(ii)

DIMENSIONS IN MILLIMETRES

FIGURE 2.3 BLIND AISLE EXTENSION

Blind aisle	800mm provided instead of 1m, however as the end bays are for small cars there are no navigability issues.
Single sided aisles	300mm provided as required

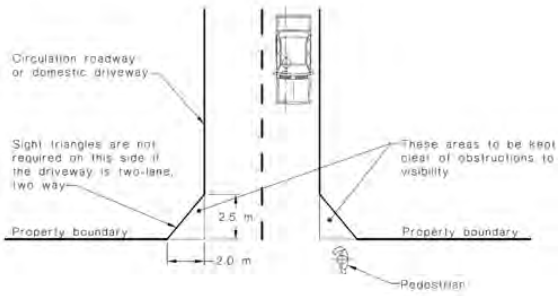
"Entering sight distance
Unsignalized access driveways shall be located so that the intersection sight distance along the frontage road available to drivers leaving the car park or domestic driveway is at least that shown in Figure 3.2."



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

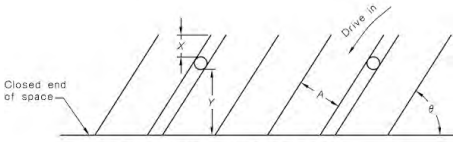
Sight distance requirements at access driveways	40m sight distance achievable as required.

"Sight distance to pedestrians
Clear sight lines as shown in Figure 3.3 shall be provided at the property line to ensure adequate visibility between vehicles leaving the car park or domestic driveway and pedestrians on the frontage road footpath."



Minimum sight lines for pedestrian safety	Clear pedestrian sightlines provided.

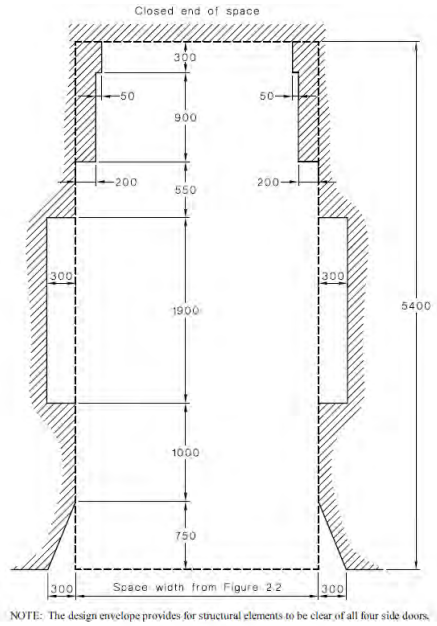
"Column Location and Spacing
The dimensions for locating columns in a short span structure shall be as given in Figure 5.1. The design envelope around a parked vehicle which is to be kept clear of columns, walls or other obstructions, is shown in Figure 5.2. If this requirement is met, the dimensions in Figure 5.1 will also be achieved.
NOTE: Columns should not be located at the edge of a parking aisle. The difficulty of manoeuvring into a parking space is increased by such a location. It is also desirable to avoid locating a column directly opposite a car door."



A = parking space width (see Figure 2.2)

Parking angle, θ, degrees	Dimensions, mm	
	X, min.	Y, min.
30	375	1825
45	530	2581
60	650	3161
75	724	3526
90	750	3650

FIGURE 5.1 COLUMN LOCATION



NOTE: The design envelope provides for structural elements to be clear of all four side doors.

DIMENSIONS IN MILLIMETRES

FIGURE 5.2 DESIGN ENVELOPE AROUND PARKED VEHICLE TO BE KEPT CLEAR OF COLUMNS, WALLS AND OBSTRUCTIONS

Column position	All proposed columns, as shown on plans in Appendix 1 are positioned at appropriate locations and in accordance with the AS2890.01 requirement.

City of Melville Guidelines and Specifications for Crossovers states:

"3.1.1 Width

Residential crossover width is defined as follows:

- *A minimum of 3.0m for all developments.*
- *A maximum of 4.5m for lots with a frontage of 12.5m or less.*
- *A maximum of 6m for lots with a frontage in excess of 12.5m.*

Commercial crossover width – 4.5m minimum to 10m maximum."

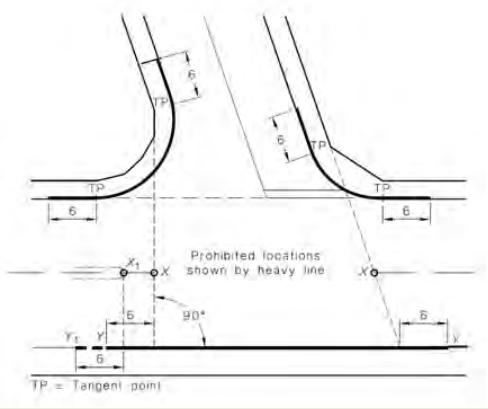
AS 2890.01 Parking facilities Part 1: Off-street car parking states:

"3.2.2 Width requirements at low volume (Category 1) access driveways and connecting roadways

Subject to consideration of traffic volumes on a case-by-case basis, lesser widths, down to a minimum of 3.0 m at a domestic property, may be provided. As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 m."

Access driveway width	Having in mind that the proposed development is a residential property which would not generate 30 or more movements in a peak hour a 3.5m crossover is proposed.

"Access driveway location
Driveway Categories 1 and 2 At unsignalized intersections of sub-arterial, collector or local streets with each other or with an arterial road, access driveways in Categories 1 and 2 (see Table 3.1) shall not be located in the sections of kerb shown by heavy lines in Figure 3.1. This requirement shall not apply to accesses to domestic driveways in the kerb section opposite the entering road at any intersection including signalized intersections. Furthermore, it shall not apply to any access driveway serving a property which would otherwise be denied access due to the physical impossibility of meeting the requirement."



Access driveway location	The proposed crossover will be located more than 6m from any intersection tangent point.

2.9.3 Vehicle Swept Paths

Have Vehicle Swept Paths been checked for Parking?	YES
If YES, provide description of performance:	

The proposed parking area has been checked with a standard B99 Passenger Vehicle 5.2m and a B85 Passenger Vehicle 4.91m.

The designated vehicles can easily navigate through the entire parking area.

Having in mind that the proposed development is a residential property which would not generate 30 or more movements in a peak hour a 3.5m crossover is proposed. This option prioritises entering vehicles to avoid queuing on the street. Exiting vehicles would have enough space to queue within the development site.

Please refer to the swept path analysis plans provided in Appendix 3.

2.10 Bicycle Parking

Local Government	City of Melville
Reference Document Utilised	Canning Bridge Activity Centre Plan Design Guidelines

Description of Parking Requirements in accordance with Scheme:

"18.8 Bicycle storage/parking shall be provided for all residential development at a ratio of one bay for every dwelling within a development site and can be comprised within storage areas required as per Clause 19.5 or in shared parking areas or both.

19.5 In Q1 and Q2, all residential developments shall comprise an enclosed, lockable storage area, with a minimum dimension of 1.5m with an internal area of at least 4m2, for each grouped or multiple dwelling(s)."

Parking Requirement in accordance with regulatory documents

Land Use	Requirements	Yield	Total Parking
Residential Apartments	*1 / dwelling*	21 dwellings	21
	Total Volume of Bicycle Parking Required		**21**

Total Volume of Bicycle Parking Provided by Proponent	9 bike racks

Justification

Proposed development requires 21 bicycle parking spaces, which can be split between storage areas and shared parking. Current plans show 9 shared bicycle parking spaces, and each unit has a designated storage area. However, storage units do not seem to be adequate in dimension for bicycle storage. Therefore, storage units are to be amended or an additional 12 public bicycle spaces provided.

2.11 ACROD Parking

Class of Building	Class 2
Does this building class require specific provision of ACROD Parking?	NO
Reference Document Utilised	Building Code of Australia

Justification

As the building does not contain accessible dwelling units no ACROD car bays are required.

2.12 Delivery and Service Vehicles

Local Government	City of Melville
Local Government Document Utilised	Canning Bridge Activity Centre Plan Design Guidelines

Requirements

"19.1 The design of service entrances and delivery docks shall be undertaken in conjunction with adjoining properties where possible. Loading areas at grade which are visible from public areas are not permitted."

Justification

No service or delivery entrance is expected to the site. Waste collection would be arranged from the street.

2.13 Calculation of Development Generated / Attracted Trips

What are the likely hours of operation?	Not applicable for residential developments
What are the likely peak hours of operation?	08:00 – 09:00 / 17:00 – 18:00
Do the development generated peaks coincide with existing road network peaks?	YES – partially both peaks
Guideline Document Used	**NSW RTA Guide to Traffic Generating Developments**
Rates from above document:	
3.3.2 Medium density residential flat building.	
Daily vehicle trips = 5.0-6.5 per dwelling	
Weekday peak hour vehicle trips = 0.5-0.65 per dwelling.	
3.5 Office and commercial.	
Daily vehicle trips = 10 per 100 m2 gross floor area	
Evening peak hour vehicle trips = 2 per 100 m2 gross floor area.	

Land Use Type	Rate above	Yield	Daily Traffic Generation	Peak Hour Traffic Generation
Existing				
Financial adviser office	*10 VPD /100m^2 GFA* *2 VPH / 100m^2 GFA*	assumed 200m^2	20	4
Proposed				
Residential Apartments	*6.5 VPD / dwelling* *0.65 VPH / dwelling*	21 units	137	14
Total traffic from the proposed development (A)			**137**	**14**
Total Existing Traffic from the subject site (A^0)			**20**	**4**
Total Additional traffic from the proposed development ($A-A^0$)			**117**	**10**

What is the total impact of the new proposed development?	According to WAPC guidelines, all developments generating 10-100 VPH can be deemed to have a **moderate** impact on the network. In context of the surrounding road network the additional traffic from the proposed development can be considered negligible.

2.14 Traffic Flow Distribution

How many routes are available for access / egress to the site?	Two routes
Route 1 / Movement 1	
Provide details for Route No 1	To/from the north via Kishorn Road and Canning Highway
Percentage of Vehicular Movements via Route No 1	60%
Route 2 / Movement 2	
Provide details for Route No 2	To/from the south via Kishorn Road and Helm Street
Percentage of Vehicular Movements via Route No 2	40%

Note - For a more detailed plans of the estimated vehicular traffic volumes and distribution please refer to the plans provided in Appendix 2.

2.15 Public Transport Accessibility

How many bus routes are within 400 metres of the subject site?			6 routes
How many rail routes are within 800 metres of the subject site?			1 route
Bus Route	**Description**	**Peak Frequency**	**Off-Peak Frequency**
111	Fremantle Station - East Perth via Canning Highway & Kwinana Highway	10 minutes	No off-peak service
114	Perth - Lake Coogee via Canning Bridge Station and Booragoon Bus Station	15 minutes	1 hour
115	Perth - Hamilton Hill via Booragoon Bus Station	20 minutes	1 hour
148	Fremantle Station – Como via Bicton & Attadale	1 hour	No off-peak service
158	Fremantle Station – Perth via Bicton & Attadale	20 minutes	No off-peak service
160	East Perth - Fremantle Station via Willagee & Booragoon	15 minutes	1 hour
910	Perth - Fremantle Station via Canning Highway	15 minutes	30 minutes
Rail Route	**Description**	**Peak Frequency**	**Off-Peak Frequency**
Mandurah Line	Perth Underground - Elizabeth Quay - Canning Bridge - Bull Creek - Murdoch - Cockburn Central - Aubin Grove - Kwinana - Wellard - Rockingham - Warnbro - Lakelands - Mandurah	5 minutes	10 minutes

Walk Score Rating for Accessibility to Public Transport
62 Good Transit. Many nearby public transportation options.

Significant projects in the area
Canning Bridge Bus Interchange

The Canning Bridge projects include:

- *The relocation and construction of the Canning Bridge Bus Interchange in an area located east of the Canning River in the City of South Perth*
- *The construction of the Manning Road southbound On Ramp onto Kwinana Freeway*
- *The duplication of Canning Bridge to four lanes in both directions*

The City of Melville has been working with the City of South Perth and the State Government to progress the proposed works associated with the Canning Bridge area over many years and in accordance with the approved structure plans.

Transport Impact Statement
KC01900.000 55 Kishorn Road, Applecross

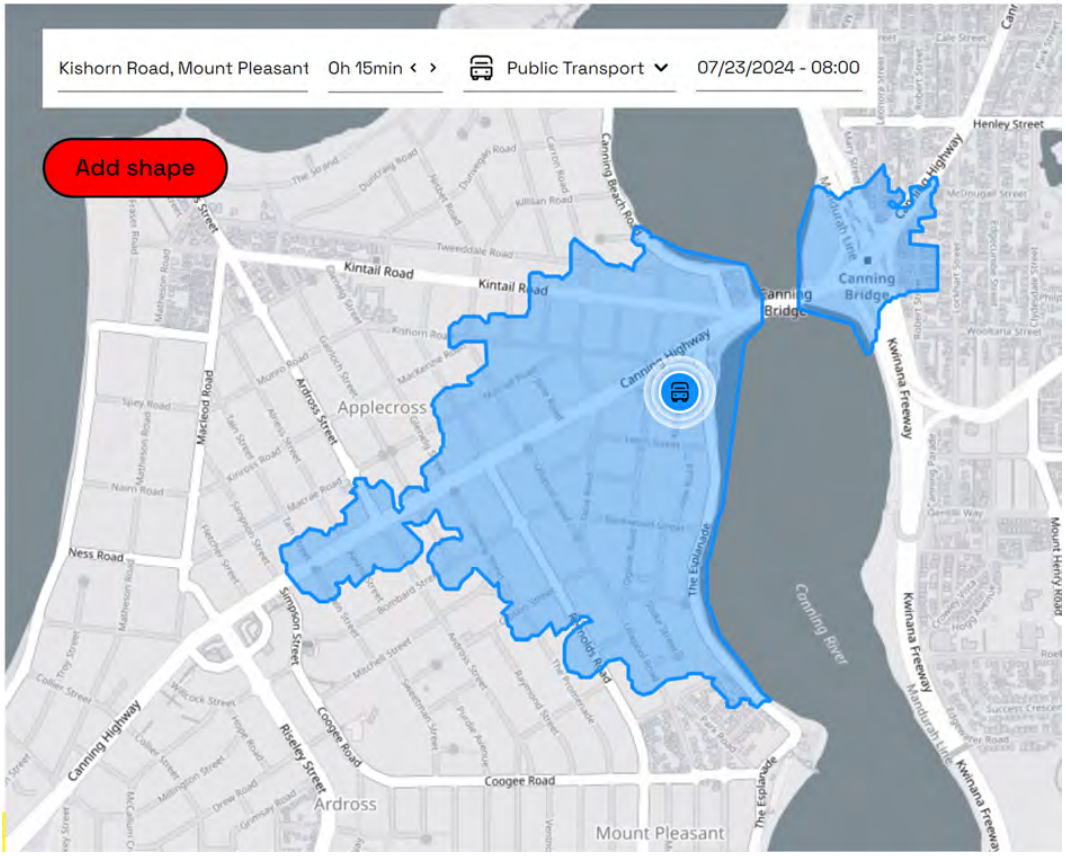


Figure 1 - Current Public Transport Travel Catchment (15 minutes)

2.16 Pedestrian Infrastructure

Describe existing local pedestrian infrastructure within a 400m radius of the site:

Classification	Road Name
"Other Shared Path (Shared by Pedestrians and Cyclists)"	The Esplanade

Most streets within 400m radius have a pedestrian path on at least one side of the road.

Facilitation of pedestrian and cyclist movement is a fundamental strategy for the Canning Bridge Activity Centre Plan. A number of structural, land use, and other strategies are included to encourage walking and cycling as a mode of choice.

It should be noted that Kishorn Road is envisioned as a Low-Speed Pedestrian Environment with On Road Bicycle Network as per Canning Bridge Activity Centre.

Does the site have existing pedestrian facilities	YES
Does the site propose to improve pedestrian facilities?	NO
What is the Walk Score Rating?	
78	Very Walkable. Most errands can be accomplished on foot.

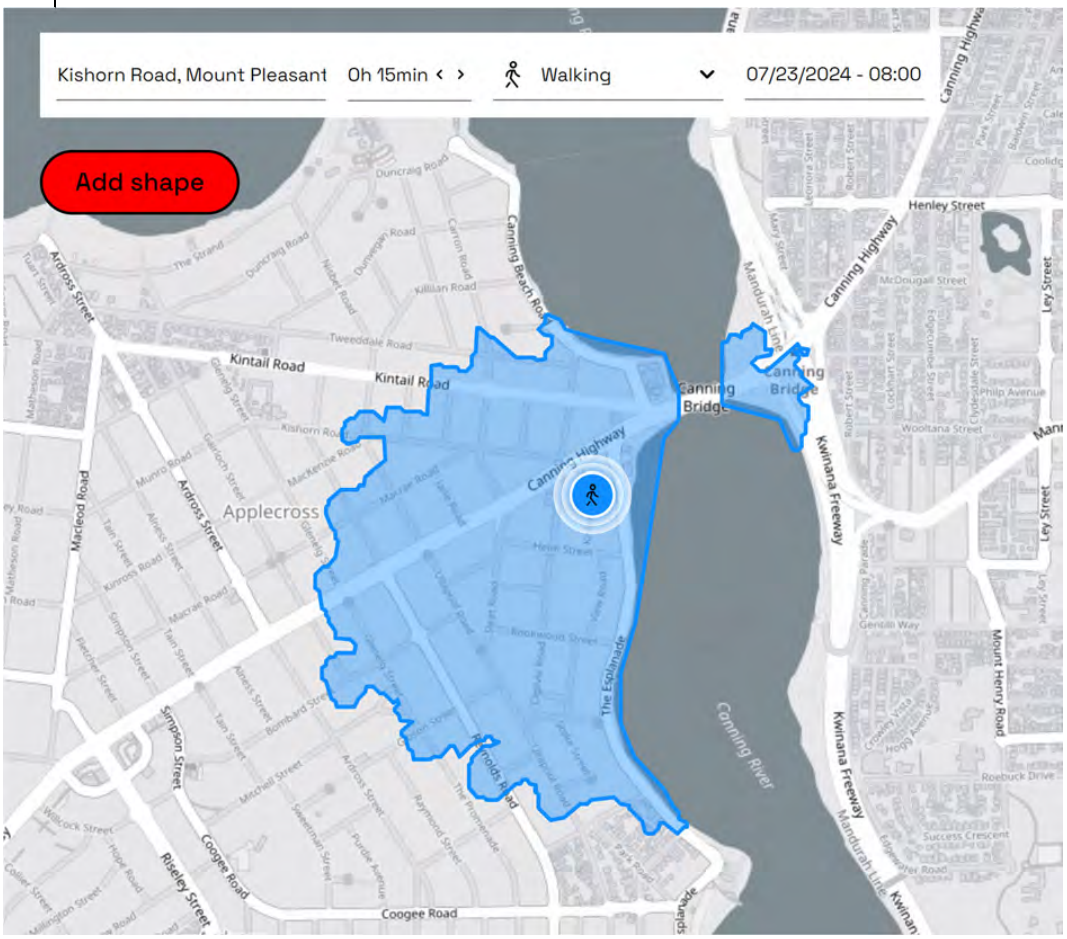


Figure 2 - Walking Catchment (15 minutes)

2.17 Cyclist Infrastructure

Are there any PBN Routes within an 800m radius of the subject site?	YES
If YES, describe:	

Classification	Road Name
"Principal Shared Path"	Kwinana Freeway
"Other Shared Path (Shared by Pedestrians and Cyclists)"	The Esplanade
"Good Road Riding Environment"	Helm Street, Wren Street, Ogilvie Street, Forbes Road, Kintail Road, Bombard Street, Tweedale Road
"Bicycle Lanes or Sealed Shoulder Either Side"	Canning Beach Road, Reynolds Road

Are there any PBN Routes within a 400m radius of the subject site?	YES
If YES, describe:	

Classification	Road Name
"Other Shared Path (Shared by Pedestrians and Cyclists)"	The Esplanade
"Good Road Riding Environment"	Helm Street, Wren Street, Ogilvie Street, Forbes Road, Kintail Road
"Bicycle Lanes or Sealed Shoulder Either Side"	Canning Beach Road

Does the site have existing cyclist facilities?	NO
Does the site propose to improve cyclist facilities?	YES – bicycle parking provided

Facilitation of pedestrian and cyclist movement is a fundamental strategy for the Canning Bridge Activity Centre Plan. A number of structural, land use, and other strategies are included to encourage walking and cycling as a mode of choice.

It should be noted that Kishorn Road is envisioned as a Low Speed Pedestrian Environment with On Road Bicycle Network as per Canning Bridge Activity Centre.

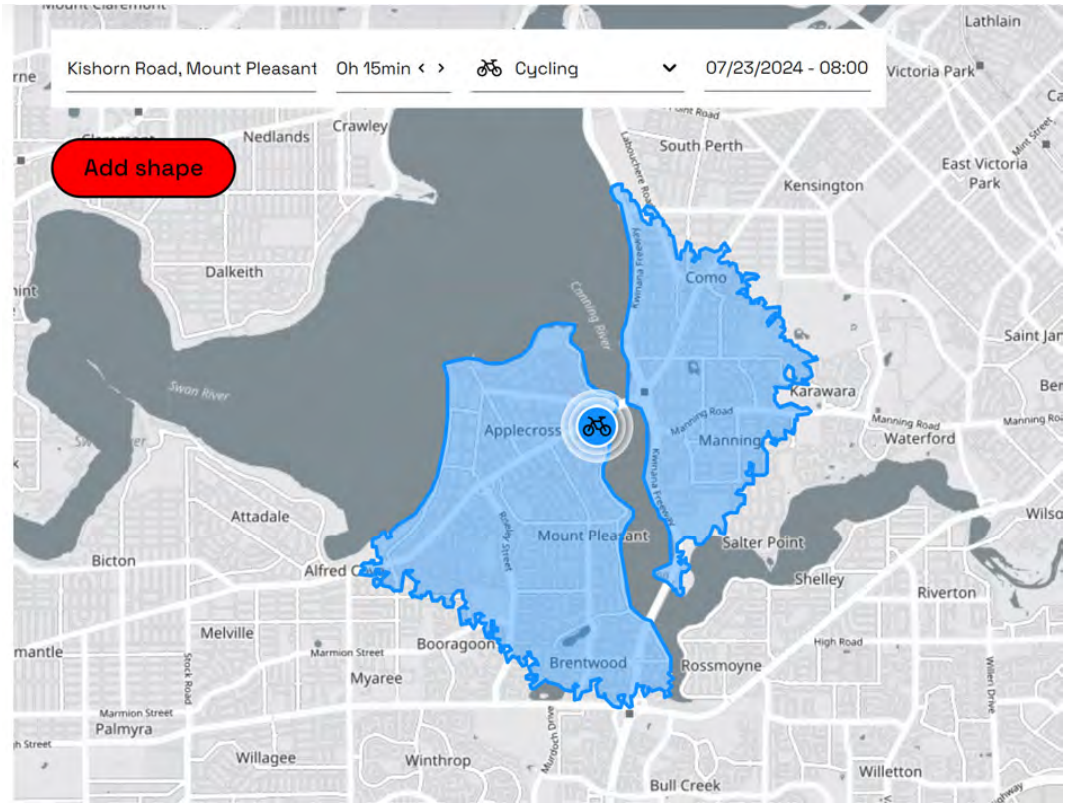


Figure 3 - Cycling Catchment (15 minutes)

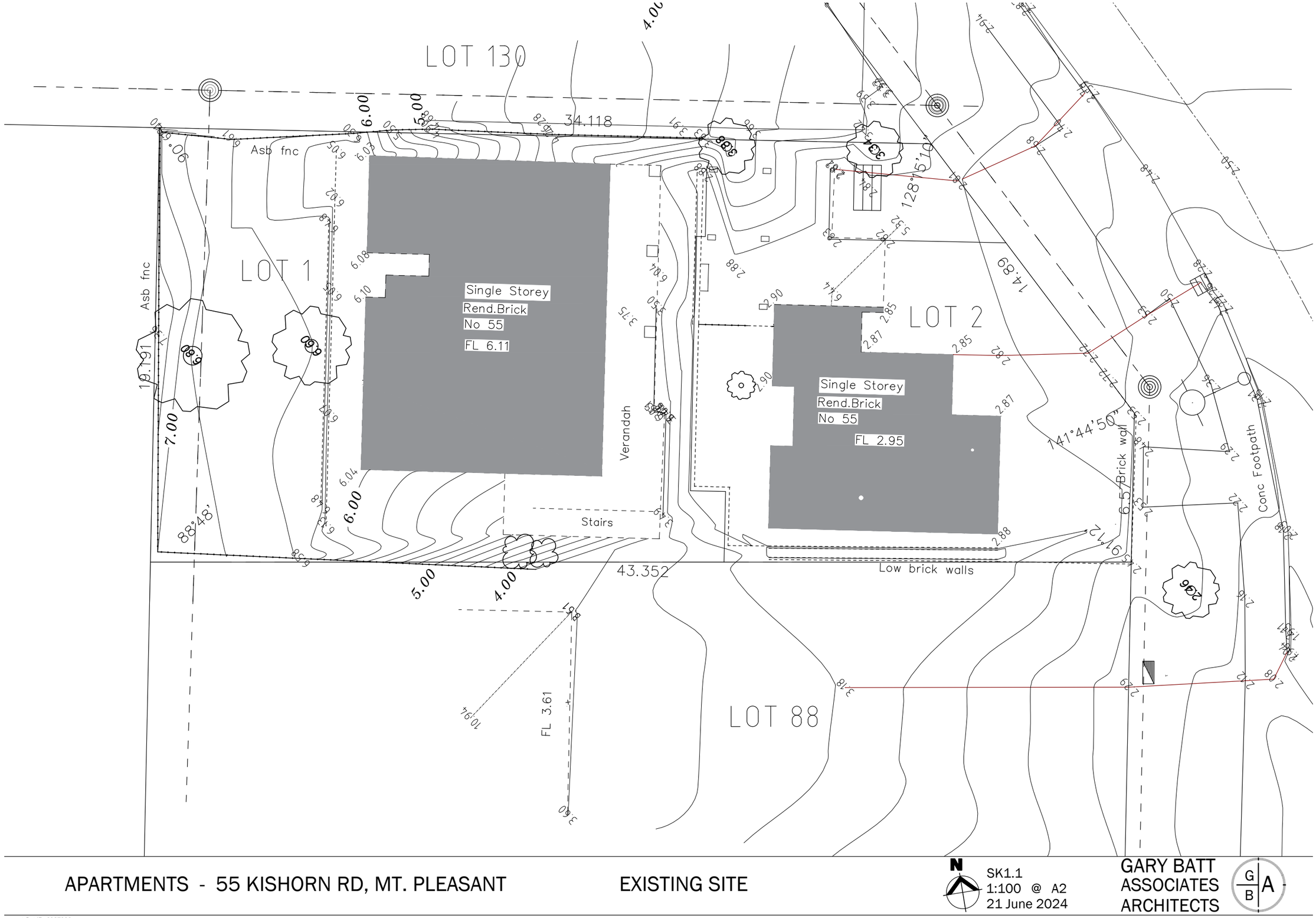
2.18 Site-Specific Issues and Proposed Remedial Measures

How many site-specific issues need to be discussed?	One
Site-Specific Issue No 1	**Traffic impact**
Remedial Measure / Response	The subject site is likely to generate 137 vehicular trips per day and 14 vehicular trips in the peak hour. According to WAPC guidelines, all developments generating 10-100 VPH can be deemed to have a **moderate** impact on the network. In context of the surrounding road network the additional traffic from the proposed development can be considered negligible.

Appendix 1

The Layout of the Proposed Development





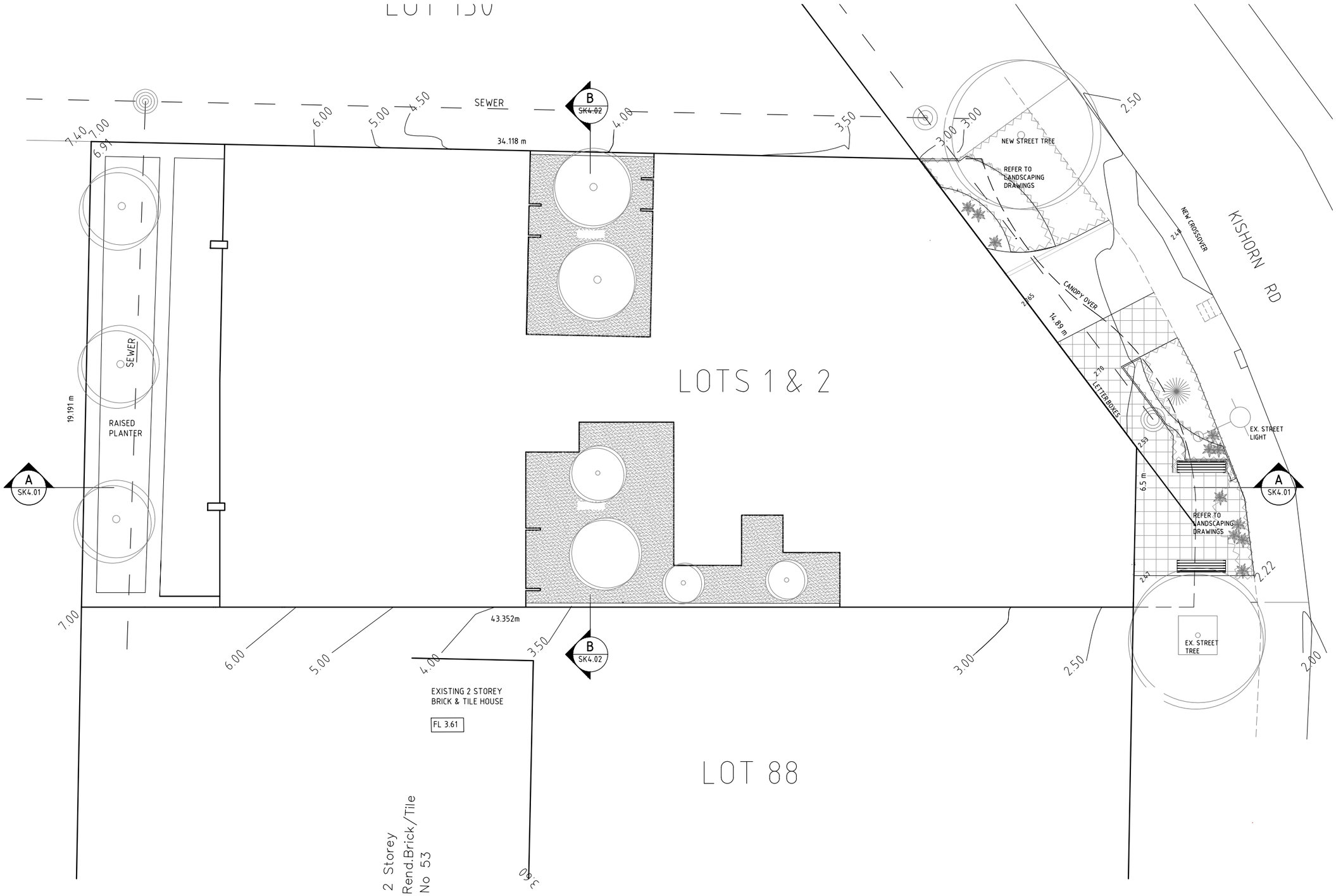
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

EXISTING SITE

N

SK1.1
1:100 @ A2
21 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS

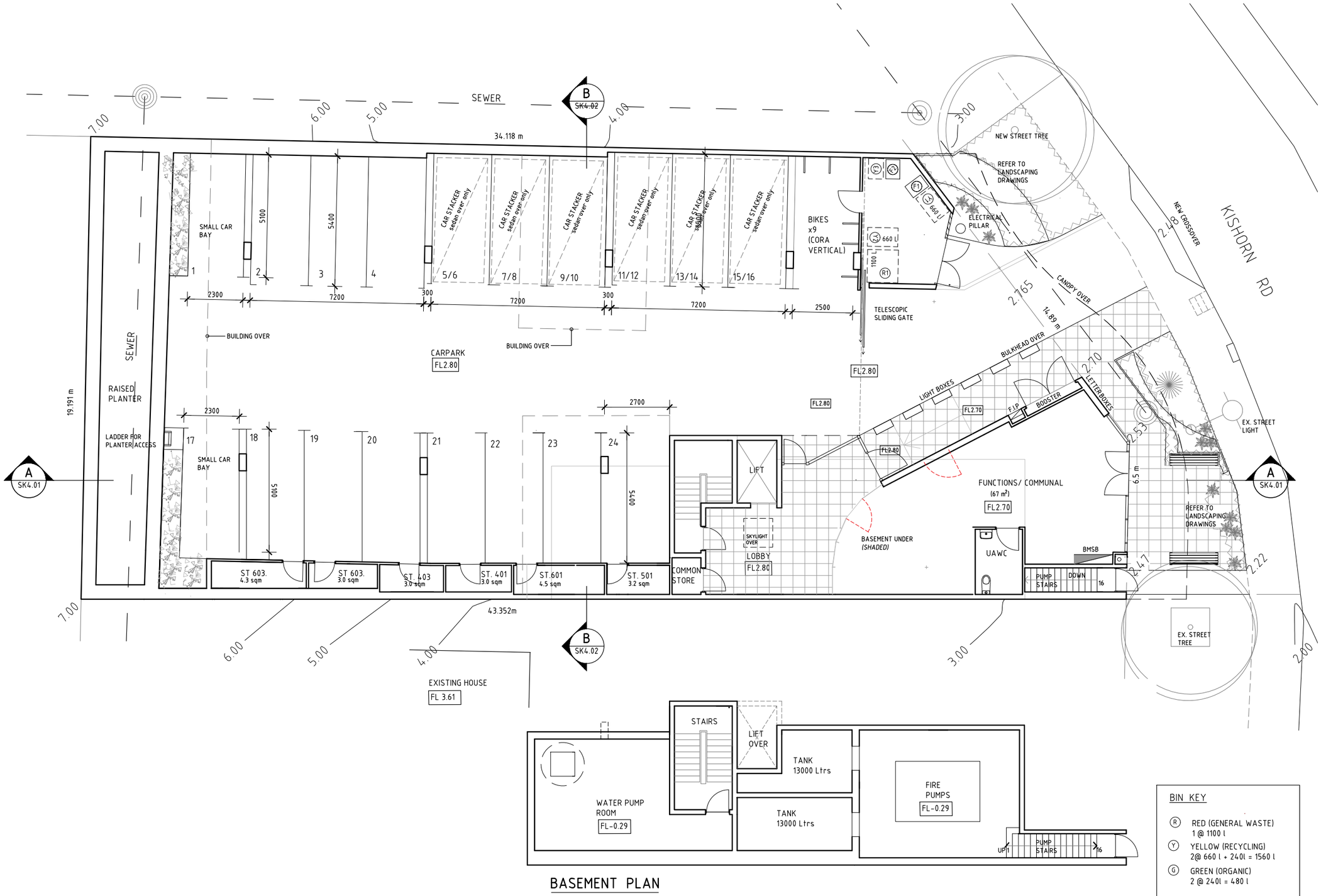


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE PLAN

SK1.1
1:100 @ A2
21 June 2024

GARY BATT ASSOCIATES ARCHITECTS



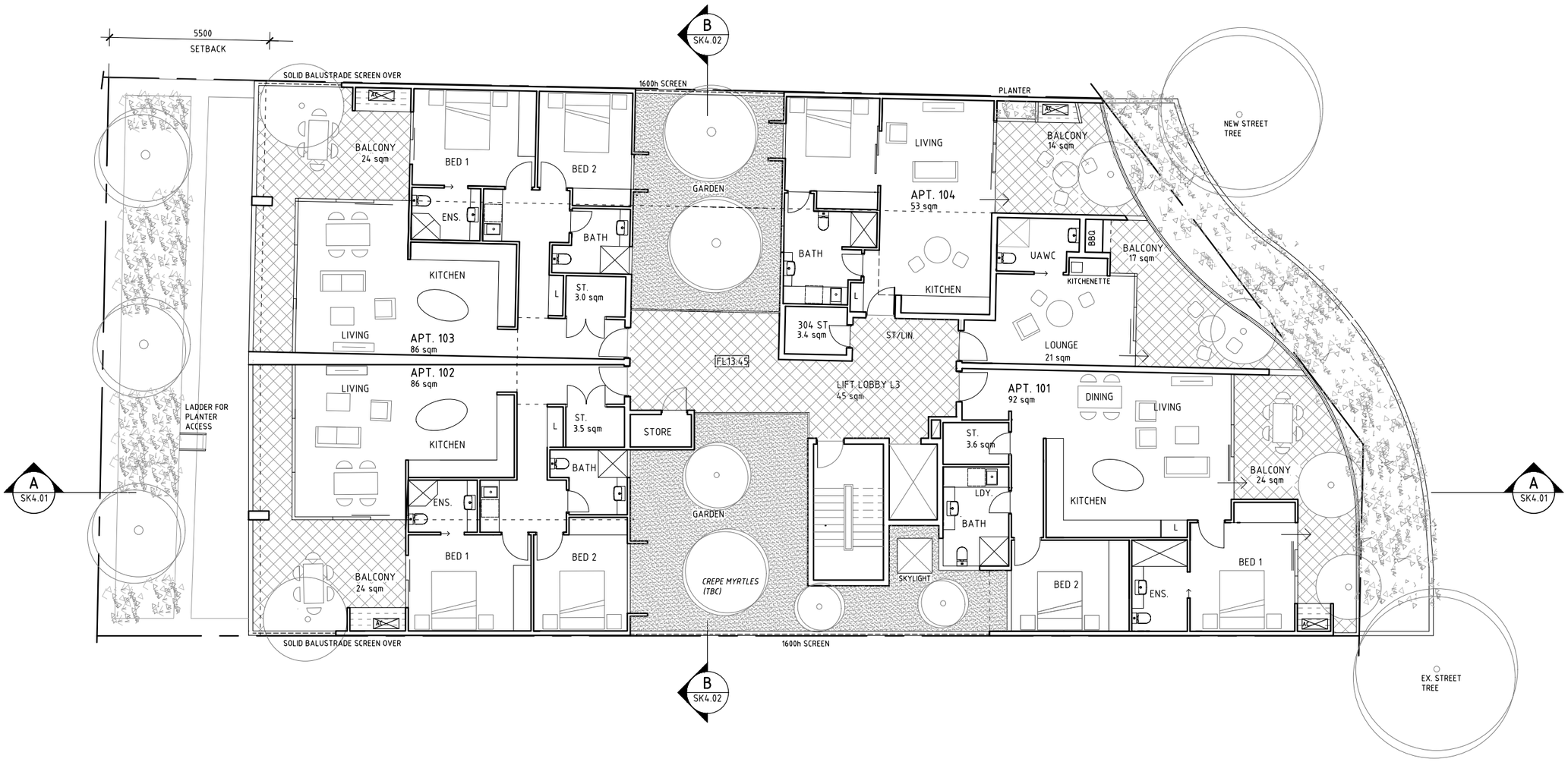
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE & GROUND FLOOR PLAN

N

SK2.00
1:100 @ A2
21 June 2024

GARY BATT ASSOCIATES ARCHITECTS

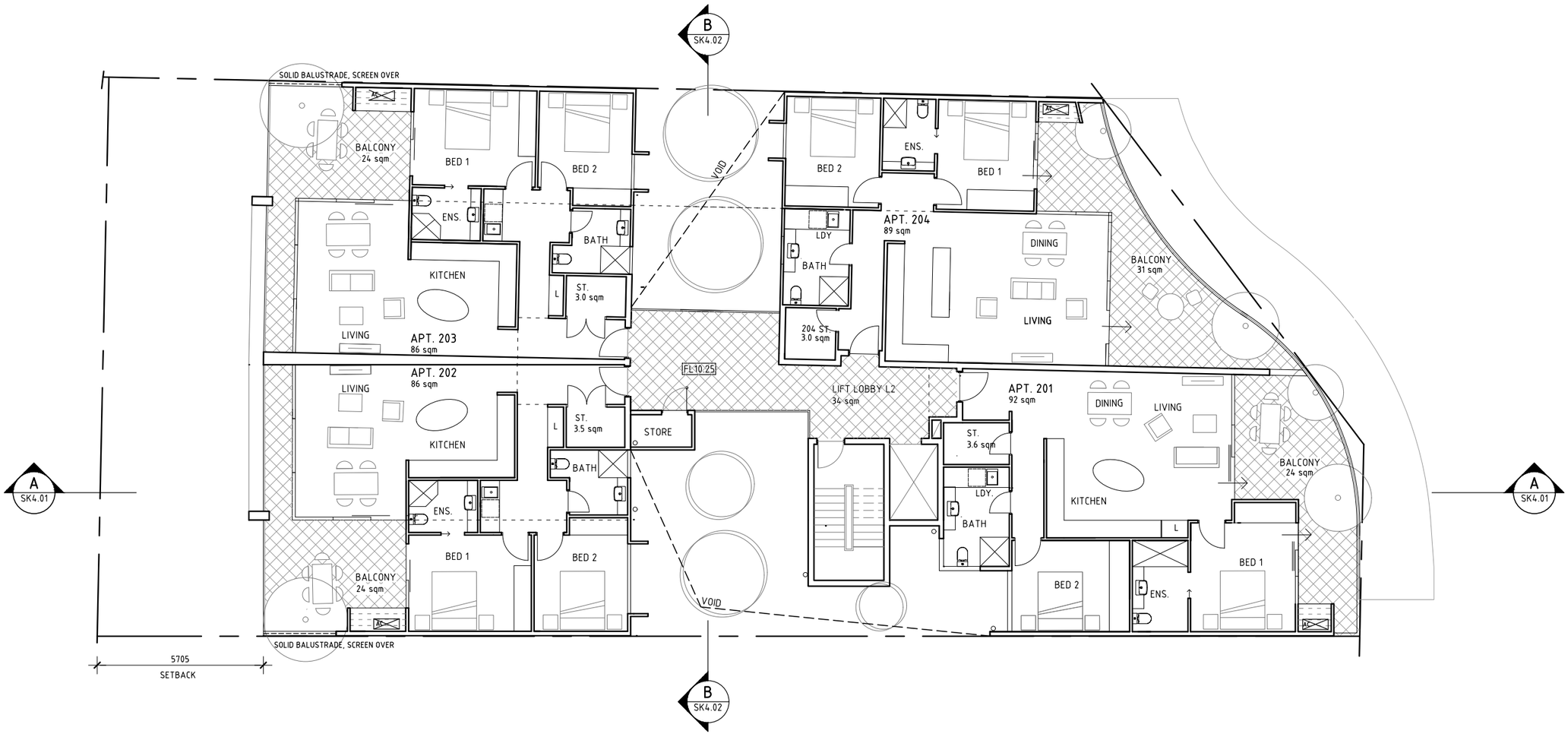


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIRST FLOOR PLAN

SK2.01
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS

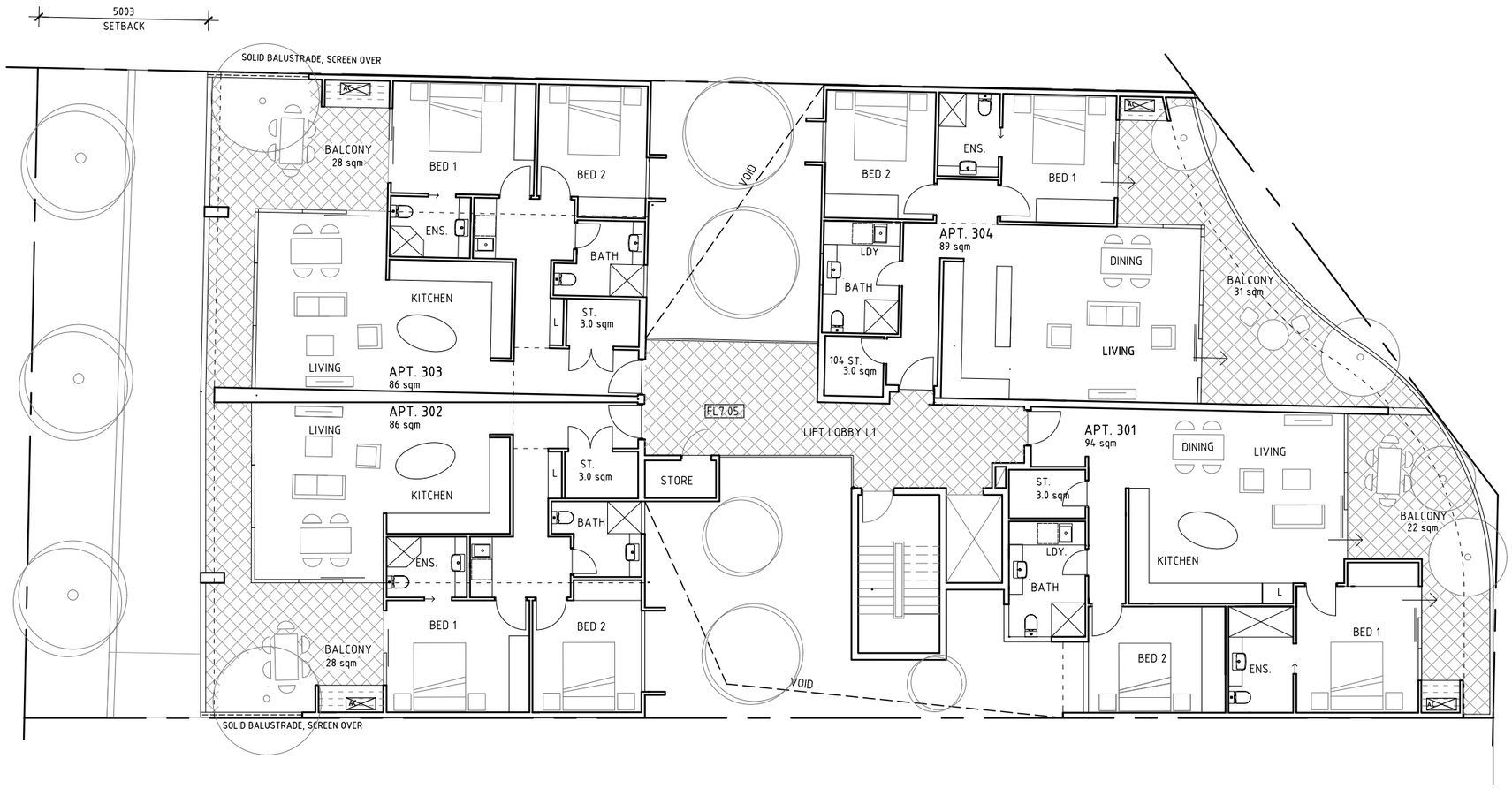


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SECOND FLOOR PLAN

SK2.02
1:100 @ A2
04 June 2024

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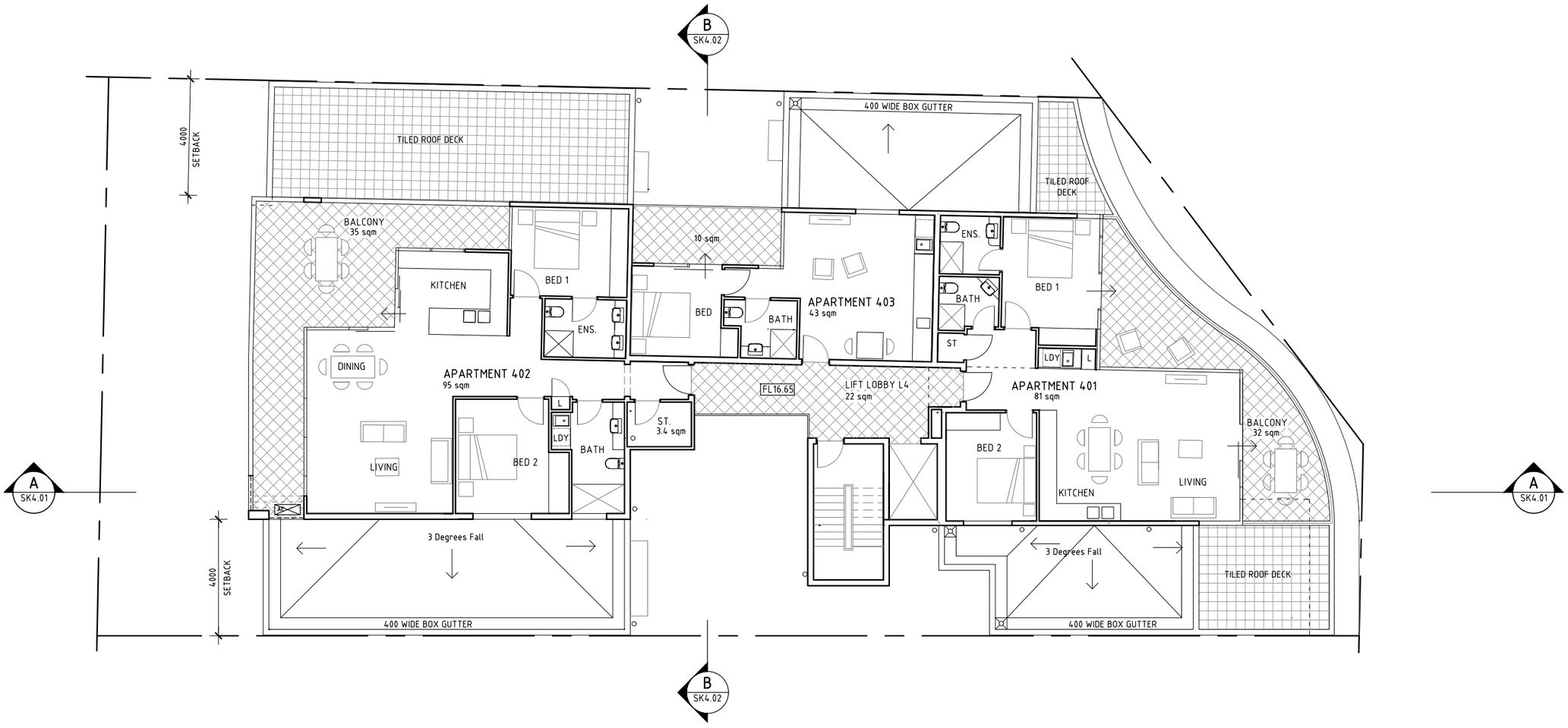
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

THIRD FLOOR PLAN

N

SK2.03
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FOURTH FLOOR PLAN

N

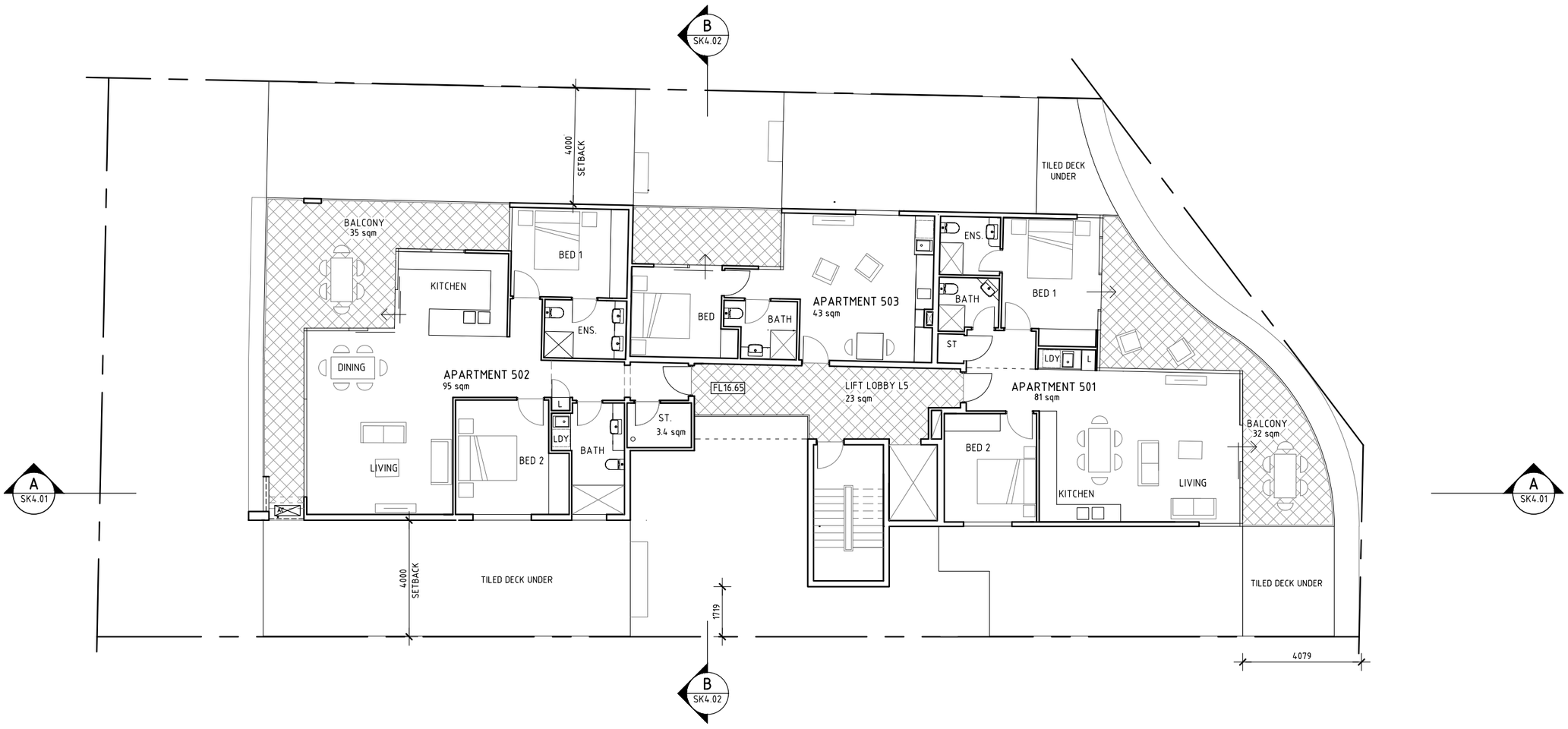
SK2.04
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



SECTION A - A
Scale 1 : 100

APARTMENTS - 55 KISHORN RD, MT. PLEASANT	SECTION A - A	SK4.0 1:100 @ A2 24 JUNE 2024	GARY BATT ASSOCIATES ARCHITECTS



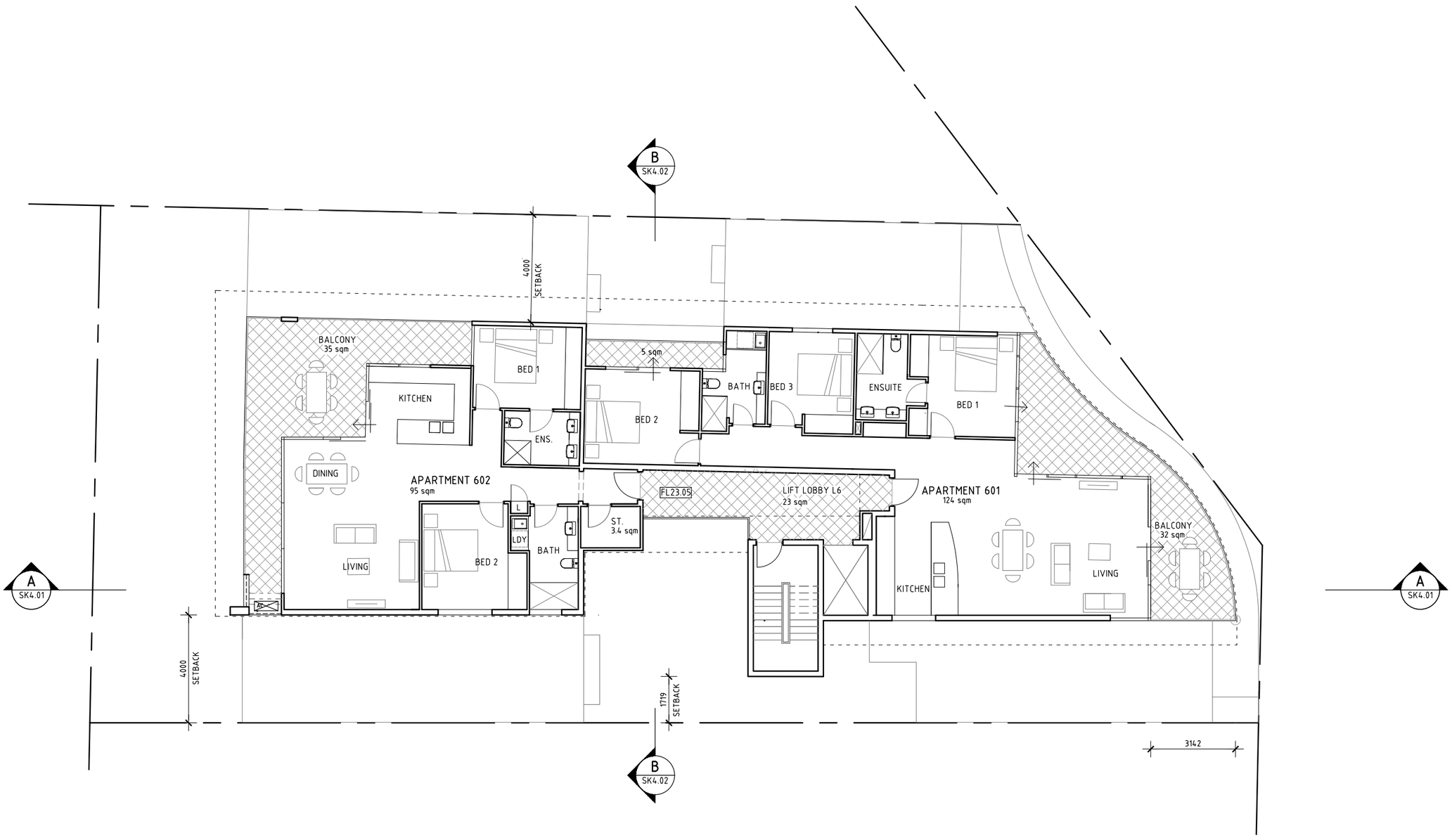
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIFTH FLOOR PLAN

N

SK2.05
1:100 @ A2
04 June 2024

GARY BATT
ASSOCIATES
ARCHITECTS



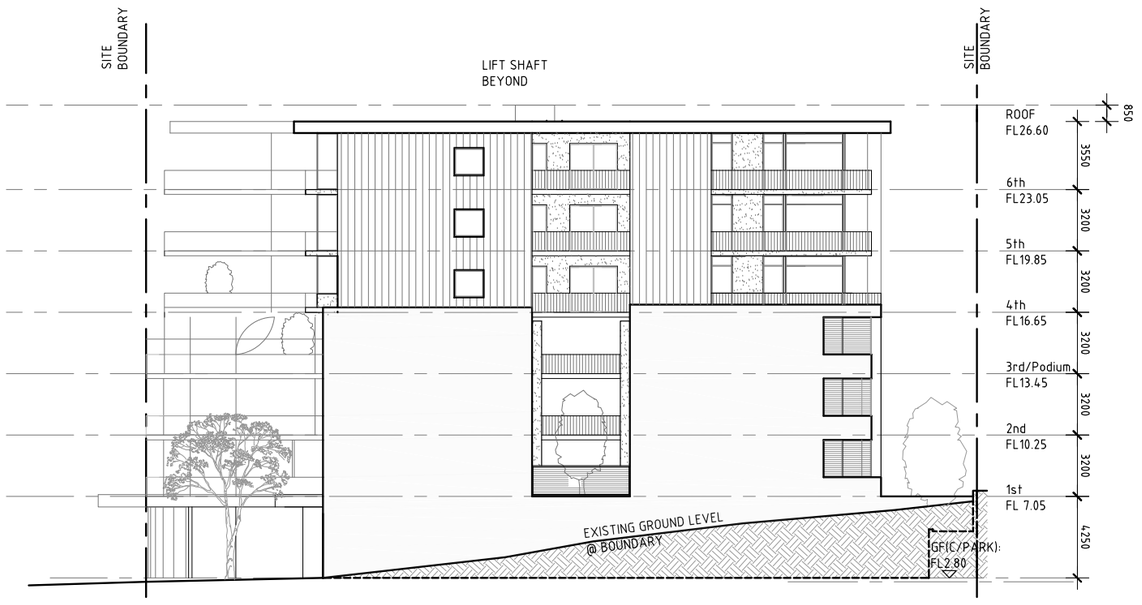
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SIXTH FLOOR PLAN

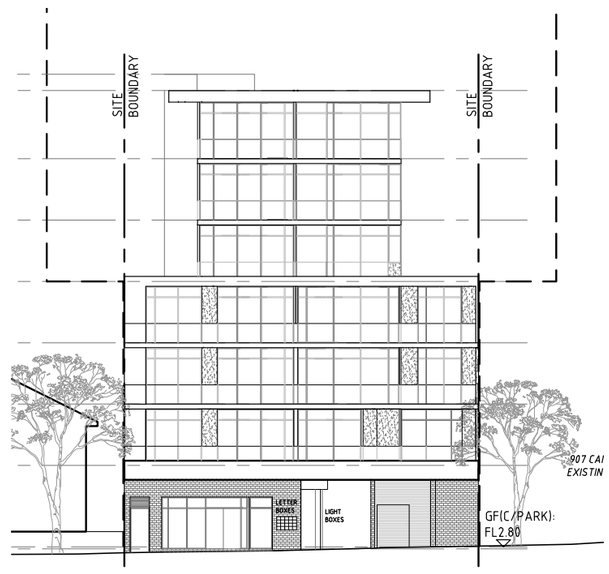
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SK2.06
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04 June 2024

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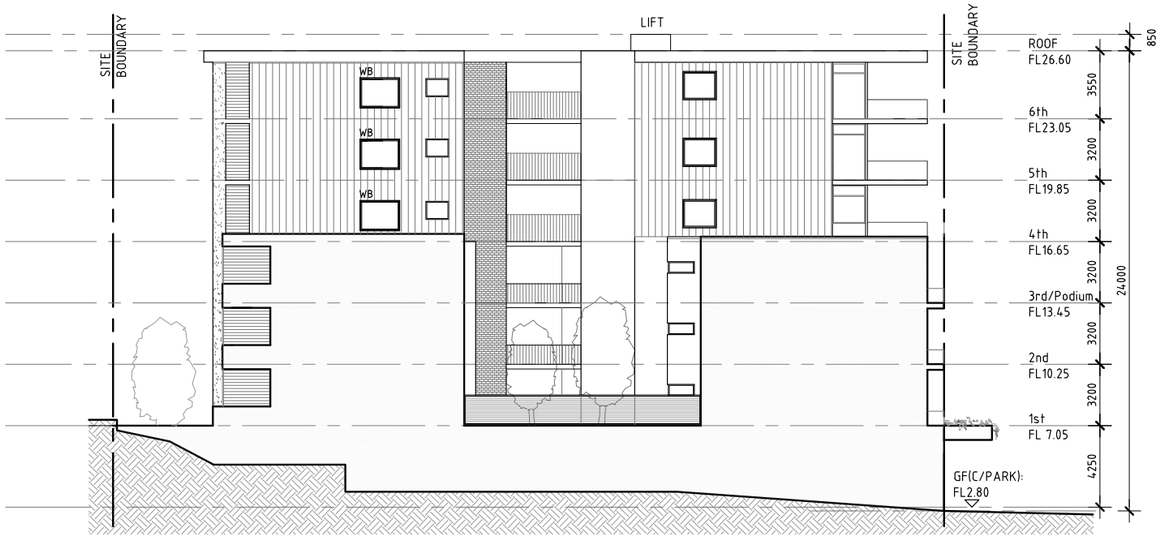
NORTH ELEVATION
Scale 1 : 200



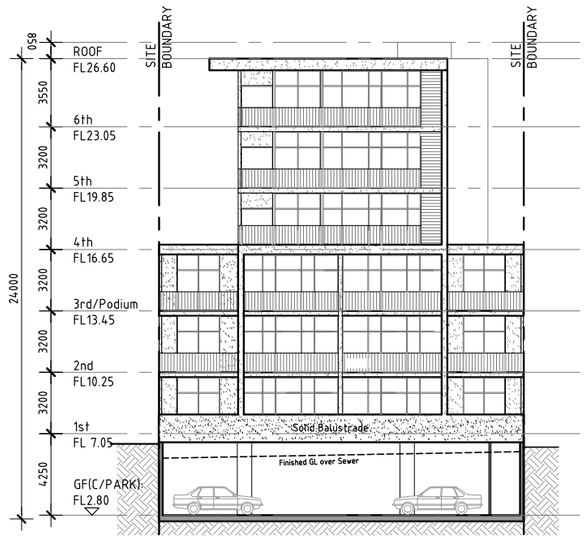
NOTES

1. SEE SK3.02 FOR EXTERNAL MATERIALS

EAST ELEVATION (STREET)
Scale 1 : 200



SOUTH ELEVATION
Scale 1 : 200



WEST ELEVATION
Scale 1 : 200

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

ELEVATIONS

SK3.0
1:200 @ A2
28 June 2024

GARY BATT ASSOCIATES ARCHITECTS

Appendix 2

Transport Planning and Traffic Plans





No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: LOCALITY PLAN - 800M RADIUS

DRAWING NUMBER: KC01900.000_ S01

DRAWN BY: A.M.

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WEB: www.kctt.com.au



No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: BICYCLE NETWORK PLAN - 800M RADIUS

DRAWING NUMBER: KC01900.000_ S02

DRAWN BY: A.M.

Civil & Traffic Engineering Consultants
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PARKS AND RECREATION
WATERWAYS
SHOPPING AREA
TRAIN AND BUS TRANSFER
ROAD
Hay Street STREET NAME
RAILWAY
ROAD BRIDGE, OVERPASS
LOCATION BOUNDARY
DISTANCE FROM LOCATION
CITY OF MELVILLE LOCAL GOVERNMENT NAME
MOUNT PLEASANT SUBURB NAME
LOCAL AUTHORITY BOUNDARY
BUS ROUTES
HIGH FREQUENCY BUS ROUTE
103 BUS ROUTE NUMBER
990 HIGH FREQUENCY BUS ROUTE NUMBER

NOTE : FOR MORE INFORMATION REGARDING THE DESCRIPTION OF BUS ROUTES AND THEIR INDICATIVE PEAK AND OFF-PEAK FREQUENCIES REFER TO THE REPORT.

LEGEND

No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: PUBLIC TRANSPORT PLAN - 800M RADIUS

DRAWING NUMBER: KC01900.000_ S03

DRAWN BY: A.M.

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No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: PEDESTRIAN PATHS PLAN - 800M RADIUS

DRAWING NUMBER: KC01900.000_ S04

DRAWN BY: A.M.

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No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: EXISTING TRAFFIC COUNTS - 800M RADIUS

DRAWING NUMBER: KC01900.000_ S05

DRAWN BY: A.M.

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LOCATION BOUNDARY

ROAD (VARIED WITH ROAD WIDTH)

ewis Road ROAD NAME

1,389 Total Expected Traffic Generation from the proposed development

503 Total Expected Traffic Generation from Subject Site on the specific section of road - **IN and OUT direction**

Traffic Flow IN Direction

Traffic Flow OUT Direction

NOTE: THE PLAN IS COURTEOUSY OF GARY BATT ASSOCIATES ARCHITECTS

LEGEND

No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: TRAFFIC FLOW DIAGRAM

DRAWING NUMBER: KC01900.000_ S06

DRAWN BY: A.M.

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LOCATION BOUNDARY

ROAD (VARIED WITH ROAD WIDTH)

ewis Road ROAD NAME

000 Traffic Flow IN Direction

000 Traffic Flow OUT Direction

1,389 Total Expected Traffic Generation from the proposed development - AM peak

NOTE: THE PLAN IS COURTEOUSY OF GARY BATT ASSOCIATES ARCHITECTS

LEGEND

No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: TRAFFIC FLOW DIAGRAM - AM PEAK

DRAWING NUMBER: KC01900.000_ S07

DRAWN BY: A.M.

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PH: 08 9441 2700
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LOCATION BOUNDARY

ROAD (VARIED WITH ROAD WIDTH)

ewis Road ROAD NAME

000 Traffic Flow IN Direction

000 Traffic Flow OUT Direction

1,389 Total Expected Traffic Generation from the proposed development - PM peak

NOTE: THE PLAN IS COURTEOUSY OF GARY BATT ASSOCIATES ARCHITECTS

LEGEND

No	DATE	AMENDMENT
A	09-07-2024	ISSUED FOR REVIEW

PROJECT: 55 KISHORN ROAD, MOUNT PLEASANT

TITLE: TRAFFIC FLOW DIAGRAM - PM PEAK

DRAWING NUMBER: KC01900.000_ S08

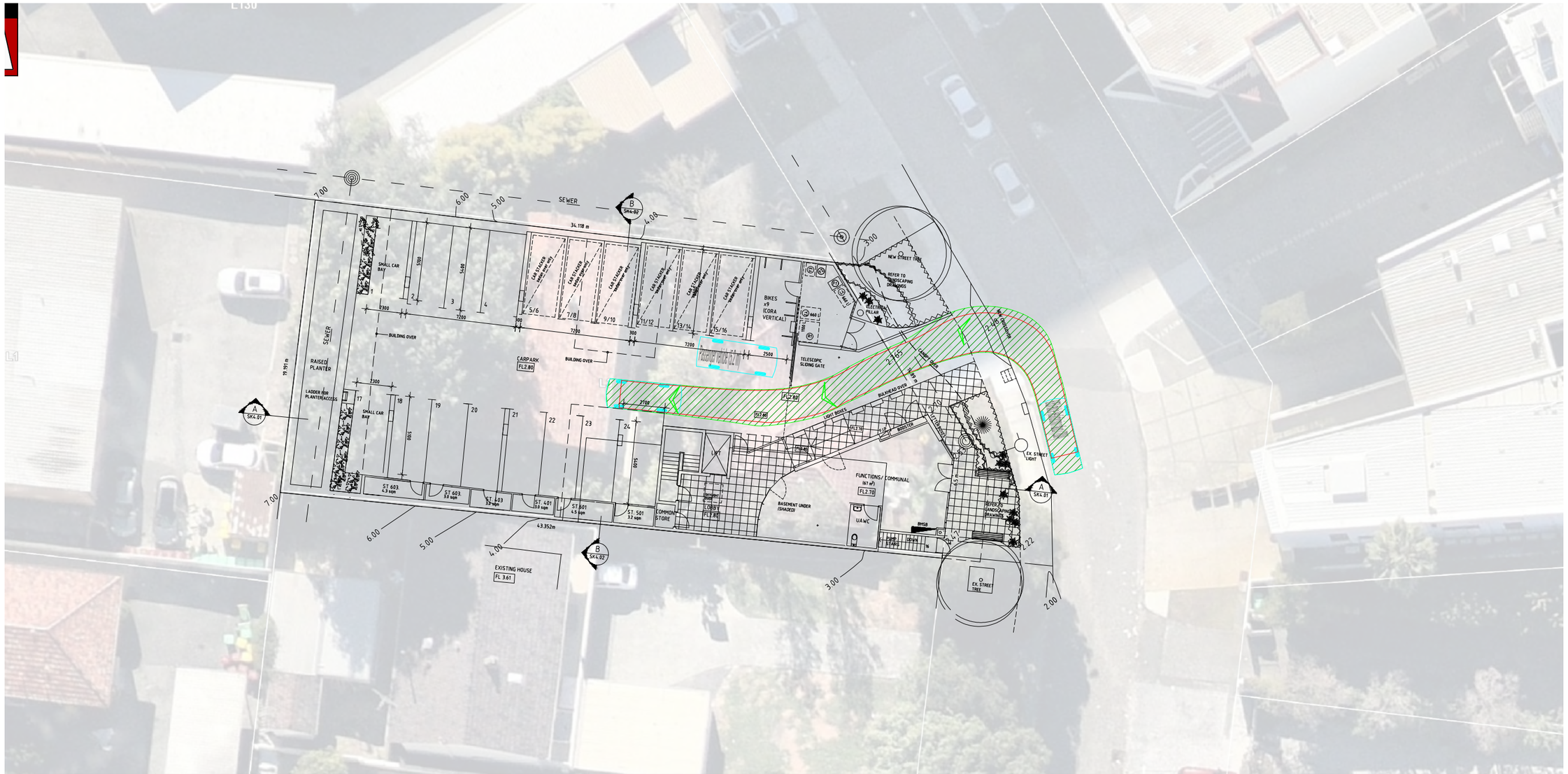
DRAWN BY: A.M.

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Appendix 3

Vehicle Turning Circle Plan





Passenger vehicle (5.2 m)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.804m
Min Body Ground Clearance	0.295m
Track Width	1.840m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.300m

Lot boundary
Wheel Path (Forward Vehicle Motion)
Vehicle Chasis Envelope (Forward Vehicle Motion)
Wheel Path (Reverse Vehicle Motion)
Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

A	08-07-2024	ISSUED FOR REVIEW
IO	DATE	AMENDMENT

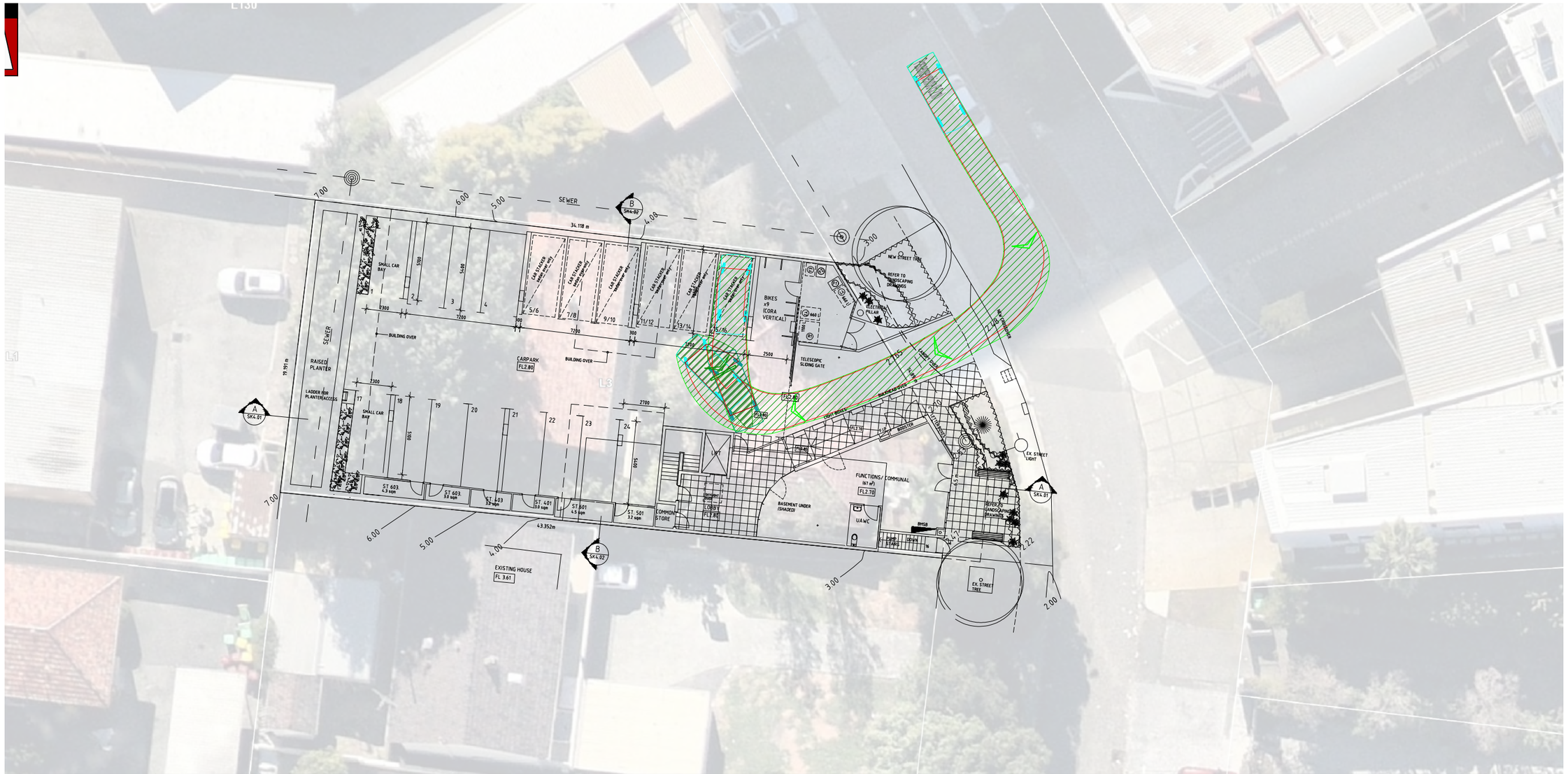
PROJECT:
55 Kishorn Road, Mount Pleasant

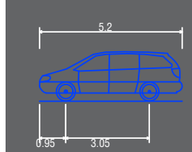
TITLE:
Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m) - Option 1

DRAWING NUMBER:
KC01900.000_S20

DRAWN BY:
A.M.

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Passenger vehicle (5.2 m)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.804m
Min Body Ground Clearance	0.295m
Track Width	1.840m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chasis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

NO	DATE	AMENDMENT
A	08-07-2024	ISSUED FOR REVIEW

PROJECT: 55 Kishorn Road, Mount Pleasant

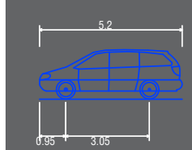
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)

DRAWING NUMBER: KC01900.000_S21a

DRAWN BY: A.M.

Civil & Traffic Engineering Consultants
PO Box 1456 Scarborough WA 6922
PH: 08 9441 2700
WEB: www.kctt.com.au
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Passenger vehicle (5.2 m)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.804m
Min Body Ground Clearance	0.295m
Track Width	1.840m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.300m

Lot boundary
Wheel Path (Forward Vehicle Motion)
Vehicle Chasis Envelope (Forward Vehicle Motion)
Wheel Path (Reverse Vehicle Motion)
Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

A	08-07-2024	ISSUED FOR REVIEW
IO	DATE	AMENDMENT

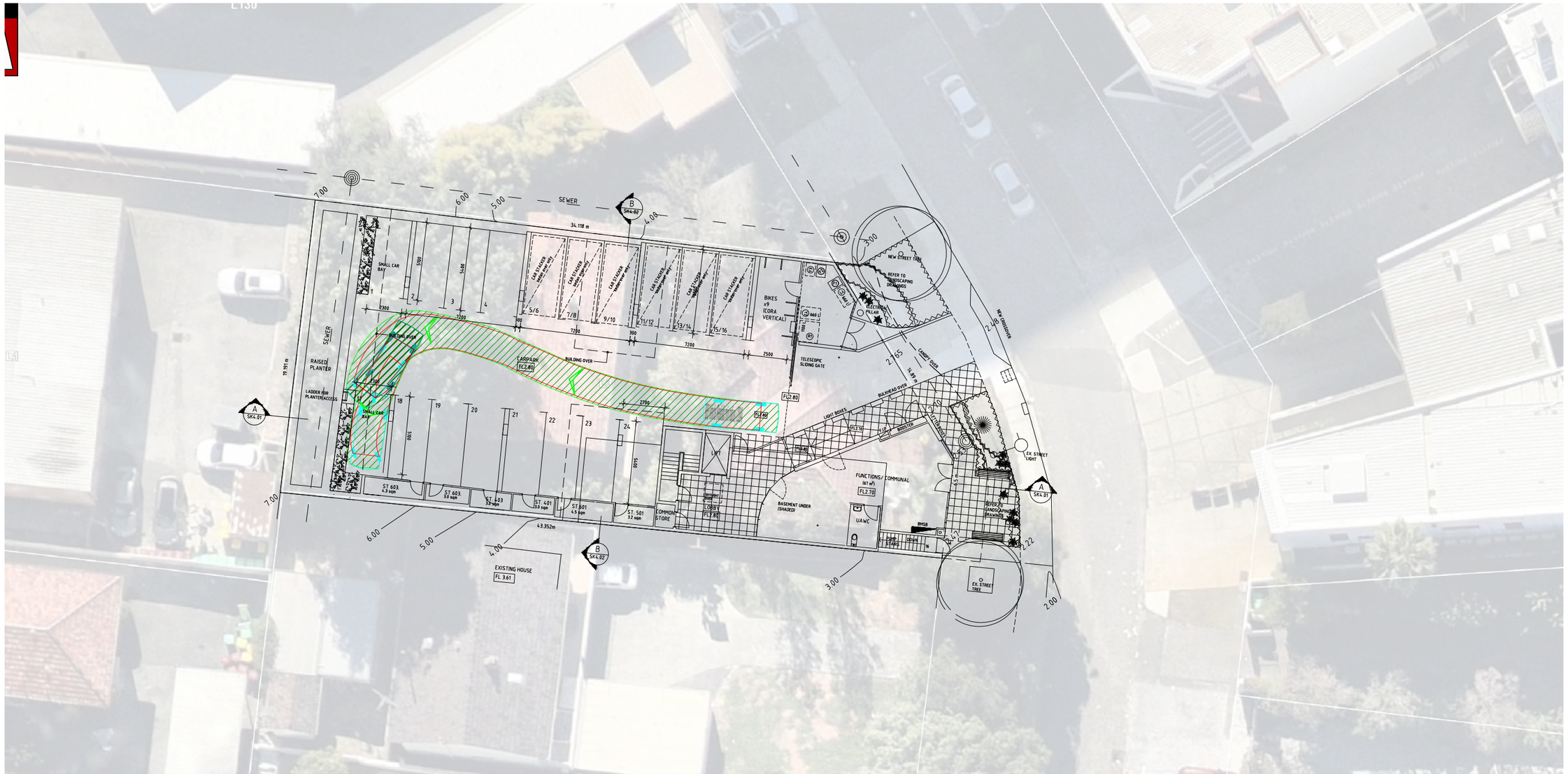
PROJECT:
55 Kishorn Road, Mount Pleasant

TITLE:
Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)

DRAWING NUMBER:
KC01900.000_S21b

DRAWN BY:
A.M.

Civil & Traffic Engineering Consultants
PO Box 1456 Scarborough WA 6922
PH: 08 9441 2700
WEB: www.kctt.com.au
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4.91	B85 Vehicle (Realistic min radius) (2004)
	Overall Length 4.910m
	Overall Width 1.870m
	Overall Body Height 1.421m
	Min Body Ground Clearance 0.159m
	Track Width 1.770m
	Lock-to-lock time 4.00s
	Curb to Curb Turning Radius 5.750m
0.92 2.8	

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chasis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

NO	DATE	AMENDMENT
A	08-07-2024	ISSUED FOR REVIEW

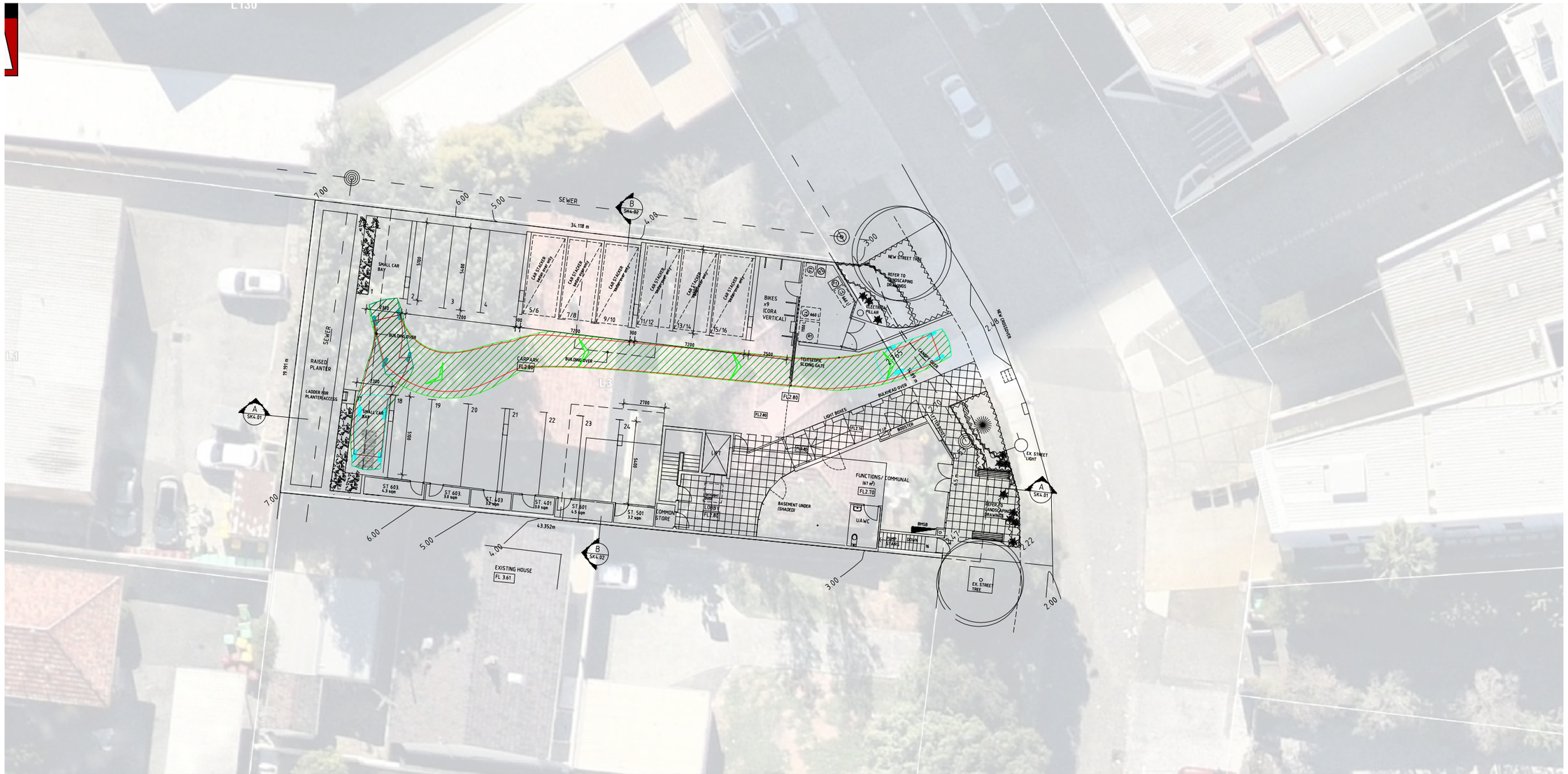
PROJECT:
55 Kishorn Road, Mount Pleasant

TITLE:
Vehicle Turning Circle Plan - B85 Passenger Vehicle (4.91m)

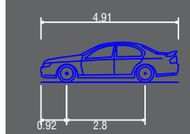
DRAWING NUMBER:
KC01900.000_S22a

DRAWN BY:
A.M.

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B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



Lot boundary
Wheel Path (Forward Vehicle Motion)
Vehicle Chasis Envelope (Forward Vehicle Motion)
Wheel Path (Reverse Vehicle Motion)
Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

NO	DATE	AMENDMENT
A	08-07-2024	ISSUED FOR REVIEW

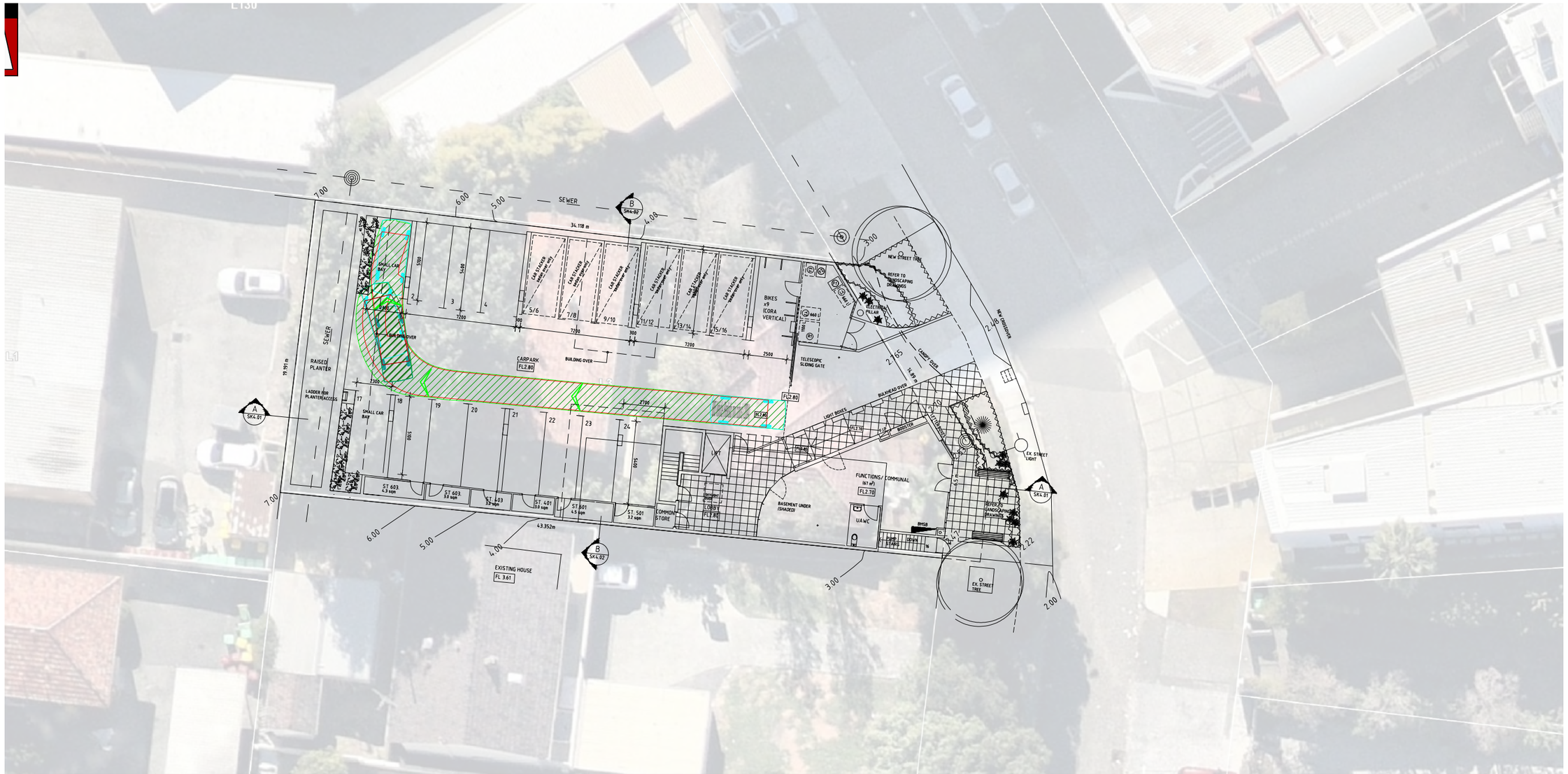
PROJECT:
55 Kishorn Road, Mount Pleasant

TITLE:
Vehicle Turning Circle Plan - B85 Passenger Vehicle (4.91m)

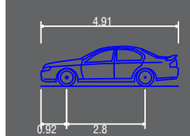
DRAWING NUMBER:
KC01900.000_S22b

DRAWN BY:
A.M.

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PH: 08 9441 2700
WEB: www.kctt.com.au
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B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m



Lot boundary
Wheel Path (Forward Vehicle Motion)
Vehicle Chasis Envelope (Forward Vehicle Motion)
Wheel Path (Reverse Vehicle Motion)
Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

NO	DATE	AMENDMENT
A	08-07-2024	ISSUED FOR REVIEW

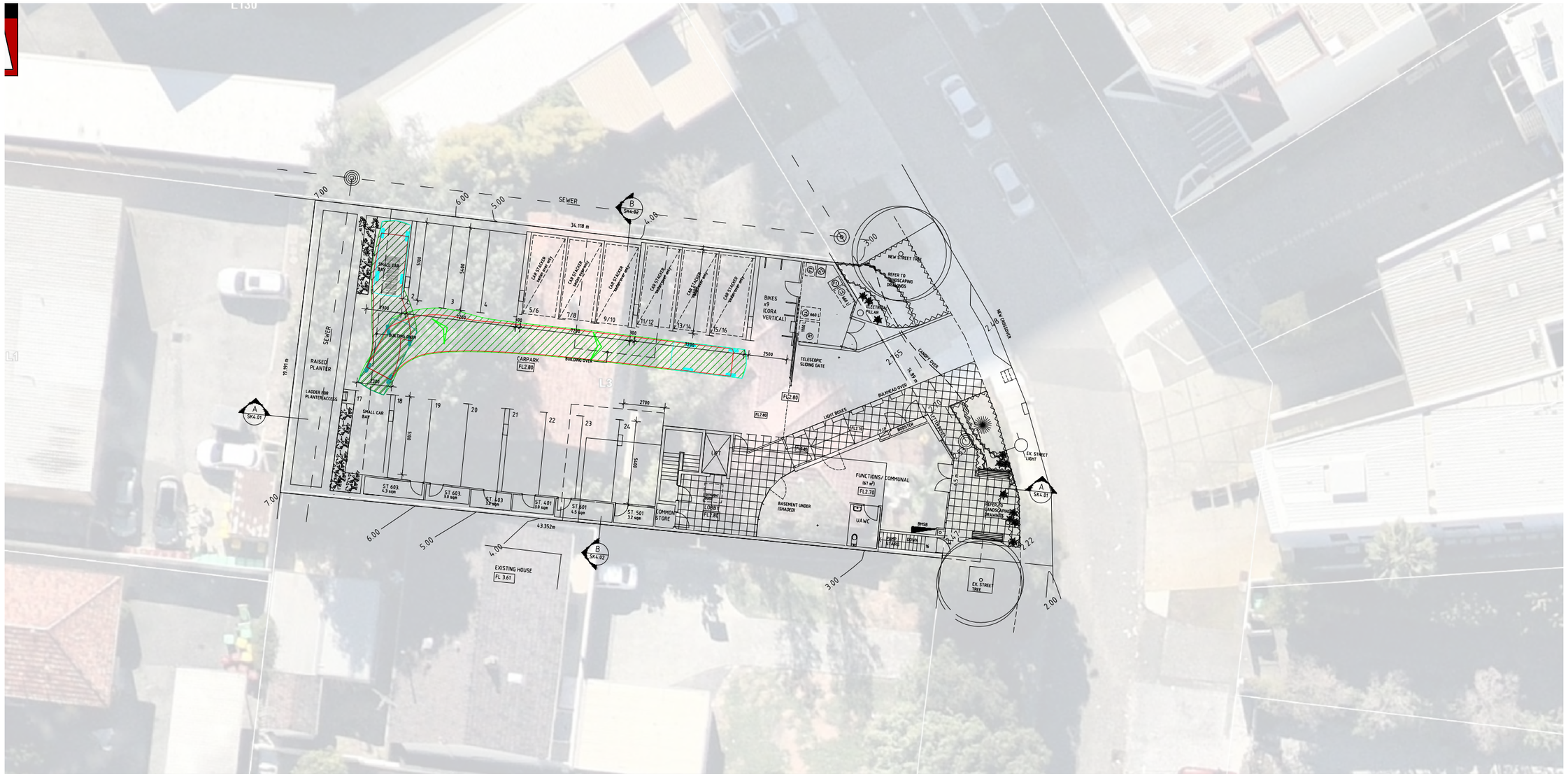
PROJECT:
55 Kishorn Road, Mount Pleasant

TITLE:
Vehicle Turning Circle Plan - B85 Passenger Vehicle (4.91m)

DRAWING NUMBER:
KC01900.000_S23a

DRAWN BY:
A.M.

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B85 Vehicle (Realistic min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
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Min Body Ground Clearance	0.159m
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Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

Lot boundary
Wheel Path (Forward Vehicle Motion)
Vehicle Chasis Envelope (Forward Vehicle Motion)
Wheel Path (Reverse Vehicle Motion)
Vehicle Chasis Envelope (Reverse Vehicle Motion)

LEGEND

A	08-07-2024	ISSUED FOR REVIEW
IO	DATE	AMENDMENT

PROJECT:
55 Kishorn Road, Mount Pleasant

TITLE:
Vehicle Turning Circle Plan - B85 Passenger Vehicle (4.91m)

DRAWING NUMBER:
KC01900.000_S23b

DRAWN BY:
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71 Allnutt Street, Mandurah WA 6210

Sustainable Design Report (ESD)

Proposed Apartments

Date:	19 April 2024
Our Reference:	23-14778
Client Job Number:	SP15112
Project Address:	Lot 1 & 2 (55) Kishorn Road, Mount Pleasant WA 6153
BCA Climate Zone:	5
Report Commissioned by:	Gary Batt & Associates Pty Ltd
On Behalf of:	-
Technical Contact:	Nathan Peart

greenstar
Accredited Professional

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Document Control

Doc name:	ESD Report (GS-Buildings) - 55 Kishorn Road, Mount Pleasant WA (23-14778)				
Version	Date	Author		Reviewer	
3	19/04/2024	Muneeb Ahmed	MA	Nathan Peart	NP
	Final Report				

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3.1 Scorecard 7
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1 INTRODUCTION

This report has been compiled to demonstrate the sustainable initiatives and commitments for the project at Lot 1 & 2 (55) Kishorn Road, Mount Pleasant WA 6153 as per the details on the cover page. The design will integrate sustainability commitments that are equivalent to a 4-star assessment using the Green Building Council of Australia 'Green Star Building' scorecard.

The recommendation in this report allows the project to meet best practice as defined by GBCA – Green Star buildings by committing to improvements that:

- Deliver a new definition of a sustainable building.
- Meets the Paris Agreement.
- Responds to Sustainability megatrends.
- Creates clear expectations for new buildings.
- Delivers opportunities for supply chain transformation.

Included in the report below is an overview of the planning requirement to be met, overview of the rating tool and requirements, and an analysis of how this project meets the minimum requirements with a table showing all requirements applicable to this project.

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2 COMPLIANCE OVERVIEW

2.1 Planning Policy

The development sits within the City of Melville and is required to demonstrate compliance with City of Melville "Canning Bridge Activity Centre Plan" (CBACP). The property is specifically within the 'Ogilvie Quarter' of the Canning Bridge Activity Centre Plan, and must therefore comply with Design Guidelines, Element 11 'Sustainability'. To comply with the above, the project is required to achieve a sustainability benchmark that is equivalent to a 4 Star Green star rating. The GBCA Green Star buildings tool is used to demonstrate this.

The element 11 'Sustainability' of CBACP contains five prescriptive clauses that are required to be satisfied to demonstrate the development's compliance.
Clauses 11.1 through to 11.4 only apply to non-residential developments. All levels of the development are residential, or for the use of residents, therefore these clauses do not apply.
Clause 11.5 states: *'all new developments shall be designed to maximise passive solar principles for heating, cooling, ventilation and energy conservation. East and west-facing glazing shall be minimised and shading devices shall be employed to reduce heat loads within buildings and reduce the need for air-conditioning systems. All buildings shall be designed to enable access to natural light & cross ventilation'.*

There are minimal glazings towards the North, and balconies coming on the subsequent floors above provide shade to the glazings underneath. Glazings towards East & West are important for design & aesthetic purposes, as well as for better views from apartments. Double-glazing will be opted to further improve energy efficiency. That would also ensure that adequate daylight would enter the apartments, without impacting thermal comfort inside. Double-glazing would also help in reducing heat loads. Furthermore, the client will also install movable screens to the exterior at East & West orientations, which will enable tenants to operate them based on weather conditions, particularly enabling to keep the hot direct sunlight out during summers.

Additionally clause 11.5 states that, at a minimum 'all new development within the Ogilvie Quarters shall achieve a 4-star Green Star design rating under Green Building Council of Australia'. This is demonstrated through the use of the Green Building Council of Australia (GBCA) Buildings rating tool. The Green Star Buildings rating tool uses points to classify the development into a star rating.

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2.2 Rating Tool

The Green Star Buildings rating is determined by comparing the percentage of available points achieved out of the 100 total available points. Points are available within 8 categories:

The rating features eight categories:

Responsible
Recognises activities that ensure the building is designed, procured, built, and handed over in a responsible manner.

Places
Supports the creation of safe, enjoyable, integrated, and comfortable places.

Healthy
Promotes actions and solutions that improve the physical and mental health of occupants.

People
Encourages solutions that address the social health of the community.

Resilient
Encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses.

Nature
Encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.

Positive
Encourages a positive contribution to key environmental issues of carbon, water, and the impact of materials.

Leadership
Recognises projects that set a strategic direction, build a vision for industry, or enhance the industry's capacity to innovate.

Within each of these categories there are mandatory requirements along with optional points to be met. The rating scale shown below details the percentage thresholds for the Star ratings awarded.

• Legal compliance – The building is compliant with legislation (National Construction Code – 2019 or later)

• Good Practice – The building meets the Minimum Expectations of good practice – energy and water efficient, good indoor environment quality, and built to operate well.

• 4 Star – reflects a Best Practice environmental performer. It builds on the Minimum Expectations to deliver a building that is either climate positive or a higher performer in energy, water, and health related issues (15 out of 100 points)

• 5 Star – demonstrates Australian Excellence by being a high environmental performer that addresses social issues relevant to the building owner (35 out of 100 points)

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• 6 Star – showcases World Leadership. It has been built to be a highly efficient building fully powered by renewables that addresses a significant number of environmental and social issues, and contributes to the community (70 out of 100 points)

This project is targeting a 4 Star rating, therefore needs a minimum of 15 points in addition to the minimum expectations.

3 ANALYSIS AND MODELLING

3.1 Scorecard

The following summary demonstrates the overall green star rating and total points achieved.

Green Star Buildings - Summary of Results			
Climate Positive Pathway targeted	No	**Targeted Green Star rating**	4 Stars
Minimum expectations met	Yes	**Total points targeted**	19

The table on the following pages demonstrates the points to be targeted along with minimum expectations required to be met. The items that are greyed out are not being targeted, but rather left in the table to provide guidance on possible substitutes, if required.

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#	Credit	Points Available	Points Targeted	Criteria/Comments	Responsibility
	Responsible	**17**			
1	Industry Development	1	1	The building owner or developer has appointed a Green Star Accredited Professional.	
2	Responsible Construction	1	1	○ The builder or head contractor to implement an environmental management plan to cover the scope of construction activities 80% of construction and demolition waste to be diverted from landfill (ME). ○ 90% of construction and demolition waste to be diverted from landfill, and waste contractors and facilities comply with the Green Star Construction and Demolition Waste Reporting Criteria.	B
3	Verification and Handover	1	1	○ The building to have accessible energy and water metering for all common uses, major uses, and major sources. The building has set environmental performance targets, designed and tested for airtightness, been commissioned, and will be tuned. The project team create and deliver operations and maintenance information including descriptions of the functions, intended operation, and maintenance requirements of individual nominated building systems. Information is to be provided to building users on how to best use the building (ME). ○ The project uses a soft landings approach that involves the future facilities management team.	D/B
4	Operational Waste	0	-	The building provides a dedicated and adequately sized waste and resource storage area. The building ensures safe and efficient access to waste and resource storage areas for both occupants and waste and resource collection contractors (ME).	D
5	Responsible Procurement	1	-	The building's design and construction procurement processes follow ISO 20400 Sustainable Procurement – Guidance by undertaking a risk and opportunities assessment.	
6	Responsible Structure	5		50% of all structural components (by cost) to meet a Responsible Products Value of at least 10 (3 Points) 10% of all products in the structure (by cost) to meet a Responsible Products Value of at least 15 (2 Points) 80% of all products in the structure (by cost) to meet a Responsible Products Value of at least 10 (2 Points)	D/B
7	Responsible Envelope	4		30% of all building envelope components (by cost) to meet a Responsible Products Value of at least 10 (2 Points) 10% of all building envelope components (by cost) to meet a Responsible Products Value of at least 15 (2 Points) 60% of all products in the structure (by cost) to meet a Responsible Products Value of at least 10 (2 Points)	D/B
8	Responsible Systems	2		20% of all active building systems (by cost) to meet a Responsible Products Value of at least 6 (1 Points)	D/B

				10% of all active building systems (by cost) to meet a Responsible Products Value of at least 11 (1 Points) 80% of all active building systems (by cost) to meet a Responsible Products Value of at least 6 (1 Points)	
9	Responsible Finishes	2		40% of all internal building finishes (by cost) to meet a Responsible Products Value of at least 7 (1 Points) 10% of all internal building finishes (by cost) to meet a Responsible Products Value of at least 12 (1 Points) 60% of all internal building finishes (by cost) to meet a Responsible Products Value of at least 7 (1 Points)	D/B
		Total	**3**		

	Healthy	**14**			
10	Clean Air	2	2	Ventilation System Attributes – Verification that the system has been designed to ensure, entry of outdoor pollutants is mitigated; system is designed for ease of maintenance and cleaning; and specification states system to be cleaned prior to occupation and use (ME). Ventilation systems must be designed to comply with ASHRAE Standard 62.1:2013 or AS 1668:2012 (whichever is greater) regarding minimum separation distances between pollution sources and outdoor air intakes. The building must provide a 50% improvement of outdoor air required by AS 1668.2:2012 to each space in the regularly occupied areas. Exhaust or Elimination of Pollutants- Ensure kitchens and photocopy/print rooms are exhausted separately to AS1668.2:2012.	D/M
11	Light Quality	4	2	**Lighting:** o All LED lighting installed across the whole project has no observable effect as per the standard IEEE 1789-2015 - IEEE Recommended Practices for Modulating Current in High-Brightness LEDs for Mitigating Health Risks to Viewers (ME). o Light sources must have a minimum Colour Rendering Index (CRI) 85 or higher, in all internal and external applications (ME). o Light sources must meet best practice illuminance levels for each task within each space type with a maintained illuminance that meets the levels recommended in AS/NZS 1680.1:2006 series applicable to the project type and including maintenance (ME). o The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4 (ME). o All light sources must have a MacAdam Ellipse or a Standard Deviation Colour Matching (SDCM) of 3 or lower (ME). o Bare light sources must be fitted with baffles, louvers, translucent diffusers, ceiling design, or other means that obscures the direct light source from all viewing angles of occupants, including occupants looking directly upwards. Alternatively, for LED luminaires the Unified Glare Rating (UGR), as estimated from the manufacturers data sheets for a standard room, must not exceed the maximum values listed in Table 8.2 of AS/NZS1680.1:2006 (ME). o Horizontal illuminance levels must meet or exceed the recommended levels in AS/NZS 1680 for the relevant task for at least 90% of the GFA. At least one wall in the field of view of a regularly occupied area is to be illuminated to create demonstrable contrast and visual interest. The total area of illuminated wall must represent at least 20% of the area of walls in the field of view. Vertical illuminance in all regularly occupied workplaces (e.g., offices, retail counters, etc), ensure that 50% of the horizontal task illuminance reaches the average eye height for 90% of primary spaces using vertical illuminance calculation grid (2 Points). **Daylight :** o Blinds or screens to be installed in the regularly occupied areas. The blinds must provide glare reduction to at least 95% of the area of viewing façades and skylights, be controlled by all affected occupants within each individual space, and have a visual light transmittance (VLT) of	D/E

				≤ 10% OR Nominated planes shaded from direct sunlight for 80% of the nominated hours for each day of the autumn and spring equinoxes and the summer and winter solstices. o 40% of the regularly occupied areas across the building must receive high levels of daylight (2 Points)	
12	Acoustic Comfort	2	-	An Acoustic Comfort Strategy is prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants (ME). In addition to the Minimum Expectation, a combination of the following subject to building type: o Maximum Internal Noise Levels o Minimum Internal Noise Levels o Acoustic Separation o Impact Noise Transfer o Reverberation Control (non-residential spaces only)	D/A
13	Exposure to Toxins	2		o The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic (ME). o The building's engineered wood products are low in TVOC or non-toxic (ME). o Occupants are not exposed to banned or highly toxic materials in the building (ME). o On-site tests verify the building has low Volatile Organic Compounds (VOC) and formaldehyde levels (2 Points).	D/B
14	Amenity and Comfort	2	2	There is a Parent, Relaxation, meditation, prayer, or exercise room. 'Communal Room' provided on Ground Floor, hence complies.	D
15	Connection to Nature	2		The building provides views, includes indoor plants, and incorporates nature-inspired design. 5% of the site area is allocated to nature which occupants can engage with. TO BE CONFIRMED	D
		Total	**6**		

	Resilient	**8**			
16	Climate Change Resilience	1		The project team completes the climate change pre-screening checklist. The project team communicates the building's exposure to climate change risks to the applicant (ME). A project-specific climate change risk and adaptation assessment to be completed for the building addressing extreme high risks.	
17	Operations Resilience	2		The building's design and future operational plan addresses any high or extreme system-level interdependency risks.	D/O

				The building's design maintains a level of survivability and design purpose in a blackout.	
18	Community Resilience	1		The building design addresses shocks and stresses that impact the building's ability to service the community and has responses to manage these.	D/O
19	Heat Resilience	1	1	Roofing materials, including shading structures, having the following: o For roof pitched <15°– a three-year SRI of minimum 64 o For roof pitched >15°– a three-year SRI of minimum 34	D
20	Grid Resilience	3	2	o The building's facade demonstrates a 10% improvement over a reference building modelled to Section J requirements of the National Construction Code. o The building is mostly naturally ventilated (that is, the building has no mechanical cooling or heating for 80% of the building's occupiable area). o The building's occupiable area is less than 3,000sqm.	D
		Total	**3**		

	Positive	30			
21	Upfront Carbon Emissions	6		The building's upfront carbon emissions are at least 10% less than those of a reference building (ME). The building's upfront carbon emissions are at least 20% less than those of a reference building (3 Points) The building's upfront carbon emissions are at least 40% less than those of a reference building (6 Points) This requires: o Specify the use of Hansons or BGC Green Concrete (Or similar). o Specify steel to be sourced from a Responsible Steel Maker (RSI) and 60% is produced using energy reducing processes o PVC products to be registered at: http://www.vinyl.org.au/in-greenstar/best-practice-pvc-product-register o Waste contractor to be contracted to dispose of construction waste Maximum of 5KG of waste per square metre of GFA. Where an existing building less than 30 years old has been fully or partly demolished for construction, an embodied carbon calculation must be done for the demolished portion and these emissions offset.	D
22	Energy Use	6		The building's energy use is at least 10% less than a reference building (ME). The building's energy use is at least 20% less than a reference building (3 Points) The building's energy use is at least 30% less than a reference building (6 Points)	D
23	Energy Source	6		The project team must develop a Zero Carbon Action Plan for the building. The plan must be signed off by the building owner or developer and included in any operational documents for the building (ME). 100% of the building's electricity comes from renewable electricity (3 Points) 100% of the building's energy comes from renewables (3 Points)	D/E
24	Other Carbon Emissions	4	2	Refrigerants with a GWP of 10 or less is considered to comply. Natural refrigerants in most cases comply (2 points) All other emissions are eliminated form site (2 points)	D/M
25	Water Use	6		Efficient water appliances to be installed (ME). The building uses 45% (40% for Class 2 and Class 3 buildings) less potable water compared to a reference building (3 points) The building uses 75% (60% for Class 2 and Class 3 buildings) less potable water compared to a reference building (6 points)	D/P
26	Life Cycle Impacts	2		The project demonstrates a 30% reduction in life cycle impacts when compared to standard practice.	D
		Total	**2**		

	Places	8			
27	Movement and Place	3	3	The building includes showers and changing facilities for building occupants which are accessible, inclusive, and located in a safe and protected space (ME). Bicycle parking facilities are included. Ready to charge EV charging points provide to at least 5% of all car parking spaces. 10 amenities within 400mm of building (Defined by Movement and Place calculator)	D/E
28	Enjoyable Places	2		Publicly accessible space that is 2.5% of GFA or more. The spaces are inclusive, safe, flexible, and enjoyable.	D
29	Contribution to Place	2		The building's design contributes to the liveability of the wider urban context and enhances the public realm by providing visual and physical permeability on ground level frontages, using designs, materials, colour, and details to break long sections to make it attractive to walking, having sidewalks around the building to encourage safe walking and cycling activities, as well as provide shading for pedestrians and other activities, particularly with trees, and designing entrances to be welcoming and to contribute to the public realm	D
30	Culture, Heritage and Identity	1		The building's design reflects and celebrates local demographics and identities, the history of the place, and any hidden or minority entities.	D
		Total	**3**		

	People	9			
31	Inclusive Construction Practices	1		During the building's construction, the head contractor will provide gender inclusive facilities and protective equipment. The head contractor also installs policies on-site to increase awareness and reduces instances of discrimination, racism, and bullying. Provide training to all contractors and subcontractors on these policies (ME) The head contractor to provide high quality staff support on-site to reduce at least five key physical and mental health impacts.	B
32	Indigenous Inclusion	2		The project team plays an active role in the organisational Reconciliation Action Plan. or The building's design and construction incorporates design elements using the Indigenous design and planning strategies and principles.	D

33	Procurement and Workforce Inclusion	3		The project implements a social procurement plan and at least 2% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups (2 Points) The project implements a social procurement plan and at least 4% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups. (3 Points)	D/B
34	Design for Inclusion	3		The building is designed and constructed to be inclusive to a diverse range of people with different needs. (2 points) Provides equitable, appealing, safe, and secure access in a manner that does not segregate or stigmatise users through all principal entrance points and main thoroughfares inside and outside the building. Introduce internal and external spaces for a diverse range of users, including parents, family restrooms, emergency rooms, quiet rooms, and social interaction rooms. These rooms must be accessible to all users. Engagement with target groups has informed the inclusive design. (1 point)	D
		Total	**0**		

	Nature	**14**			
35	Impacts to Nature	2	2	The building was not built on, or significantly impacted, a site with a high ecological value. The building's light pollution has been minimised through: o No external luminaire on the project has a ULOR that exceeds 5%, relative to its actual mounted orientation, or o direct illuminance from external luminaires on the project produces a maximum initial point illuminance value no greater than 0.5 Lux to the site boundary, 0.1 Lux to 4.5 metres beyond the site into the night sky, when modelled using a calculation plane set at the highest point of the building (ME). There is ongoing monitoring, reporting, and management of the site's wetland ecosystem (ME). The building's design and construction conserves existing natural soil, hydrological flows, and vegetation elements (2 Points)	D/E
36	Biodiversity Enhancement	4		Landscaping provided to 15 % of the site area. Greater than 60% of plants must be indigenous and the site must include at least one significant (nesting) tree or equivalent habitat provision per 500m² of landscaped area. No invasive species are allowed, as per the Australian Weeds Strategy 2017 to 2027.(2 Points)	D/L

				Greater than 80% of plants must be indigenous and the site must include at least one significant (nesting) tree or equivalent habitat provision per 250m² of landscaped area. No invasive species are allowed, as per the Australian Weeds Strategy 2017 to 2027.(4 Points)	
37	Nature Connectivity	2		Nature connectivity is being achieved through landscaping, this must be contiguous with existing, restored, and new habitats. As a minimum requirement for habitat connectedness, the conservation area must make up at least 25% of the total external area within the building's site boundary. To be eligible, this must be at least 182m². Design features such as a canopy bridge, wildlife tunnels, green roofs, amphibian tunnels and green infrastructure are used to connect nature on site to adjacent natural areas, which are either existing, restored, or new.	D/L
38	Nature Stewardship	2		The building owner, as part of the project's development, undertakes activities that protects or restores biodiversity at scale. The area of restoration must be equivalent to the total GFA of the development or site area, whichever is greater.	D/O
39	Waterway Protection	4		The project demonstrates a reduction in average annual stormwater discharge (ML/yr) of 40% across the whole site and specified pollution reduction targets are met (2 points). The project demonstrates a reduction in average annual stormwater discharge (ML/yr) of 80% across the whole site and specified pollution reduction targets are met (4 points).	D/H
		Total	**2**		

	Leadership	**0**			
40	Market Transformation	0			
41	Leadership Challenges	0			
		Total	**0**		

Responsibility Codes:

D - Design Team

B – Builder

O – Owner/Occupant

E – Electrical Consultant/contractor

L – Landscaping Consultant/contractor

H – Hydraulic Consultant/contractor

P – Plumbing Consultant/contractor

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4 EVALUATION OF RESULTS

4.1 Comparison of results with acceptance criteria

The Green Star Buildings scorecard requires a minimum of 15 points in addition to the minimum expectations to achieve a 4 Star rating. The above analysis demonstrates the project can achieve this requirement and therefore will comply with the planning policy as detailed in part 2.1.

5 CONCLUSION

In summary, the sustainability measures detailed in this report allows Lot 1 & 2 (55) Kishorn Road, Mount Pleasant WA 6153, to surpass 'business as usual' energy efficiency benchmarks and be recognised as a Best Practice environmental performer. Targeting the points as detailed in Section 3 (3.1) will enable the design to not only respond to the surrounding environment but also ensure a high standard of sustainability & energy efficiency, leading to a building with a positive environmental footprint.

We are confident that these measures will contribute to a greener and more sustainable future for the proposal and set a commendable example for future developments in the area.

6 APPENDIX A: MAXIMUM TVOC LIMITS FOR PAINTS, ADHESIVES AND SEALANTS

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

7 APPENDIX B: CARPET TEST STANDARDS AND TVOC EMISSIONS LIMITS

Compliance option	Test Protocol	Limit
ASTM D5116	ASTM D5116 - Total VOC limit*	0.5mg/m2 per hour
	ASTM D5116 - 4-PC (4-Phenylcyclohexene)*	0.5mg/m2 per hour
ISO 16000 / EN 13419	ISO 16000 / EN 13419 - TVOC at three days	0.5mg/m2 per hour
ISO 10580 / ISO/TC 219 (Document N238)	ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m2 per hour

*Both limits should be met when testing against ASTM D5116

8 APPENDIX C: FORMALDEHYDE EMISSION LIMIT VALUES FOR ENGINEERED WOOD PRODUCTS

Test Protocol	Emmision Limit/Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-1 (also known as DIN EN 717-2)	≤0.12mg/m³

*mg/m²hr may also be represented as mg/m²/hr.

**The test report must confirm that the conditions of Table 3 comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.

***The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.

9 APPENDIX C: STORMWATER POLLUTION REDUCTION TARGETS

Pollutant	Reduction Target (% of the post development annual average load)
Total Suspended Solids (TSS)**	60%
Gross Pollutants	95%
Total Nitrogen (TN)***	60%
Total Phosphorus (TP)***	70%
Environmental Management	Minimise the risk of chemical pollutants and other toxicants entering the stormwater system, including by, but not limited to: • Chemical storage, loading, refuelling or work areas must install bunding, with

20

	any spills draining to trade waste or appropriate treatment devices. These areas must have an awning or roofing to separately divert rainfall into the stormwater system. • If a site has more than 200m² of uncovered areas where vehicles are likely to transit and/or park, then hydrocarbon treatment devices must be installed, specified to remove at least 98% of hydrocarbons, sized to treat a 1-in-3 month ARI (4EY) flow. Electric vehicle only parking areas do not count towards the total.

**Load based on the following particulate size distribution (by mass): 20% <20 µm; 20% 20-60 µm; 20% 60-150 µm; 20% 150-400 µm; 20% 400-2000 µm.

***Load includes particulate and dissolved fraction.

HERRING STORER ACOUSTICS

GARY BATT ASSOCIATES

55 KISHORN ROAD
MOUNT PLEASANT

DEVELOPMENT APPLICATION
ACOUSTIC REPORT

JANUARY 2025

OUR REFERENCE: 32144-3-24027

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DA ACOUSTIC REPORT

55 KISHORN ROAD
MOUNT PLEASANT

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FOR

GARY BATT ASSOCIATES

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APPENDICIES

A Development Application Plans

1.0 INTRODUCTION

Herring Storer Acoustics was commissioned by Gary Batt Associates to conduct a preliminary review of the proposed development at 55 Kishorn Road, Mount Pleasant.

This report has been based on the Development Application drawings provided.

2.0 PROPOSED DEVELOPMENT

The proposed development site is located at 55 Kishorn Road, Mount Pleasant

The development consists of seven storey development, with parking/communal areas on the ground floor and 6 floors of apartments above.

3.0 CRITERIA

3.1 BCA PROVISIONS

For Class 2 or 3 buildings, Part F5 of the National Construction Code (NCC), outlines the minimum acoustic isolation of apartments. The following summarises the acoustic criteria:

3.1.1 Walls

Wet to wet	$R_W + C_{tr}$ not less than 50 dB.
Living to living	$R_W + C_{tr}$ not less than 50 dB.
Wet to living construction.	$R_W + C_{tr}$ not less than 50 dB plus discontinuous
Kitchens to living construction.	$R_W + C_{tr}$ not less than 50 dB plus discontinuous
SOU to Lobby	R_W not less than 50 dB.

Note: Where kitchens are part of an open living area, we consider the kitchen to be part of the living area and in these cases a discontinuous construction is required. This also includes cases where kitchens are back-to-back, however, discontinuous construction is only required on one side.

3.1.2 Floors

Floors	$R_W + C_{tr}$ not less than 50 dB.
Impact Isolation	$L_{n,w}$ not more than 55 dB is recommended.

Note: The impact isolation criteria under the BCA is an $L_{n,w}$ of not more than 62 dB. However, as a member firm of the Association of Australasian Acoustic Consultants, (AAAC) we recommend a criteria of an $L_{n,w}$ of not more than 55 dB be adopted for a development of this type.

3.1.3 Service Risers

to Habitable Rooms $R_W + C_{tr}$ not less than 40 dB.

to Non-Habitable Rooms $R_W + C_{tr}$ not less than 25 dB.

3.1.4 Hydraulics

The above requirements also apply to storm water down pipes.

3.1.5 Doors

Door (Connecting to a lobby) R_W not less than 30 dB.

The development will be designed to comply with the requirements of Part F5 of the BCA.

3.2 ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable or assigned noise levels for noise sensitive premises are determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 3.1. For commercial premises, the allowable or assigned noise levels are the same for all hours of the day. Table 3.1 also lists the assigned noise levels for commercial premises.

TABLE 3.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A\ 10}$	$L_{A\ 1}$	$L_{A\ max}$
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax\ Slow}$ is more than 15dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3dB $L_{A\ Fast}$ or is more than 3dB $L_{A\ Fast}$ in any one-third octave band;
(b) is present for more at least 10% of the representative assessment period; and
(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and
(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 3.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

From a review of the development, the influencing factor for this development and the surrounding noise sensitive premises would be 12 dB, based on the following:

Major Roads within inner circle;	
Canning Highway	+ 6 dB
Commercial Premises within inner circle;	
80%	+ 4 dB
Commercial Premises within outer circle;	
40%	+ 2 dB
Total IF	**+ 12 dB**

Hence, the influencing factor would be + 2 dB and the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	57	67	77
	0900 - 1900 hours Sunday and Public Holidays	52	62	77
	1900 - 2200 hours all days	52	62	67
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	47	57	67

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

We note that noise emissions from the premises need to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This primarily consists of mechanical services associated with the development.

3.3 STATE PLANNING POLICY 5.4

For this development, the acoustic criteria relating to noise ingress from transportation would be outlined in State Planning Policy 5.4 *"Road and Rail Transport Noise and Freight Considerations in Land Use Planning"* (SPP5.4), be:

INTERNAL

$L_{Aeq(Day)}$ of 40 dB(A) in living and work areas; and
$L_{Aeq(Night)}$ of 35 dB(A) in bedrooms.

4.0 BCA REQUIRMENTS

The proposed development will be constructed to comply with the requirements of Part F5 of the NCC.

It is noted that adopting the flooring criteria of not more than 55 $L_{nT,w}$ dB provides greater amenity than basic BCA compliance.

5.0 NOISE INGRESS

A review of the surrounding premises indicated that the noise environment in the area is dominated by traffic noise associated with Canning Highway.

A preliminary noise impact assessment has been undertaken with the details of this assessment contained in a separate report to accompany the development application (Our Ref: 32139-1-24027).

During the design process a full assessment of noise ingress into the development will be undertaken to ensure compliance with the internal criteria and assist in glazing selections.

6.0 NOISE FROM DEVELOPMENT

The main source of noise from the proposed development will be from mechanical services consisting of air-conditioning plant. Noise received at neighbouring premises, and premises within the development, from these items need to comply with the assigned noise levels as determined under the *Environmental Protection (Noise) Regulations 1997*.

6.1 MECHANICAL SERVICES

The main source of noise from the proposed development will be from mechanical services consisting of air-conditioning plant and condenser units. Noise received at residence (neighbours and residence within the development) from these items need to comply with the assigned noise levels as determined under the *Environmental Protection (Noise) Regulations 1997*.

As the mechanical services could operate during the night, noise emissions from the development needs to comply with the assigned L_{A10} night period noise level of 47 dB(A) at residential premises. Potentially, noise emissions from mechanical services could be tonal, in which case an +5 dB(A) penalty for a tonal component could be applied to the resultant noise levels. Therefore, the design level at the neighbouring residential premises would be 42 L_{A10} dB.

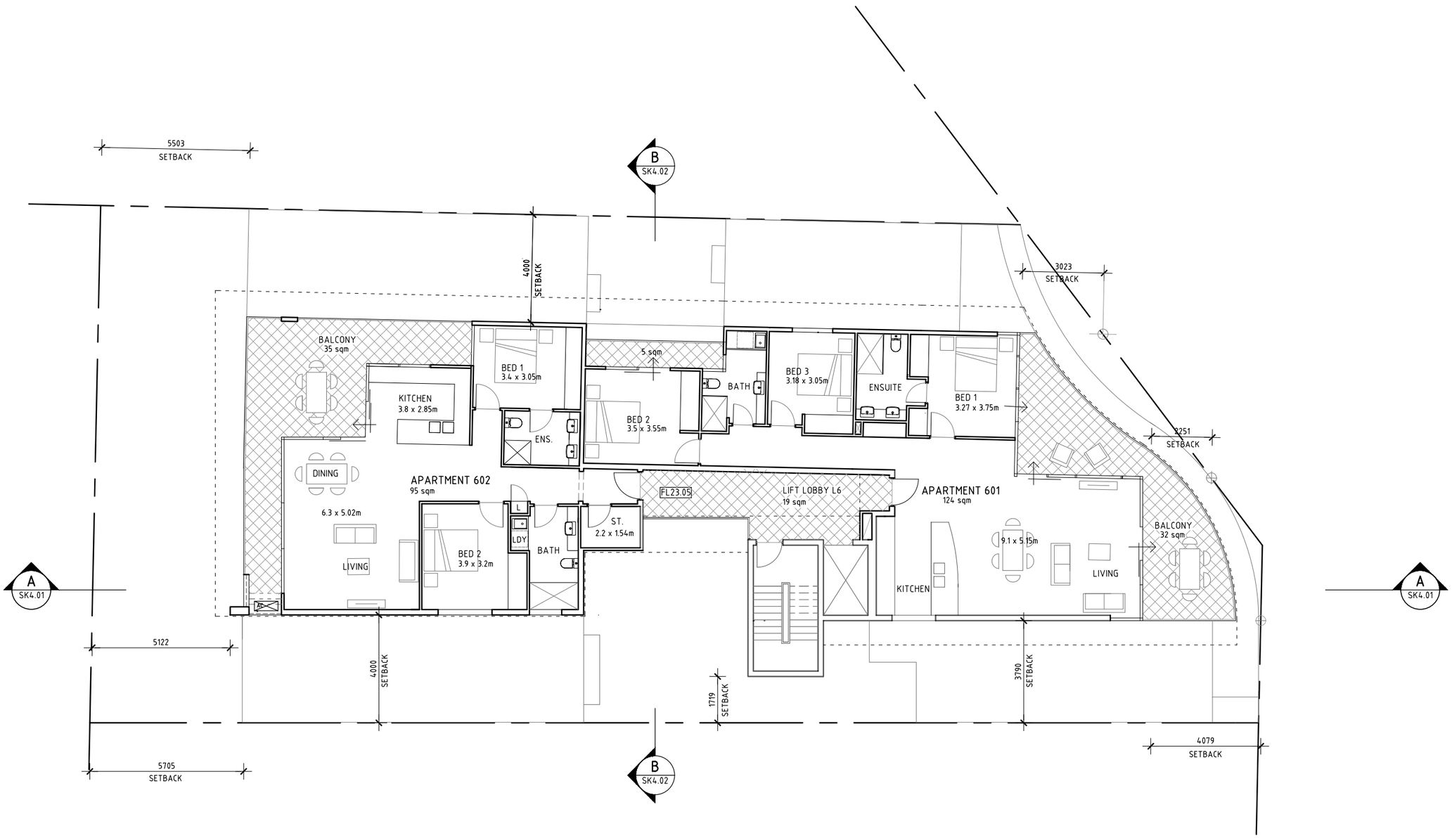
6.1.1 Apartments

The air conditioning for the apartments is not yet known.

Once the design of the system is finalised, an acoustic assessment will be carried out of noise emissions from the mechanical plant and any noise amelioration required will be incorporated into the design to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*. However, we believe that compliance would be easily achieved, and any noise mitigation would be minimal, with the proposed design.

APPENDIX A

DEVELOPMENT APPLICATION PLANS



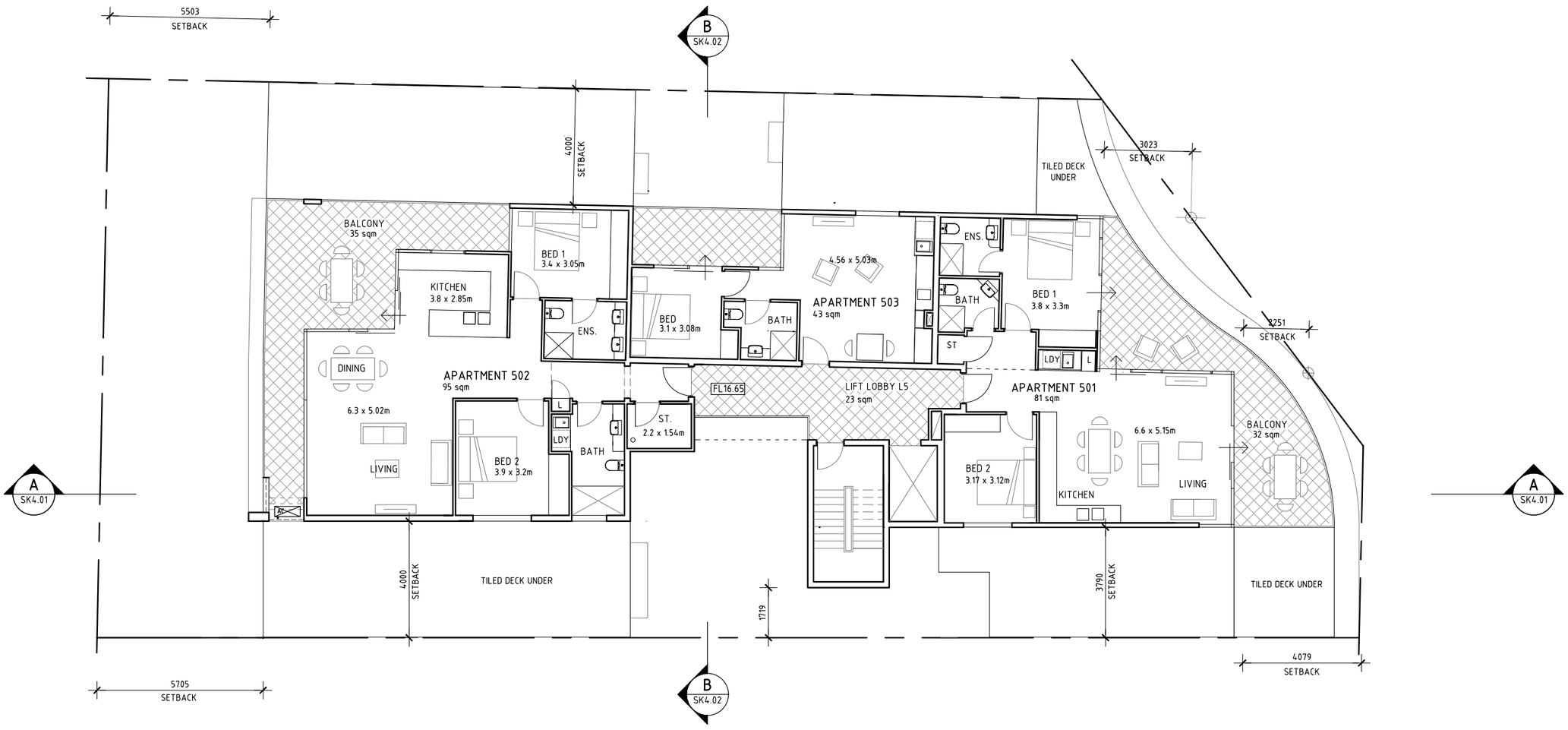
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SIXTH FLOOR PLAN

N

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1:100 @ A2
January 2025

GARY BATT
ASSOCIATES
ARCHITECTS



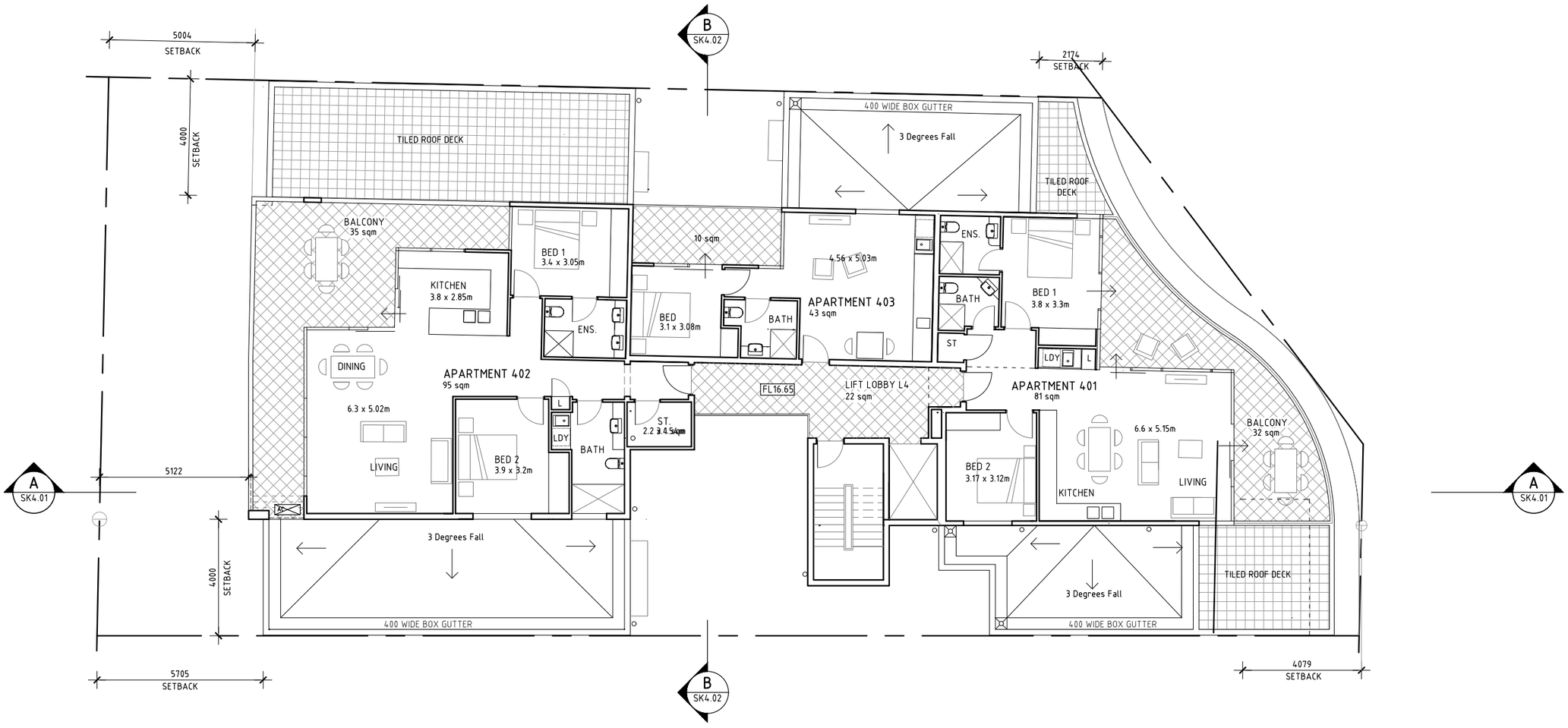
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIFTH FLOOR PLAN

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January 2025

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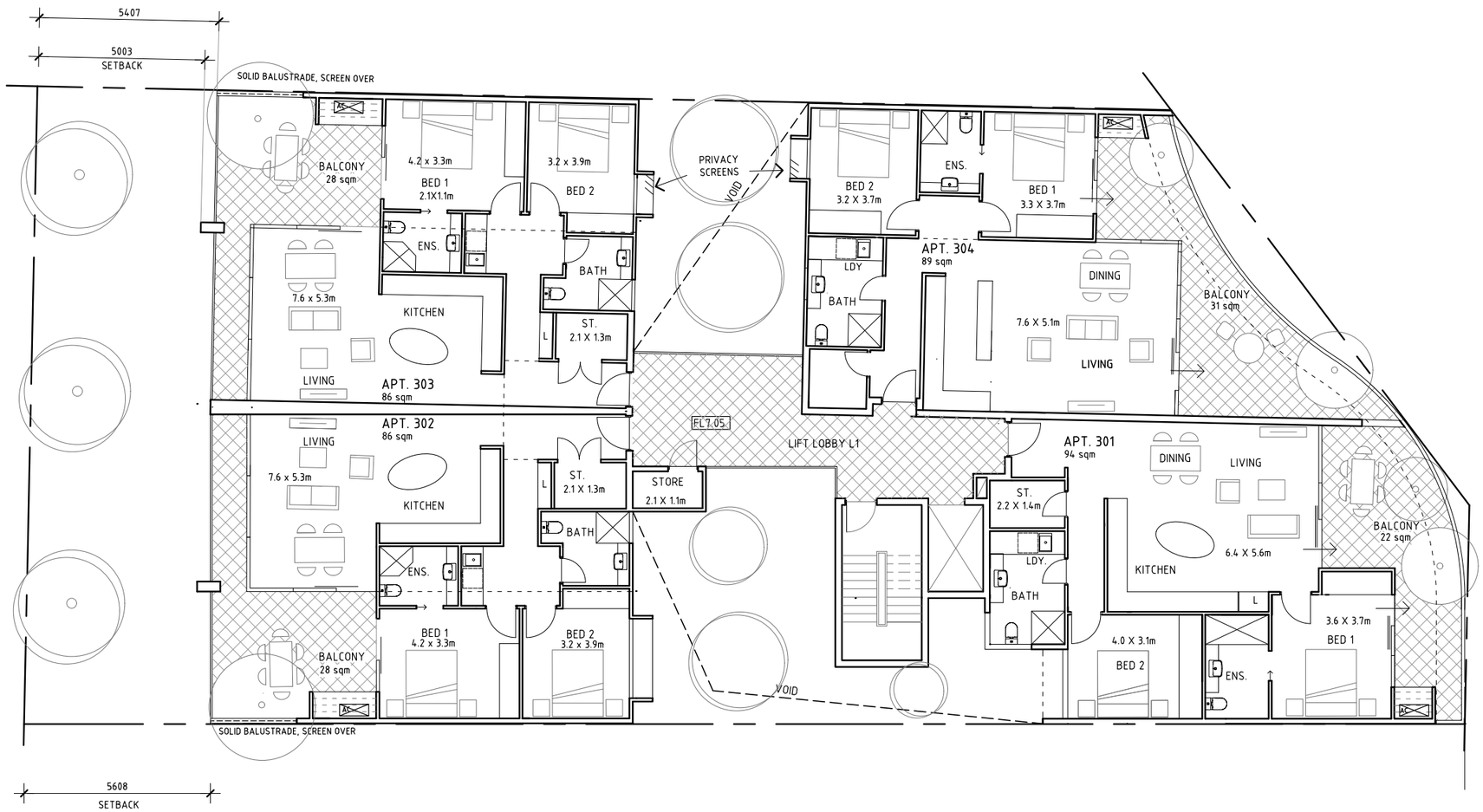
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FOURTH FLOOR PLAN

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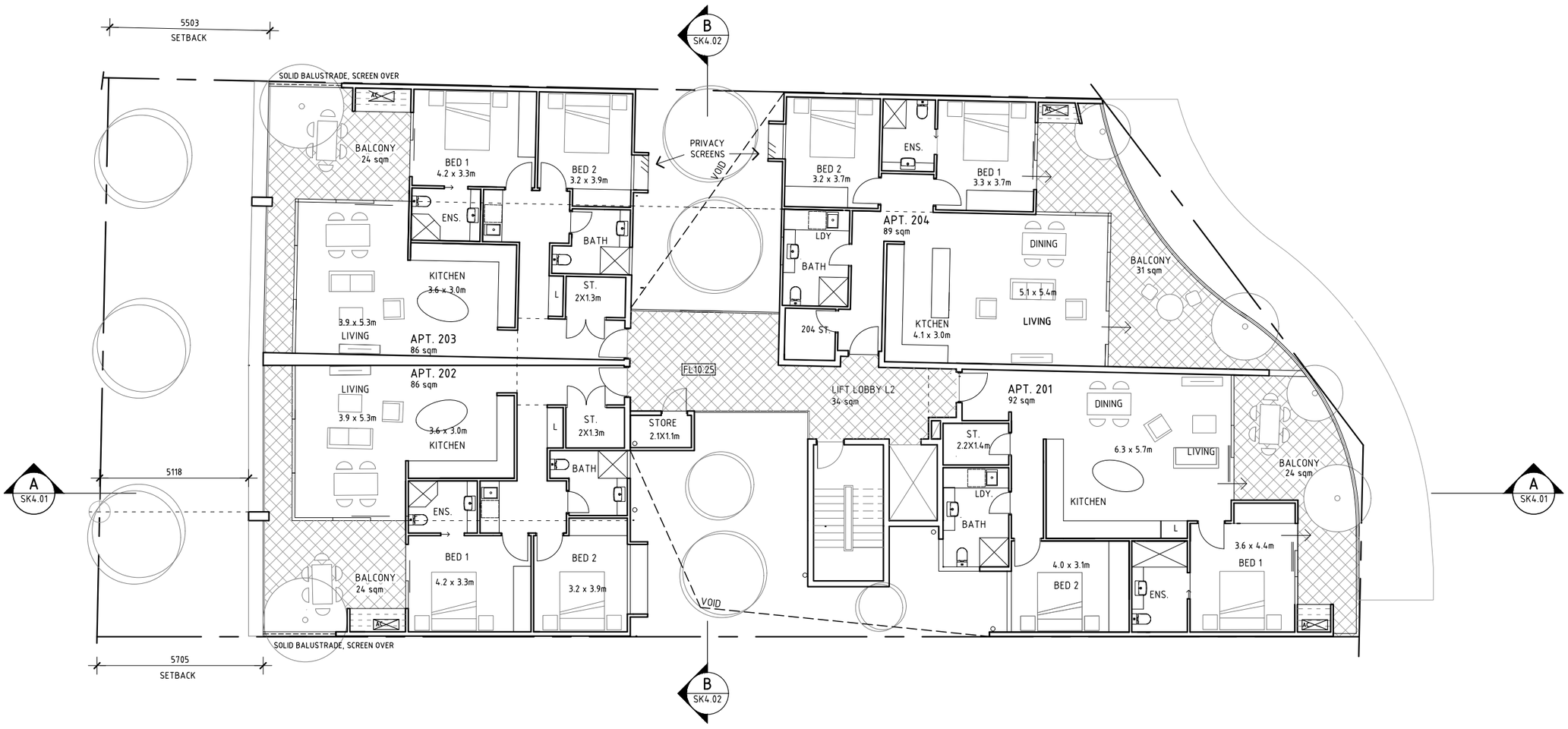
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

THIRD FLOOR PLAN

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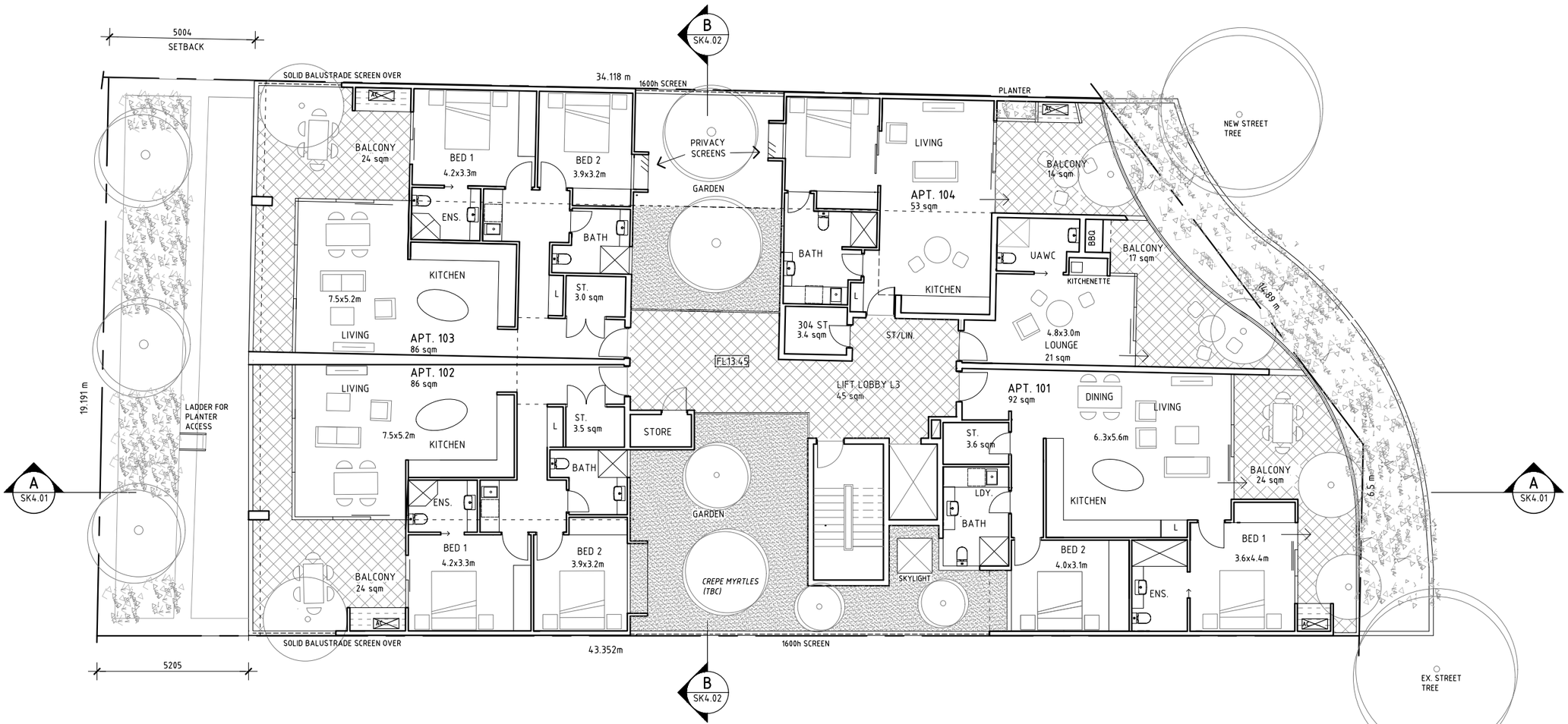


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SECOND FLOOR PLAN

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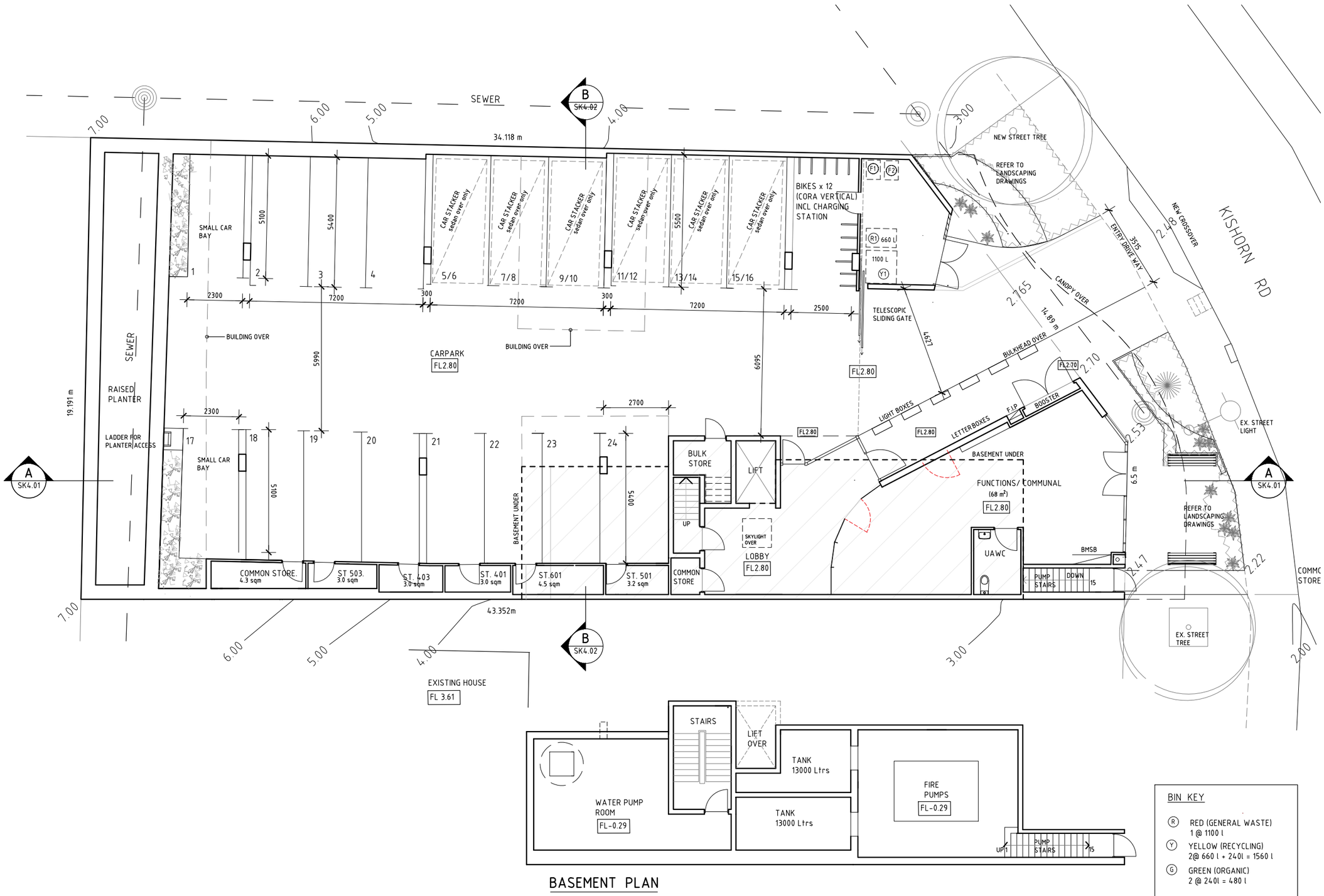


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIRST FLOOR PLAN

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January 2025

GARY BATT ASSOCIATES ARCHITECTS



APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE & GROUND FLOOR PLAN

N

SK2.00
1:100 @ A2
January 2025

GARY BATT ASSOCIATES ARCHITECTS

HERRING STORER ACOUSTICS

GARY BATT AND ASSOCIATE ARCHITECTS

55 KISHORN ROAD
MOUNT PLEASANT

SPP 5.4 NOISE MANAGEMENT PLAN

JANUARY 2025

OUR REFERENCE: 32139-3-24027

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
HERRING STORER ACOUSTICS
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DOCUMENT CONTROL PAGE

SPP 5.4 NOISE MANAGEMENT PLAN
55 KISHORN ROAD
MOUNT PLEASANT

Job No: 24027

Document Reference: 32139-3-24027

FOR

GARY BATT AND ASSOCIATE ARCHITECTS

DOCUMENT INFORMATION			
Author:	Ashwin Sharma	**Checked By:**	George Watts
Date of Issue:	23 January 2024		

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Revision	Description	Date	Author	Checked
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3	Updated Plans	13/1/2025	1GW	

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APPENDICES

A	Plans
B	Glazing Requirements
C	Main Roads Traffic Flow Data

1. INTRODUCTION

Herring Storer Acoustics were commissioned through Gary Batt and Associate Architects to carry out an acoustic study with regards to traffic related noise for the proposed development at 55 Kishorn Road, Mount Pleasant.

The purpose of the study was to:

- Assess the noise that would be received within the development area from vehicles travelling on Canning Highway for future traffic volumes.
- Compare the results with accepted criteria and if exceedances exist, develop the framework for the management of noise.

A plan is attached in Appendix A.

It is noted that whilst this study references *State Planning Policy 5.4* as the criteria, some parts of the assessment have not been conducted under strict accordance with the policy, although a conservative approach where possible has been utilised. The intent of this preliminary assessment is to inform of general acoustic requirements as well as garner development approval.

The location of the development is such that an assessment in accordance with SPP 5.4 is required – hence, this work is intended to inform the development application process to ensure that internal noise levels within the development attain a satisfactory, industry standard, level.

2. SUMMARY

The noise measurements and modelling for the development location indicates that an upgrade to façade construction – primarily glazing – is recommended to be included during the design development phase of the project.

These recommendations will ensure that the internal noise environment within the development meets the recommended noise levels consistent with residential premises.

Recommended glazing upgrades are listed in Appendix B of this report. It is noted that the required upgrades are such that it is considered likely that other requirements will dictate the glazing selections (energy efficiency, thermal etc).

3. ACOUSTIC CRITERIA

3.1 NOISE

The Western Australian Planning Commission (WAPC) released on 6th September 2019 State Planning Policy 5.4 *"Road and Rail Noise".* The requirements of State Planning Policy 5.4 are outlined below.

POLICY APPLICATION (Section 4)

When and where it applies (Section 4.1)

SPP 5.4 applies to the preparation and assessment of planning instruments, including region and local planning schemes; planning strategies, structure plans; subdivision and development proposals in Western Australia, where there is proposed:

a) *noise-sensitive land-use within the policy's trigger distance of a transport corridor as specified in **Table 1**.*

b) *New or major upgrades of roads as specified in **Table 1** and maps **(Schedule 1,2 and 3);** or*

c) *New railways or major upgrades of railways as specified in maps (**Schedule 1, 2 and 3);** or any other works that increase capacity for rail vehicle storage or movement and will result in an increased level of noise.*

Policy trigger distances (Section 4.1.2)

***Table 1** identifies the State's transport corridors and the trigger distances to which the policy applies.*

*The designation of land within the trigger distances outlined in **Table 1** should not be interpreted to imply that land is affected by noise and/or that areas outside the trigger distances are un-affected by noise.*

*Where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management/ mitigation required. An initial screening assessment (**guidelines: Table 2: noise exposure forecast**) will determine if the lot is affected and to what extent."*

TABLE 1: TRANSPORT CORRIDOR CLASSIFICATION AND TRIGGER DISTANCES

Transport corridor classification	***Trigger distance***	***Distance measured from***
Roads		
Strategic freight and major traffic routes *Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume*	*300 metres*	*Road carriageway edge*
Other significant freight/traffic routes *These are generally any State administered road and/or local government road identified as being a future State administered road (red road) and other roads that meet the criteria of either >=23,000 daily traffic count (averaged equivalent to 25,000 vehicles passenger car units under region schemes)*	*200 metres*	*Road carriageway edge*
Passenger railways		
	100 metres	*Centreline of the closest track*
Freight railways		
	200 metres	*Centreline of the closest track*

Proponents are advised to consult with the decision making authority as site specific conditions (significant differences in ground levels, extreme noise levels) may influence the noise mitigation measures required, that may extend beyond the trigger distance.

POLICY MEASURES (Section 6)

The policy applies a performance-based approach to the management and mitigation of transport noise. The policy measures and resultant noise mitigation will be influenced by the function of the transport corridor and the type and intensity of the land-use proposed. Where there is risk of future land-use conflict in close proximity to strategic freight routes, a precautionary approach should be applied. Planning should also consider other broader planning policies. This is to ensure a balanced approach takes into consideration reasonable and practical considerations.

Noise Targets (Section 6.1)

***Table 2** sets out noise targets that are to be achieved by proposals under which the policy applies. Where exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.*

In the application of the noise targets the objective is to achieve:

- *indoor noise levels as specified in **Table 2** in noise sensitive areas (for example, bedrooms and living rooms of houses, and school classrooms); and*
- *a reasonable degree of acoustic amenity for outdoor living areas on each residential lot. For non-residential noise-sensitive developments, for example schools and child care centres the design of outdoor areas should take into consideration the noise target.*

It is recognised that in some instances, it may not be reasonable and/or practicable to meet the outdoor noise targets. Where transport noise is above the noise targets, measures are expected to be implemented that balance reasonable and practicable considerations with the need to achieve acceptable noise protection outcomes.

TABLE 2: NOISE TARGETS

Proposals	***New/Upgrade***	***Noise Targets***		
		Outdoor		***Indoor***
		Day (L_{Aeq}(Day) dB) (6 am-10 pm)	***Night (L_{Aeq}(Night)dB) (10 pm-6 am)***	***(L_{Aeq} 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*	*L_{Aeq} (Day) 40(Living and work areas) L_{Aeq} (Night) 35 (bedrooms)*
Roads	*New*	*55*	*50*	*N/A*
	Upgrade	*60*	*55*	*N/A*
Railways	*New*	*55*	*50*	*N/A*
	Upgrade	*60*	*55*	*N/A*

Notes:

- *The noise target is to be measured at one metre from the most exposed, habitable façade of the proposed building, which has the greatest exposure to the noise-source. A habitable room has the same meaning as defined in State Planning Policy 3.1 Residential Design Codes.*
- *For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors (as amended) for each relevant time period.*
- *The 5dB difference in the criteria between new and upgrade infrastructure proposals acknowledges the challenges in achieving noise level reduction where existing infrastructure is surrounded by existing noise-sensitive development.*
- *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. For example, it is likely unreasonable for a transport infrastructure provider to achieve the outdoor targets at more than 1 or 2 floors of an adjacent development with direct line of sight to the traffic.*

Noise Exposure Forecast (Section 6.2)

*When it is determined that SPP 5.4 applies to a planning proposal as outlined in Section 4, proponents and/or decision makers are required to undertake a preliminary assessment using **Table 2**: noise exposure forecast in the guidelines. This will provide an estimate of the potential noise impacts on noise-sensitive land-use and/ or development within the trigger distance of a specified transport corridor. The outcomes of the initial assessment will determine whether:*

- *no further measures are required.*
- *noise-sensitive land-use and/or development is acceptable subject to deemed-to-comply mitigation measures; or*
- *noise-sensitive land-use and/or development is not recommended. Any noise-sensitive land-use and/ or development is subject to mitigation measures outlined in a noise management plan."*

4. ACOUSTIC ENVIRONMENT

The noise measurements were conducted at 12:00 PM on the 20th November 2023 for a short term period to determine the L_{A10} noise level traffic for approximately 15 minutes. This time period has been identified as peak traffic period for the road to ensure of a conservative measurement. Traffic volume details for this road section are included in Appendix C.

Utilising this measurement, reference to the DEFRA publication (*Method for Converting the UK Road Traffic Noise $L_{A10,18h}$ to the EU Noise Indices for Road Noise Mapping, ref: st/05/91/AGG04442)* has been sought and the difference between the $L_{A10,18hr}$ and the $L_{Aeq,8hr}$ and the $L_{Aeq,16hr}$ has been calculated. The location of the measurements is shown in Appendix A.

Noise measurements were conducted with a Larson Davis 831 Sound Level Meter. The Sound Level Meter was calibrated prior to and after use with a Bruel and Kjaer 4230 Calibrator. All equipment used is currently NATA laboratory calibrated. Calibration certificates are available on request.

TABLE 4.1: SUMMARY OF MEASURED NOISE LEVELS

Measurement Location	Measured/Calculated Noise Level, dB(A)		
	L_{A10}	$L_{Aeq,\ day\ (6am\ to\ 10pm)}$	$L_{Aeq,\ night\ (10pm\ to\ 6am)}$
Canning Highway, Mount Pleasant	75.6	72.7	64.3

5. MODELLING

To determine the noise levels from traffic on Canning Highway acoustic modelling was carried out using Sound Plan, using the Calculation of Road Traffic Noise (CoRTN)[1] algorithms.

The input data for the model included:

- Topographical and cadastral data supplied by client (Shown in Appendix A).
- Traffic data as per Table 5.1 (Obtained from MRWA Traffic Map, Attached in Appendix C).
- Adjustments as listed in Table 5.2.

TABLE 5.1 - NOISE MODELLING INPUT DATA

Parameter	Canning Highway (Current) 2023*	Canning Highway (Future) 2043*
Traffic Volumes	51,380 vpd	76,350 vpd
Percentage traffic 0600 – 2400 hours (Assumed)	94%	94%
Heavy Vehicles (%) (Assumed)	6.3%	6.3%
Speed (km/hr)	60km/hr	60km/hr
Road Surface	Asphalt**	Asphalt**

*Future extrapolated road traffic figures based on the MRWA Traffic counts (attached in Appendix C)
**Assumed

TABLE 5.2 – ADJUSTMENTS FOR NOISE MODELLING

Description	Value
Façade Reflection Adjustment	+2.5 dB
Conversion from $L_{A10\ (18\ hour)}$ to $L_{Aeq\ (16\ hour)}$ (Day) Canning Highway	-2.9 dB

6. TRAFFIC NOISE ASSESSMENT

Using the data contained in Tables 4.1, 5.1 and 5.2, modelling was carried out under existing conditions for calibration. The Sound Plan model for the site has been set up for the 2043 scenario as defined in Table 5.1. The following assumptions have been made:

- 18-hour traffic count will be 94% of daily figures.
- Traffic figures used are MRWA Traffic Counts (Attached in Appendix C)
- Noise model calibrated to measured noise level as per Table 4.1
- The same diurnal relationship will exist in the future between the $L_{A10\ (18\ hour)}$ and the L_{Aeq} parameters; and
- 2.5 dB(A) has been added to the results for façade reflection.

The noise requirements based on the above have been listed in Appendix B.

It is noted that these requirements pertain to acoustic requirements only, with regard to *State Planning Policy 5.4,* and may be superseded by other requirements (BAL, Thermal, etc).

1 *Calculation of Road Traffic Noise* UK Department of Transport 1987

7. CONCLUSION

In accordance with the WAPC Planning Policy 5.4, an assessment of the noise that would be received within the development of 55 Kishorn Road, Mount Pleasant from vehicles travelling on Canning Highway has been undertaken.

In accordance with the Policy, the following would be the acoustic criteria applicable to this project:

External

Day	55 dB(A) L_{Aeq}
Night	50 dB(A) L_{Aeq}

Internal

Sleeping Areas	35 dB(A) $L_{Aeq(night)}$
Living Areas	40 dB(A) $L_{Aeq(day)}$

It is noted that walls of the development would be required to be constructed of either masonry or tilt up concrete panel. If a lightweight construction or similar is desirable, investigation into constructions that would meet the requirement of State Planning Policy 5.4 would have to be undertaken.

The results of the acoustic assessment indicate that noise received at the development from future traffic, exceed external noise level criteria. Therefore, noise amelioration in the form of quiet house design listed in Appendix B, as well as notifications on the title is required.

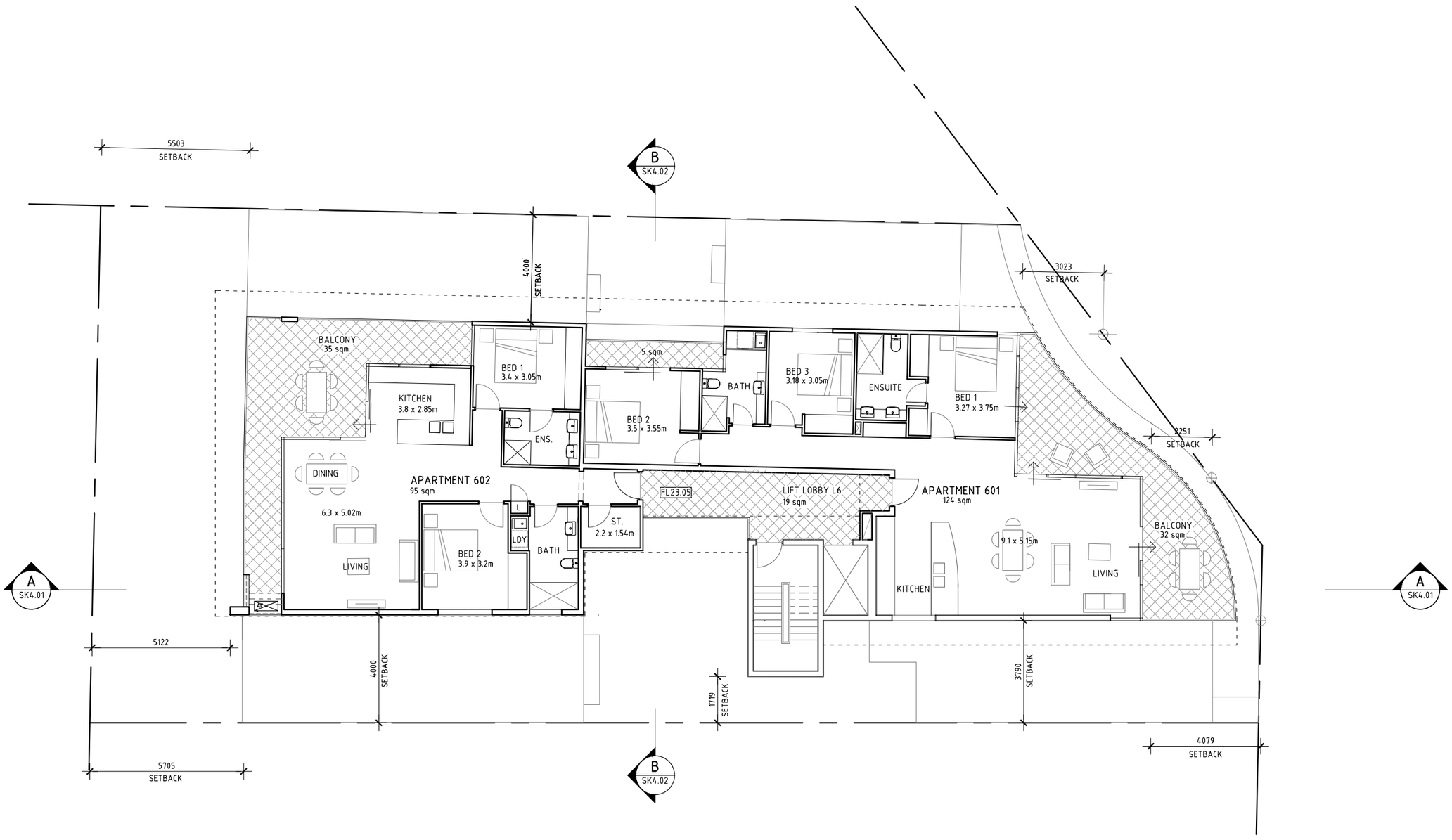
It is noted that due to the development's proximity to both Canning Highway, specialised glazing is likely to be required for windows at the façades.

Upgraded construction in the form of a Quiet House Design Package will also likely need to be implemented for walls and ceilings.

Herring Storer Acoustics recommends the findings of this preliminary assessment are reviewed once detailed designed is finalised to provide a more accurate assessment – this would include finalised window sizes, façade constructions and the like to be accounted for.

APPENDIX A

PLANS



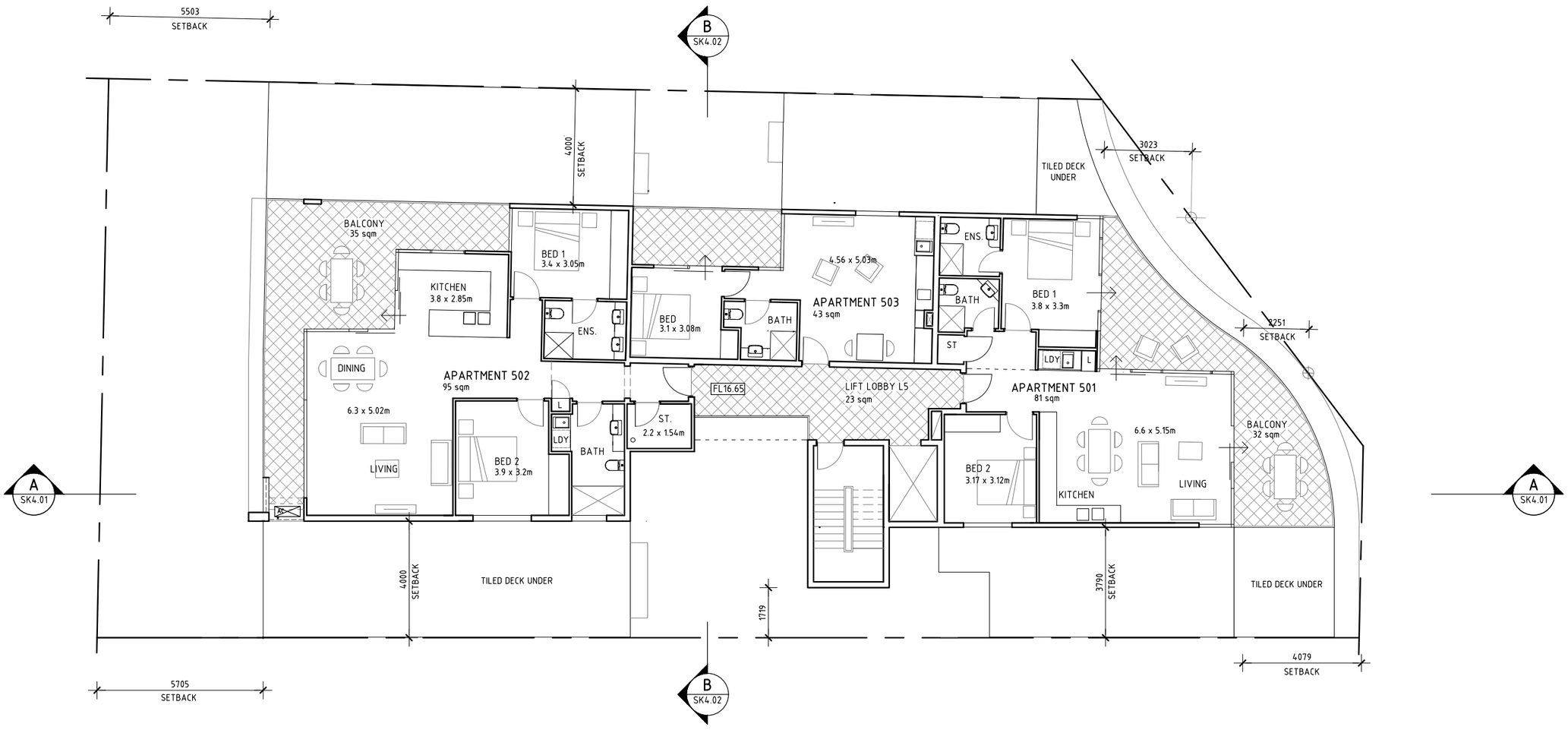
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SIXTH FLOOR PLAN

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SK2.06
1:100 @ A2
January 2025

GARY BATT
ASSOCIATES
ARCHITECTS



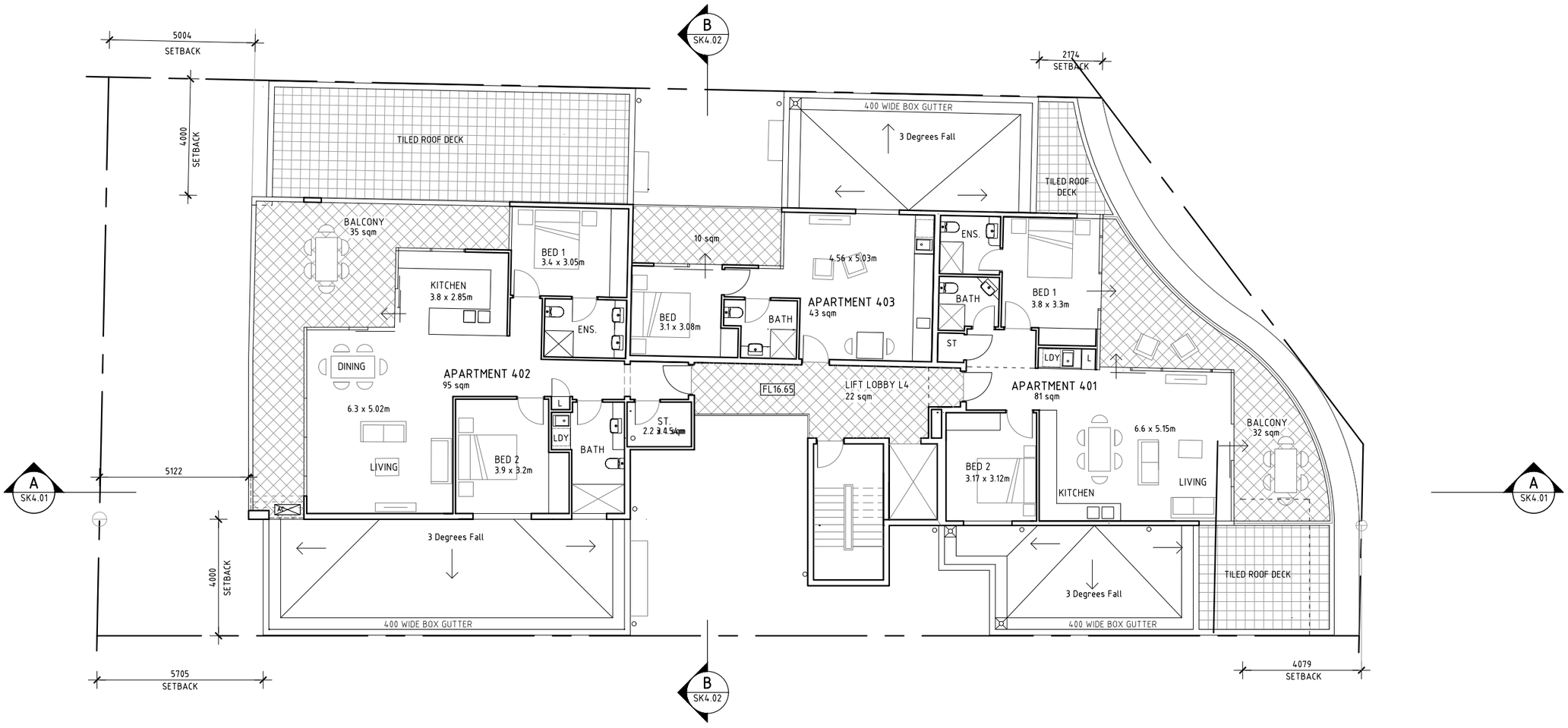
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIFTH FLOOR PLAN

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January 2025

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ASSOCIATES
ARCHITECTS



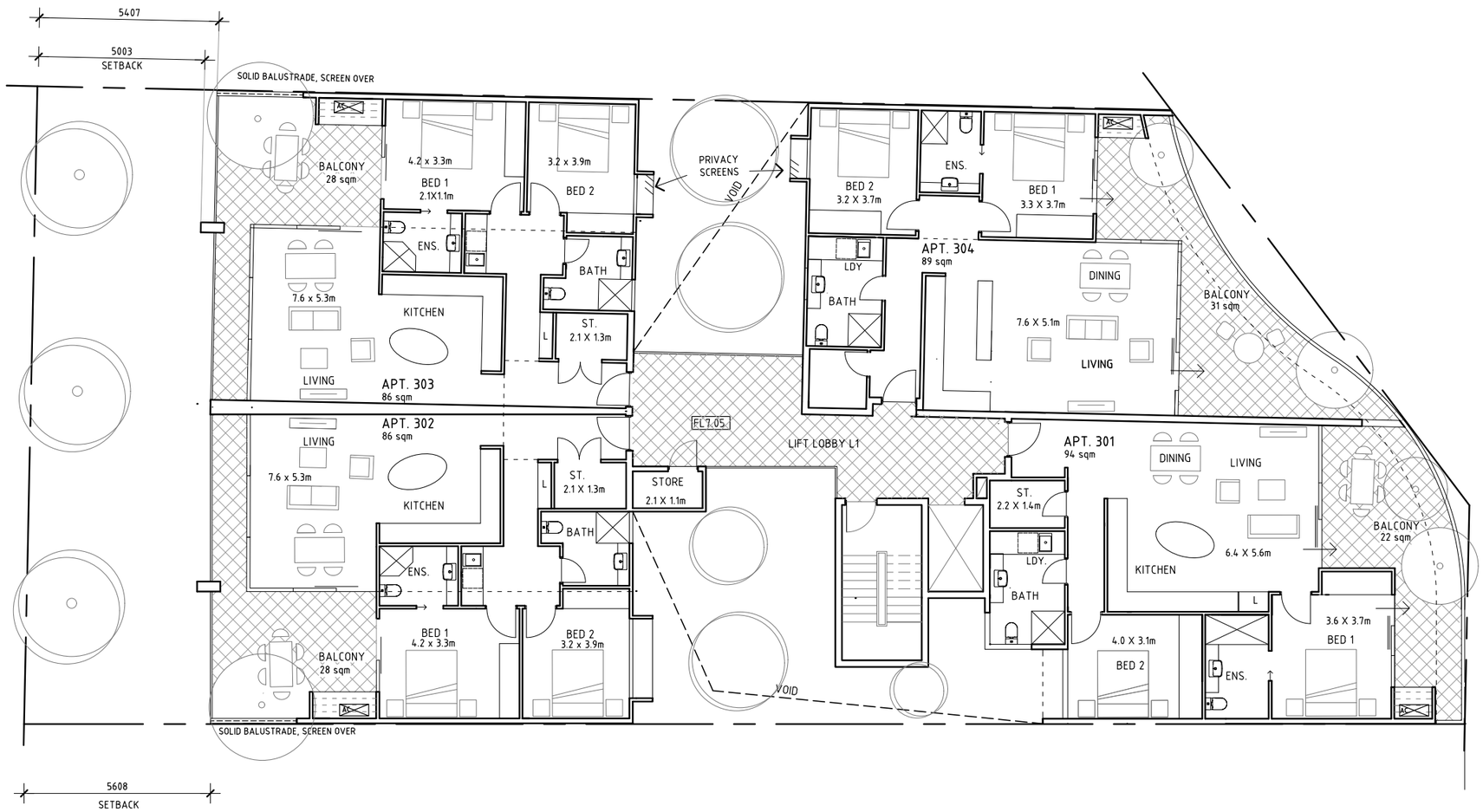
APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FOURTH FLOOR PLAN

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January 2025

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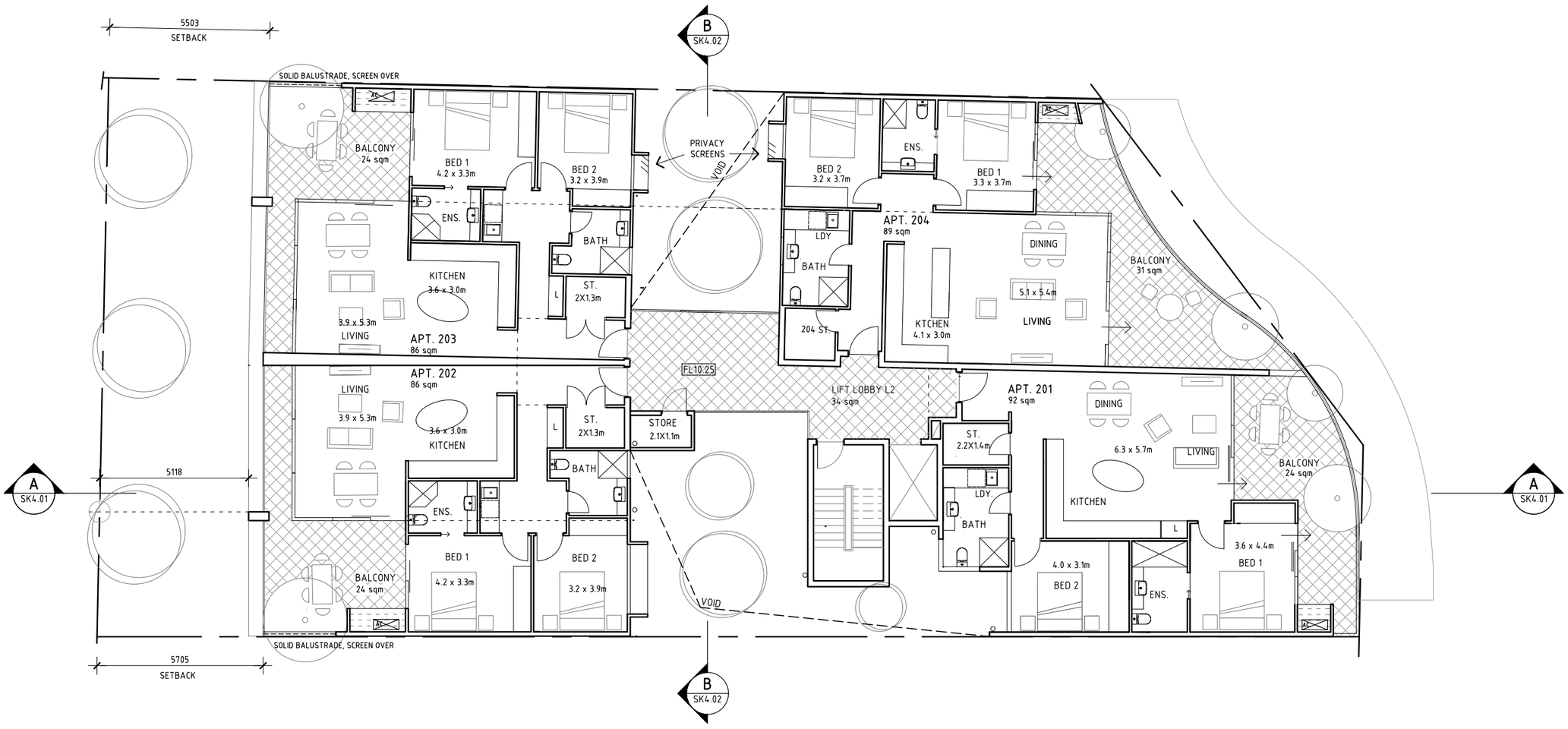
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THIRD FLOOR PLAN

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SK2.03
1:100 @ A2
January 2025

GARY BATT
ASSOCIATES
ARCHITECTS

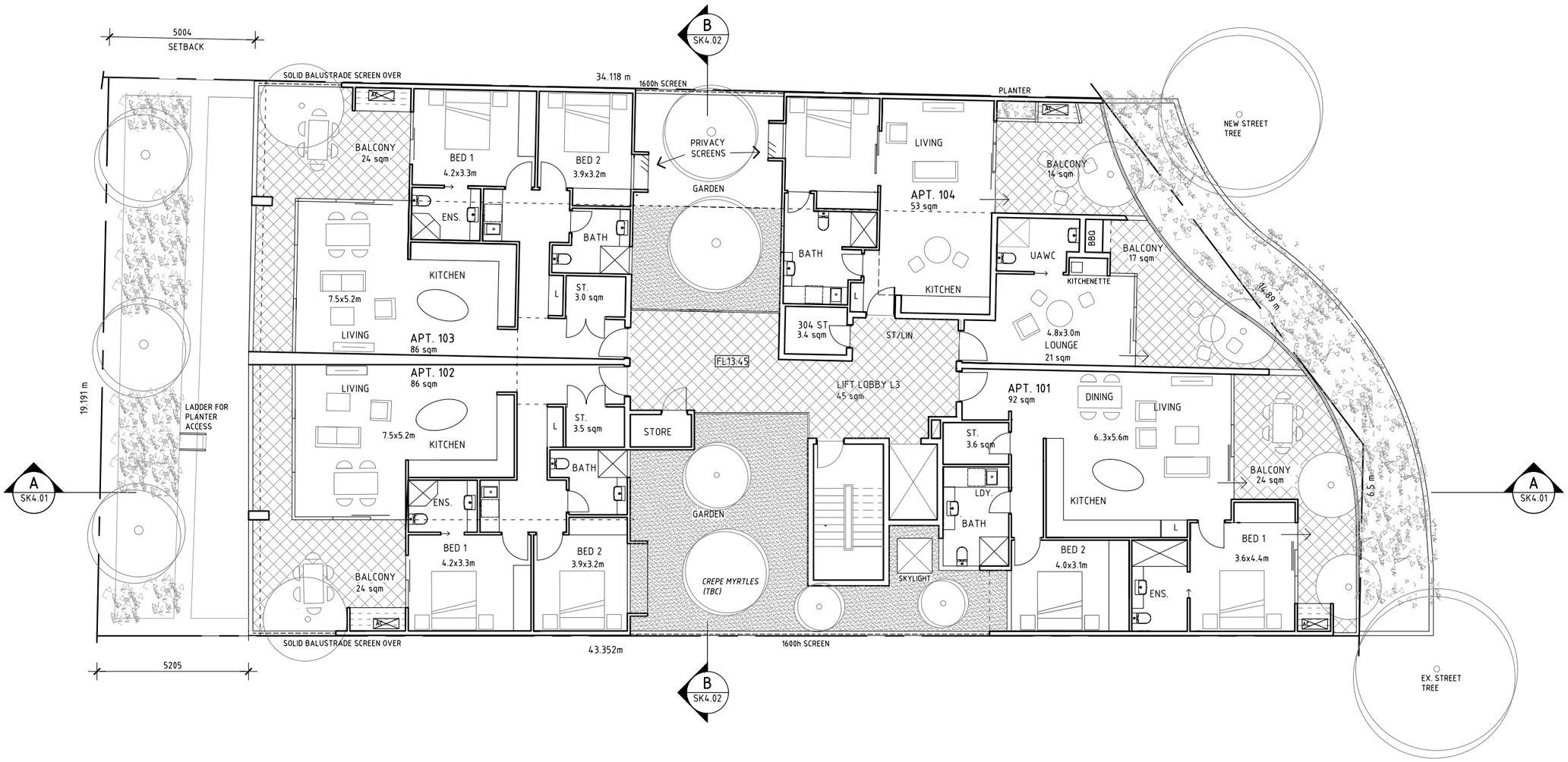


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SECOND FLOOR PLAN

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January 2025

GARY BATT
ASSOCIATES
ARCHITECTS

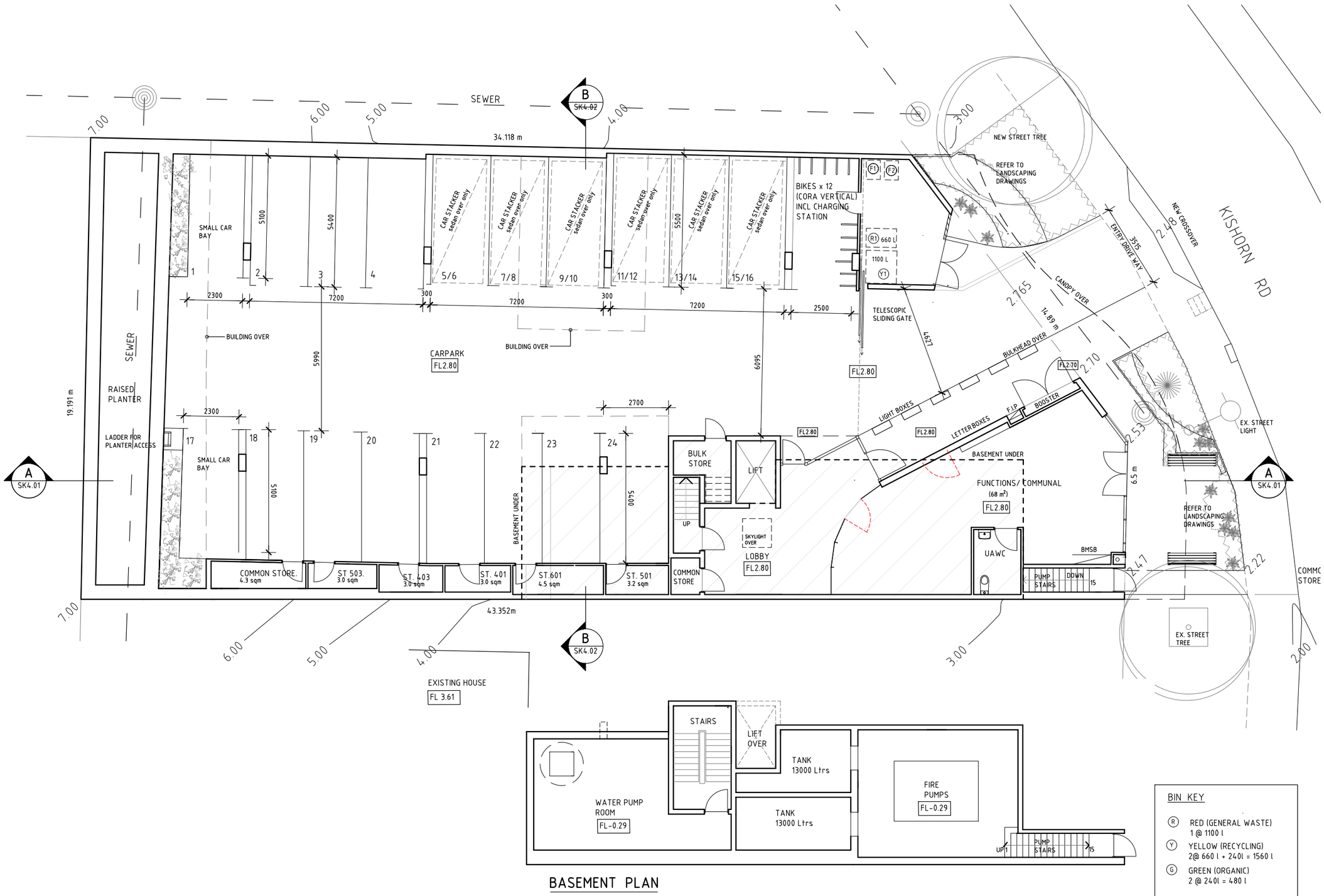


APARTMENTS - 55 KISHORN RD, MT. PLEASANT

FIRST FLOOR PLAN

SK2.01
1:100 @ A2
January 2025

GARY BATT ASSOCIATES ARCHITECTS



BASEMENT PLAN

BIN KEY

- (R) RED (GENERAL WASTE) 1 @ 1100 l
- (Y) YELLOW (RECYCLING) 2@ 660 l + 240l = 1560 l
- (G) GREEN (ORGANIC) 2 @ 240l = 480 l

APARTMENTS - 55 KISHORN RD, MT. PLEASANT

SITE & GROUND FLOOR PLAN

N

SK2.00
1:100 @ A2
January 2025

GARY BATT ASSOCIATES ARCHITECTS

APPENDIX B

GLAZING REQUIREMENTS

PROPOSED DEVELOPMENT

Facade	Calculated Noise Levels and Required R_w and C_{tr} Ratings					
	Proposed Development		Window to Room Area Ratio 0.4		Window to Room Area Ratio 0.6	
	Floor	Level dB(A)	Bedroom $R_w + C_{tr}$	Living Room $R_w + C_{tr}$	Bedroom $R_w + C_{tr}$	Living Room $R_w + C_{tr}$
East	F 1	57	28	23	30	25
	F 2	59	30	25	32	27
	F 3	61	32	27	34	29
	F 4	63	34	29	35	30
	F 5	64	35	30	36	31
	F 6	65	36	31	37	32
North	F 1	55	25	23	27	23
	F 2	59	29	24	31	26
	F 3	63	33	28	35	30
	F 4	65	36	31	37	32
	F 5	66	37	32	39	34
	F 6	67	38	33	40	35
South	F 1	44	23	23	23	23
	F 2	47	23	23	23	23
	F 3	50	23	23	23	23
	F 4	50	23	23	23	23
	F 5	52	23	23	24	23
	F 6	55	26	23	27	23
West	F 1	53	24	23	25	23
	F 2	56	27	23	28	23
	F 3	61	31	26	33	28
	F 4	64	35	30	37	32
	F 5	66	37	32	38	33
	F 6	67	38	33	39	34

Notes: The required R_W rating can be reduced by reducing the area of glazing.
Requirements pertain to only acoustic advice in regard to *State Planning Policy 5.4* and may be superseded by other requirements (BAL, Thermal, etc).

APPENDIX C

MRWA TRAFFIC FLOW DATA

mainroads WESTERN AUSTRALIA

SITE 50939

Hourly Volume

Canning Hwy (H013)

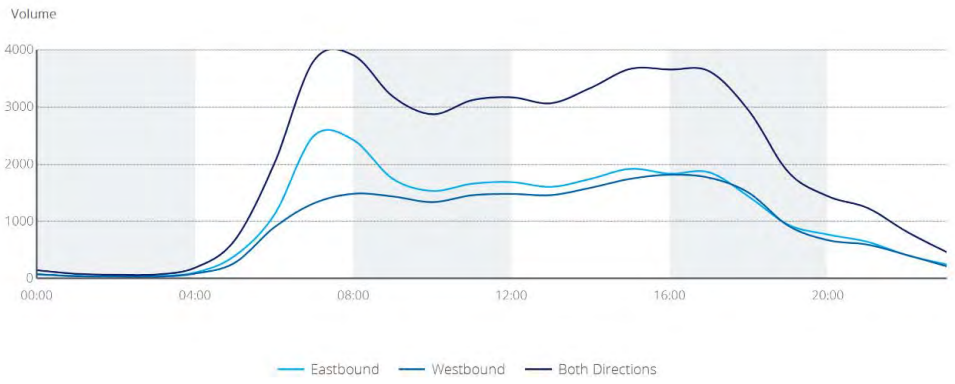
East of Sleat Rd (SLK 6.41)

2020/21
Monday to Friday

	All Vehicles			Heavy Vehicles			
	EB	WB	Both	EB	WB	Both	%
00:00	68	77	145	3	4	7	4.8
01:00	44	37	81	3	2	5	6.2
02:00	32	33	65	4	2	6	9.2
03:00	41	27	68	2	4	6	8.8
04:00	103	86	189	5	6	11	5.8
05:00	395	274	669	43	17	60	9.0
06:00	1114	895	2009	105	111	216	10.8
07:00	2493	1317	3810	142	122	264	6.9
08:00	2423	1485	3908	134	113	247	6.3
09:00	1746	1438	3184	126	130	256	8.0
10:00	1534	1339	2873	119	109	228	7.9
11:00	1661	1459	3120	130	114	244	7.8
12:00	1689	1482	3171	131	103	234	7.4
13:00	1605	1462	3067	111	117	228	7.4
14:00	1747	1589	3336	127	103	230	6.9
15:00	1921	1747	3668	124	110	234	6.4
16:00	1837	1819	3656	103	92	195	5.3
17:00	1859	1766	3625	71	89	160	4.4
18:00	1432	1500	2932	41	64	105	3.6
19:00	940	921	1861	29	26	55	3.0
20:00	769	671	1440	25	28	53	3.7
21:00	642	593	1235	17	14	31	2.5
22:00	406	409	815	13	12	25	3.1
23:00	247	214	461	5	9	14	3.0
TOTAL	26748	22640	49388	1613	1501	3114	6.3

Peak Statistics

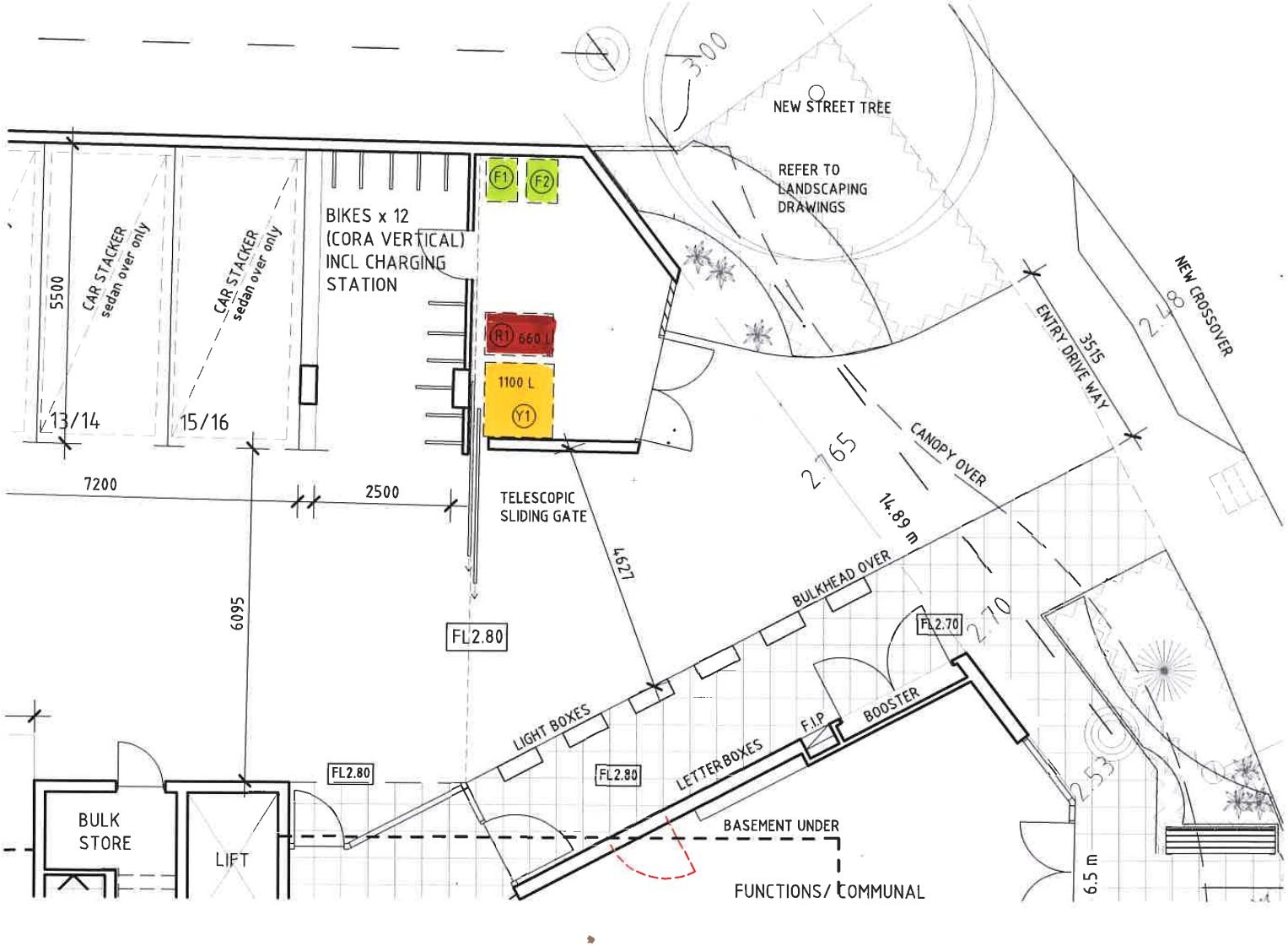
AM	TIME	07:15	07:30	07:30	07:30	06:30	06:45
	VOL	2645	1550	4175	152	143	269
PM	TIME	14:45	16:15	16:30	14:30	13:00	12:30
	VOL	1941	1824	3722	131	117	240



55 Kishorn Road Waste Management Plan

Please refer to Bin enclosure Plan attached.
Fogo Bins are moved to the footpath on collection day and returned to Bin enclosure after collection by the Building Manager.

General Rubbish and Recycled Rubbish are rolled out by the Rubbish Truck driver and returned to the Bins Store after collection by the Rubbish Truck driver


NEW STREET TREE
REFER TO LANDSCAPING DRAWINGS
BIKES x 12 (CORA VERTICAL) INCL CHARGING STATION
F1
F2
R1 660 L
1100 L
Y1
CAR STACKER sedan over only
CAR STACKER sedan over only
5500
13/14
15/16
7200
2500
TELESCOPIC SLIDING GATE
ENTRY DRIVE WAY
3515
NEW CROSSOVER
CANOPY OVER
2765
14.89 m
4627
6095
BULKHEAD OVER
FL2.80
FL2.70
2700
LIGHT BOXES
LETTER BOXES
F.I.P
BOOSTER
BULK STORE
LIFT
BASEMENT UNDER
FUNCTIONS/ COMMUNAL
2530
6.5 m

Bin Requirements Summary

1 Beds x 3 Apts
2 Beds x 16 Apts
1 Beds x 3 Apts

Residential Waste, Recycling and FOGO Calculations			
	Waste Requirement	*Recycling Requirement*	*FOGO Requirement*
3 bedrooms or Greater (1 of)	70L/week **70**	120L/week **120**	30L/week **30**
2 bedrooms (16 of)	60L/week **960**	80L/week **1280**	20L/week **320**
1 bedroom (3 of)	40L/week **120**	60L/week **180**	10L/week **30**
Total Litres	**1150**	**1580**	**380**
Bins Req. (per week)	**5 @ 240L**	**5@360**	**2@ 240l**

Proposed **1 x 1100 Ltre** **2 x 660 L+240L** **2 x 240 L**

Size:
240L for waste/recycling/FOGO
360L recycling (option)
660L waste/recycling (option)
1,100L recycling (option)

Our Ref: 2447

29 May 2025

Chief Executive Officer
City of Melville
Locked Bag 1
Booragoon WA 6954

Dear Sir/Madam,

LOT 3 (NO. 55) KISHORN ROAD, MOUNT PLEASANT
REQUEST FOR INFORMATION RESPONSE LETTER: DA-2024-1038

Dynamic Planning and Developments Pty Ltd acts on behalf of the registered proprietor in relation to a Further Information Request (FIR) for a seven-storey apartment development application at Lot 3 (No. 55) Kishorn Road, Mount Pleasant (herein referred to as the 'subject site').

This submission is to demonstrate the suitability of the proposal within the locality's context and address a further information request (FIR) provided by the City of Melville.

For submission purposes, we provide the following information:

- A concise submission outlining a detailed assessment of the proposed development, including relevant planning justification where applicable.

Based on the assessment undertaken in the succeeding sections, the proposal is considered to warrant favourable consideration and subsequent approval by the City of Melville.

LEGAL DESCRIPTION

The subject site is legally identified as 'Lot 3 on Plan 15112' and is wholly enclosed within Volume 1781, Folio 935.

SITE DETAILS

The subject site is located in the municipal locality of the City of Melville and in the suburb of Mount Pleasant.

The subject site has an area of 758m^2 and is currently occupied by two dwellings.

The subject site is zoned as 'Centre' under the provisions of the City of Melville Local Planning Scheme No. 6 (LPS 6). The site is subject to the provisions of the Canning Bridge Activity Centre Plan (CBACP), located within the 'Ogilvie Quarter' (Q2) and subject to the 'M15' and 'Linking Pathway' requirements of the CBACP.

Figure 1 below illustrates the subject site within its local context.



Figure 1: The Subject Site

FURTHER INFORMATION REQUEST

This submission has been prepared in response to the Further Information Request (FIR) issued by the City of Melville, addressing the following points for clarification and assessment:

1. *Assessment against the applicable provisions of the Canning Bridge Activity Centre Plan (CBACP). The CBACP supersedes the provisions of the R-Codes (Volume 2) within the 'Ogilvie Quarter' (Q2). Please be advised the development is subject to the 'M15' and 'Linking Pathway' requirements of the CBACP. This request is consistent with the City's original request upon lodgement of the Development Application. Revised plans are encouraged to address and satisfy the provisions of the CBACP. Where departures from the desired outcomes and requirements are proposed, detailed justification is required.*

The assessment in the following sections demonstrate that the proposal is consistent with the relevant planning framework and warrants approval by the City of Melville.

ASSESSMENT AGAINST CANNING BRIDGE ACTIVITY CENTRE PLAN

Canning Bridge Activity Centre Plan (CBACP)

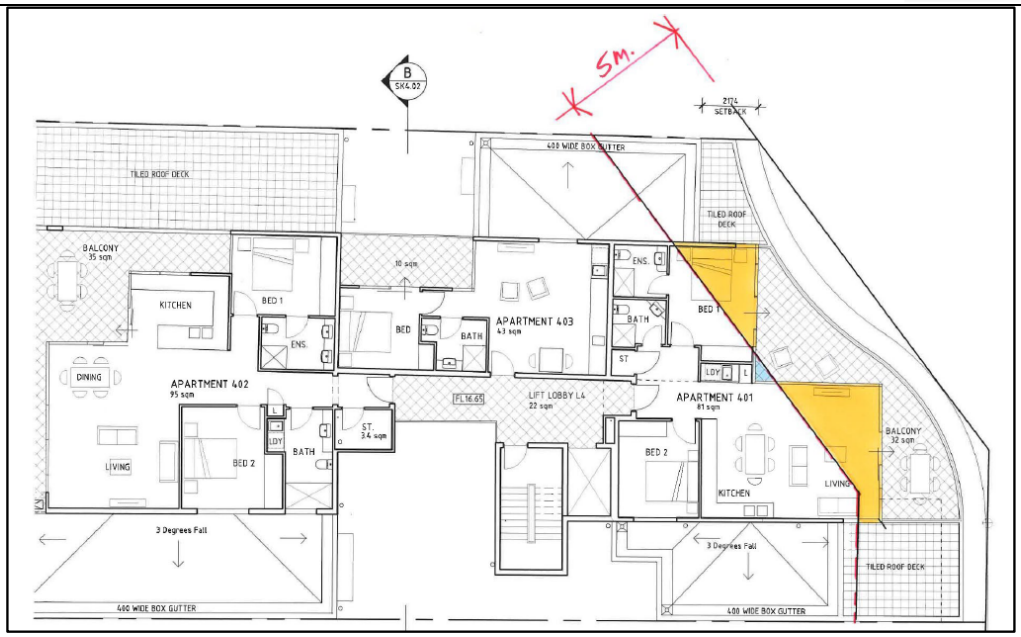
The table below presents a comprehensive assessment of the proposal against Elements 1 to 22 of the Canning Bridge Activity Centre Plan (CBACP). Where non-compliances are identified, appropriate planning justifications have been provided with reference to the relevant desired outcomes of each element.

Element	Requirements	Compliance
1 – Land Use	**1.4** Q2 – Ground Floor Uses • **1.4.1** M15 Zone - Restaurant, Small Bar, Hotel, Shop, Office, Fast Food Outlet, Tourist Accommodation, Reception Centre, Civic Uses	• **1.4.1** Variation proposed.
Justification • The ground floor use comprises a function and communal space that has been thoughtfully designed to foster engagement and integration with the ground floor streetscape, contributing positively to the public realm. • This space enhances the overall amenity of the development by encouraging social interaction among residents and visitors and promoting passive surveillance to the street. • The proposed variation is considered appropriate for approval as it directly supports and complements the broader 'Multiple Dwelling' use that is present in the remainder of the development. Furthermore, the proposed use is a 'Permitted' use under Clause 1.5.1 of the applicable planning framework, reinforcing its suitability within the local planning context.		

1 – Land Use	**1.5** Q2 – Uses for all Storeys other than Ground Floor • **1.5.1** M15 Zone - Restaurant, Small Bar, Hotel, Shop, Office, Fast Food Outlet, Tourist Accommodation, Reception Centre, Multiple Dwelling, Aged or Dependant Person's Dwelling, Single Bedroom Dwelling, Residential Building, Civic Uses, Consulting Rooms, Medical Centre, Child Care Premises, Convenience Store, Educational Establishment, Home Occupation, Home Office, Public Amusement, Recreation – Private	• **1.5.1** Complies. Uses proposed above ground floor are Multiple Dwellings.
1 – Land Use	• **1.15** Dwelling Diversity All development that contains ten (10) or more dwellings shall provide a minimum of 20% and a maximum of 50% of the dwellings as one (1) bedroom or studio dwellings and shall provide a minimum of 40% of the dwellings as two (2) bedroom dwellings.	• **1.15** Variation proposed. 15% of total dwellings provided as one-bedroom dwellings, in lieu of 20%.
Justification • A minor variation is proposed in relation to the required provision of one-bedroom dwellings within the development. • While the design does not strictly meet the minimum percentage prescribed under the applicable planning framework, the proposed dwelling mix still achieves an appropriate level of diversity in housing choice. The difference of 5% across the development is only 1 apartment. • The shortfall is minor in scale and does not compromise the overall intent of the planning framework to provide smaller, more affordable dwellings. • This minor shortfall is considered acceptable as the overall intent of providing a varied and adaptable housing supply is still met, supporting broader planning objectives around affordability, demographic diversity, and housing flexibility.		
2 – Form and Mass	• **2.1** All development in M15 and M10 Zones shall provide a continuous urban edge to the street as per Figure 8. Any pedestrian or vehicular access points shall be designed to integrate with the development and not disrupt the street rhythm. • **2.3** Development of any site for the purposes of a building which is greater than 20 metres in height (approximately 6 storeys), shall only be permitted where the land area comprises a minimum of 1200m2. Amalgamation of adjacent parcels will be encouraged as an appropriate outcome to achieve this scale of development.	• **2.1** Complies. • **2.3** Variation proposed. Building height is 7-storeys (24m to top of roof). • **2.4** Complies. • **2.5** Complies. Functions and communal space proposed on the ground floor area.

	• **2.4** All development within the M15 or M10 Zones shall extend across the full street frontage/s of the lot for that part of the development which is part of the podium element (see Figure 7). • **2.5** Development is encouraged which comprises active uses at podium levels or roof top spaces such as food and beverage outlets and open spaces which are accessible to the public.	
Justification • The building height variation occurs only at the front portion of the development when measured from natural ground level, due to site topography (see below illustration). The portion highlighted in yellow is the only portion subject to a height variation. • The overall height remains consistent with the intended building form and does not result in any additional overshadowing, overlooking, or adverse visual bulk impacts to adjoining properties. • The variation responds to natural ground level changes rather than an intentional increase in building mass or scale. • The proposed height supports architectural articulation and contributes to a well-designed, high-quality built form outcome.  		
3 – Height	• **3.1** Maximum building heights shall be in accordance with Figure 2 Canning Bridge Activity Centre Plan Land Use, Built Form and Zones Land Use, Built Form and Zones Plan, noting the	• **3.1** Not applicable. The maximum building height is 6 storeys (20 metres) as per Element 2.3.

	minimum site area requirements of Clause 2.2 and 2.3.	
4 – Street Setbacks	• **4.1** All development in M15 and M10 Zones shall address the street with a minimum of 2 storeys of podium level development in accordance with the height Requirements of Clause 3.3. All development including and above the fourth floor of the development is to be setback from the primary and secondary streets a minimum of 5 metres from the property boundary as per Figure 9. • **4.2** All development in M15 Zones shall have a minimum Nil and maximum 2 metre setback to street boundaries unless the development is identified as being on a street which is a 'Linking Pathway' as shown in Figure 1 Canning Bridge Activity Centre Plan.	• **4.1** Variation proposed. Development above the fourth floor slightly encroaches into 5m setback. • **4.2** Complies. Site is located on a 'Linking Pathway' as per CBACP.
Justification • The variation is minimal in nature and affects only a small portion of the building above the fourth floor (see below illustration). • The encroachment does not result in any significant overshadowing, overlooking, or loss of visual privacy for adjoining properties. • The built form maintains appropriate articulation and modulation, with the encroaching elements contributing positively to the architectural character of the building. • The overall perception of building bulk from the public realm is unchanged, with the lower levels maintaining the required setbacks and providing a strong street interface. • The variation aligns with the intent of Element 4.1 by minimising the impact of building bulk on adjoining sites and preserving access to natural light and ventilation.		



5 – Side and Rear Setbacks	• **5.1** Any new podium level development in the M15 Zone in all quarters or M10 Zone of Q1 and Q2 shall be built up to side boundaries, any adjoining right-of-way and may be built up to the rear boundary. • **5.3** In Q1 and Q2, tower elements for development in the M15 or M10 Zone in shall be setback a minimum of 4 metres from side or rear boundaries so as to provide a minimum 8 metre separation between tower elements on adjoining lots as per Figure 10. • **5.5** Open sided balconies and roof terraces which are not within the structure of the building façade and do not add to the overall bulk of the building are allowed to extend into the side setback of development proposed in the M15 or M10 Zones in Q1 and Q2. • **5.8** Provisions of privacy and solar access and overshadowing do not apply within Q1 and Q2.	• **5.1** Complies. • **5.3** Complies. 4m setback provided. • **5.5** Complies. • **5.8** Complies.
6 – Linking Pathways	• **6.1** Notwithstanding Clause 4.2 and 4.3, all streets identified as 'Linking Pathways' in Figure 1 Canning Bridge Activity Centre Plan, being those parts of Kintail Road, Moreau Mews, Kishorn Road, Cassey	• **6.1** Complies. • **6.2** Complies. Weather protection provided.

	Street, Robert Street and Davilak Street which are not in Residential Zones, shall have a setback to the street frontage of Nil. • **6.2** Linking Pathways within the M15 and M10 Zones are to be provided with permanent weather protection over the footpath within the street verge as per Figure 11. • **6.3** Awnings are to be a minimum of 3 metres in depth and no structural columns are permitted. Greater depth will be supported where feasible in relation to the adjoining streetscapes. • **6.4** Awnings shall be a minimum of 3.5 metres in height from the footpath to the awning. • **6.5** Trading within these covered areas shall allow for continuous pedestrian movement, however, café seating and on street trade displays will be encouraged within a trading boundary. • **6.6** Sections of the frontage which are recessed or setback as per Clause 4.6 shall provide alternative opportunities for pedestrian shade and shelter such as planting of mature trees or provision of regular shelter structures or colonnades.	• **6.3** Complies. Shade awnings are provided with 3 metres of depth. • **6.4** Complies. Height is at least 3m to awning. • **6.5** Complies. Pedestrian movement is continuous through the path provided. • **6.6** Complies.
7 – Canning Highway	•	• Not applicable.
8 – Landmark Buildings	•	• Not applicable.
9 – Facades	• **9.1** In Q1 and Q2, developments shall be sympathetic to the surrounding environment in composition, proportion, materials, colours and finishes. This includes responding to (not replicating) vertical and horizontal fenestration of adjoining developments and providing responses to elements within the street verge such as bus stops, parking and service infrastructure or service entrances. • **9.2** Proposed development shall incorporate substantial areas of glazing on street frontages. Glazing shall comprise no less that 50% of any façade at pedestrian/ground level and where opaque signage is proposed on glazing, unimpeded clear glazing shall still comprise greater than 50% of the frontage.	• **9.1** Complies. Development is sympathetic to the surrounding environment consisting of high-rise apartments. • **9.2** Not applicable. No retail ground floor uses proposed. • **9.4** Complies. Balconies are incorporated into the curve design of the façade and meet the minimum size requirements.

	• **9.4** Windows and balconies shall be incorporated into the design of developments above ground level. In Q1 and Q2, balconies shall have a minimum 2.4 metre depth and a minimum area of 10m2, to encourage use. • **9.5** Developments shall be designed so as to discourage vandalism by use of materials such as sacrificial paint or architectural features to discourage inappropriate activity. • **9.6** Pedestrian links within development sites shall be of a design that incorporates visual interest and activity including retail and food and beverage activities or civic or community spaces. • **9.7** In Q1 and Q2, the internal floor level of any development shall, where possible, have a finished floor level no greater than 500 mm below or above the adjoining footpath or verge level to ensure interaction between pedestrians and the adjoining buildings. Development which fronts a street with differing levels should consider innovative design to meet this requirement.	• **9.5** Complies. Development designed to discourage vandalism through architectural features. • **9.6** Complies. Pedestrian links designed to incorporate visual interest. • **9.7** Complies.
10 – Open Space and Landscaping	• **10.1** Development may cover 100% of the site area for all development in M15 and M10 Zones subject to the setback Requirements of Element 4. • **10.2** Notwithstanding Clause 10.1, where setbacks or open space is proposed for M15 and M10 Zone development, landscaped spaces shall be provided. Landscaping is also encouraged at podium level or within large scale balconies or on roofs. • **10.3** Notwithstanding Clause 10.1, all development in the M15 and M10 Zone shall provide a minimum area of landscaping equal to 75% of the overall site area. This can be achieved via landscaped rooftop terraces or gardens, green walls, podiums and communal open space areas and does not have to comprise only of vegetated area. Balconies with an area of 12m2 or greater shall be included in this area calculation. • **10.7** In Q1 and Q2, landscaping and/or low fencing below 1.2 metres on property boundaries, where buildings are setback from the boundary, shall	• **10.1** Complies. • **10.2** Adequate landscaping is proposed throughout the development. • **10.3** Complies. • **10.7** Complies. Separation between public and private realm is provided.

	reinforce the separation between public and private realm.	
11 – Sustainability	• **11.5** At a minimum, all new development within the Kintail and Ogilvie Quarters (that is the quarters within the City of Melville) shall achieve a 4-Star Green Star design rating under Green Building Council of Australia.	• **11.5** Complies. Development achieves 4-Star Green Star design rating. See ESD report.
12 – Acoustics	•	• Not applicable.
13 – Adaptability	•	• Not applicable.
14 – Street Edges	• **14.1** Development adjacent to street edges shall ensure that adequate access is provided for pedestrian traffic. Alfresco dining areas shall provide unimpeded through access under awnings/colonnades to protect pedestrians from the elements.	• **14.1** Complies.
15 – Level Changes	• **15.1** All proposed retaining walls shall be treated with a non-sacrificial anti-graffiti coating to discourage potential graffiti and/or be decorated in such a way as to reduce the effect of blank facades. Landscaping in front of retaining, street furniture and articulation of the wall itself may be utilised as an alternative way of treating blank walls. • **15.2** All development shall provide universal access in accordance with relevant codes and standards. Innovative design features for ramps are encouraged to make universal access an integral part of design.	• **15.1** Complies. • **15.2** Complies. Universal access is provided through proposed lifts.
16 – Fencing	• **16.1** All proposed fencing which is visible from a public place shall be treated in the same way as required in Clause 15.1. Fencing shall be of a high quality on both sides.	• **16.1** Complies.
17 – Public Art	• **17.1** Artwork associated with all proposed development is encouraged.	• **17.1** Noted.

	• **17.2** All development which is greater than $1 million in total capital cost of development shall contribute 1.0% of the total capital cost of development to a CBACP wide public art fund. The fund is to be used solely for the development of a strategy and acquisition of public art works to be displayed within the CBACP area. Alternatively, the developer may propose to provide on-site public art works which are integrated into the design of the development. Any public art proposed shall form part of the development application to be considered by the Design Advisory Group.	• **17.2** Noted. Estimated cost approx. $6-7 million
18 – Parking	• **18.1** Basement car parking or parking sleaved by other uses is encouraged within the CBACP area. All parking areas shall be well lit and • clearly signed. • **18.2** Parking Requirements: ▪ **Single bedroom** – 0.75 per apartment ▪ **Two-Three bedroom** – 1 per apartment ▪ **Visitor** – N/A • **Total bays required** = 19.25 bays	• **18.1** Complies. Basement car parking provided which is well lit and clearly signed. • **18.2** Complies. 24 car bays provided.
19 – Servicing and Functionality	• **19.3** Developments within the M15, M10 and H8 Zones shall provide for all management of waste wholly within the development site, including the ability for service vehicles to circulate within the development. No on-street waste collection areas are permitted within the M15, M10 and H8 Zones. • **19.4** Applicants within the M15, M10 and H8 Zones shall provide a Movement Summary in their written Statement of Support which provides the design intent behind the development of the site in relation to pedestrian access points, access to parking and cycling, pedestrian and cyclist pathways, loading areas and waste management. • **19.5** In Q1 and Q2, all residential developments shall comprise an enclosed, lockable storage area, with a minimum dimension of 1.5m with an internal area of at least 4m2, for each grouped or multiple dwelling(s).	• **19.3** Complies. • **19.4** Complies. • **19.5** Variation proposed. Each dwelling consists of a storage area, however the size is approx. 3.5 sqm, in lieu of 4m requirement.

Justification • The proposed storage area size of approximately 3.5m² represents a minimal 0.5m² shortfall from the 4m² requirement. • Despite the slight reduction in size, each dwelling is still provided with a dedicated, secure and functional storage space. The variation does not adversely affect the amenity, liveability or functionality of the proposed dwellings. • The storage areas are integrated efficiently within the building design to maximise available space while maintaining compliance with other development standards. • The intent of the storage requirement is to provide residents with adequate space for non-daily use items, which is still achieved.		
20 – Safety	• **20.1** Access to and through a development shall be safe and efficient. Entrances shall be positioned so that all pedestrian movement is adequately lit and directly visible from a public space. Access to and from car parking areas and building entrances shall be adequately sign-posted with provision of good lighting to enable safe out of hours use. • **20.2** To maximise visibility and surveillance of the public environment, the incorporation of active edge uses, including those at ground level that spill out onto public space and those located at the front of a building on the first floor that enable overlooking into public space, are encouraged. Windows can be positioned to overlook pedestrian routes, provided that privacy concerns are met. • **20.3** Development shall clearly define private and public space responsibilities. The function and ownership of an area can be clarified by paving, lighting and planting. Planting shall not create concealed spaces near paths and lighting shall allow clear lines of visibility. • **20.4** Street furniture and lighting shall be made of durable materials to a vandal-resistant design. Graffiti-resistant materials and surface finishes are appropriate at street level in all developments. Graffiti should be reduced by increased lighting and general design features which promote visibility and discourage crime. • **20.5** Lighting proposed for all development shall be designed so as to limit the possibility of dark shadows in adjacent private and public open spaces.	• **20.1** Complies. Entrances positioned so pedestrian movement is lit and visible. Entrances are sign posted. • **20.2** Complies. Windows are positioned to face the street to provide passive surveillance. • **20.3** Complies. Development clearly defines private and public space. Planting does not create concealed spaces. • **20.4** Complies. Increased lighting will discourage crime. • **20.5** Complies. Lighting for the development designed to limit dark shadows and areas.

CONCLUSION

Based on the assessment provided above, the proposed development is deemed appropriate for approval for the reasons outlined above. As such, we respectfully request that the City of Melville support and approve the proposed development.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned on 9275 4433.

Yours faithfully,



Neil Teo
Director

Design Review Report

Chair review – 55 Kishorn Road, Mount Pleasant

January 2025

Design Review Report		
Subject	**Chair review – 55 Kishorn Road, Mount Pleasant**	
Date	17th January 2025	
Time	n/a	
Location	n/a	
Design Reviewers	Name	Malcolm Mackay – Chair
Proponent	Gary Batt & Associates	
Project Team		
Planning Authority	City of Melville	
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities Project Team	n/a	
Design Review Report endorsement		
Reviewer's signature	 Malcolm Mackay - DRP Chair	

Introductory Comments		
Design quality evaluation		
		Supported
		Pending further attention
		Not yet supported
		Yet to be addressed
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		Strengths a) The inclusion of more context and character analysis was helpful, including the 3D future massing context. b) The reduction in the crossover and the subsequent widening of the communal/function space and increase in verge landscape is a significant improvement to the streetscape response. **Areas for improvement** c) Give consideration during the detailed design stage to the proposed functions of the ground floor communal space and how it relates to the lobby. The intent should be to encourage as much use of this space as possible.
Recommendations		***1. Consider during the detailed design stage how the appeal and use of the ground floor communal space can be maximised by residents to help activate the streetscape.***
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		Strengths a) The engagement of a landscape professional is supported. b) The landscape design appears to meet Deep Soil Area guidelines. c) The reduced crossover has enabled more verge landscaping, which is supported. d) The provision of tree canopy and landscape to the rear setback. **Areas for improvement** e) Ensure the tree planters at upper level aren't so close to the balustrade to establish a climb and fall hazard.
Recommendations		***1. Review planter designs and locations during the detailed design stage to ensure that it does not provide climbing hazards.***
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		Strengths a) The overall form and scale are appropriate to the context. It was noted that the CBACP setback provisions result in a convoluted bult form but

		that is the applicable planning framework. b) The upper-level facade and balconies interact well with the public domain and provide for good passive surveillance. c) The additional height and mass are acceptable from a design perspective in that it has no undue detrimental impact and improves the overall proportions of the street elevation. d) The resolution of the lightwells and the central lobby bridge is positive. e) The curvature to the podium frontage is a good way of managing the geometry of the street boundary. f) The use of the canopy and planting above helps to soften the streetscape interface. g) The reduction in the crossover width has enabled a better built form response to the street at street level. **Areas for improvement** h) None.
Recommendations		***1. None.***
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		Strengths a) The continuous balconies enable good access for widow cleaning and provide additional shade protection to glazing. b) The AC cabinets are a workable solution. c) Functional and well-arranged apartment layouts. d) The early consideration of important building services including the location of tanks and pumps. e) Realistic floor to floor heights at 3.2m. **Areas for improvement** f) The details of waste management are still not clear – for example how are bins collected/presented and where does the waste truck sit during collection – it is assumed that a Waste Management Plan addressing these issues will be required by the City.
Recommendations		***1. Outline bin collection in a Waste Management Strategy.***
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		Strengths a) The engagement of an ESD Consultant is positive. b) ESD report provides a degree of confidence that a broad range of initiatives have been considered. c) The intent for a gas-free development is supported. d) High levels of cross ventilation and solar access for the front and rear units. e) Provision of EV charging and bike charging. f) No solely south facing dwellings. g) The use of double-glazing for east and west glazing. **Areas for improvement** h) 4-star Green Star is becoming a low bar and business as usual. The ESD

		report identifies a wide range of 'low-hanging fruit' initiatives that could be taken on board, and the Applicant is encouraged to do so. i) Ensure that the provisions of Section J of the NCC are considered as it comes into effect in May 2025.
Recommendations		***1. Review during the detailed design stage the adoption, where possible, of initiatives listed in the ESD report, where not already adopted.*** ***2. Ensure that the provisions of Section J of the NCC are considered as it comes into effect in May 2025.***
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		Strengths a) Access to natural light to lobbies at each level is positive. b) The apartments enjoy generous balconies. c) Shared amenity has been provided at ground level and first floor level. d) Pedestrian amenity to the entrance is provided through shade, shelter and landscape. e) The roof light to the ground floor lobby is supported in principle but could be more generous – something that could be reviewed at the detail design stage. **Areas for improvement** f) None.
Recommendations		***1. None.***
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		Strengths a) The entry sequence has improved significantly with a clear sightline to the entrance, demarcation of the pathway, a feature soffit over the entry pathway, and a stronger relationship with the adjacent communal space. **Areas for improvement** b) None.
Recommendations		***1. None.***
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		Strengths a) The design appears to be generally safe. **Areas for improvement** b) Review the paving treatment in the verge for trip hazards during the detailed design stage.
Recommendations		***1. Review the landscape paving treatments during the detailed design stage for trip hazards.***
Principle 9		*Good design responds to local community needs as well as the wider social context,*

Community		*providing environments that support a diverse range of people and facilitate social interaction.*
		Strengths a) The landscape gesture in the verge is supported. b) The need for a public art contribution has been acknowledged. **Areas for improvement** c) None.
Recommendations		***1. None.***
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		Strengths a) The simple architecture treatment is supported in principle, but it is noted that architectural simplicity requires a reliance on quality materials and finishes – in this respect, more details on materials and finishes and how they relate to the sense of place, especially at street level, is needed. b) The alignment of the tower of the podium has improved. c) The treatment of the arrival sequence has improved and creates a more legible and welcoming experience. **Areas for improvement** d) None.
Recommendations		***1. None.***

Concluding Remarks

The Panel thanks the Applicant for reviewing the comments provided by the DRP in the previous DRP meeting and acknowledges that there has been a subsequent improvement in the design. With these further changes, the design has now gained the Panel's support as a design that satisfies the 10 design principles of SPP7.

The design report above notes a few areas that can be reviewed during the detailed design stage rather than being resolved in detail at this stage. However, the Applicant should be aware that, given recent changes in the legal interpretation of the planning framework, the capacity to make minor changes to approved designs has been severely curtailed. In this context, the Applicant is advised to satisfy themselves prior to approval that the design as presented can be delivered.

Design Review progress

	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*DR3*	*Chair review*
Principle 1 - **Context and character**				
Principle 2 - **Landscape quality**				
Principle 3 - **Built form and scale**				

Principle 4 - **Functionality and build quality**				
Principle 5 - **Sustainability**				
Principle 6 - **Amenity**				
Principle 7 - **Legibility**				
Principle 8 - **Safety**				
Principle 9 - **Community**				
Principle 10 - **Aesthetics**				

City of Melville

CITY OF MELVILLE
OFFICER ADVICE NOTE

Presented to	Ordinary Meeting of Council to be held 19 August 2025
Related to Item	Notice of Motion – Dual Naming of Cemetery
Submitted by	Director of Community Development
Attachments	Nil.

The information provided below is intended to provide additional officer advice in relation to the motion proposed by Cr D Lim.

Engagement Implications

Fremantle Cemetery is currently under the care, control, and management of the Western Australian Metropolitan Cemeteries Board (MCB), a statutory authority of the State Government.

As the City has no jurisdiction over naming decisions relating to the cemetery, any proposal would need to be progressed through the State Government and the MCB. The City's role would be limited to advocacy – formally requesting that the MCB and relevant Minister consider a renaming or dual naming of the site.

In order to advocate on this matter research would need to be undertaken to determine a proposed name for Fremantle Cemetery. In-line current State naming policies this would include consulting a local Aboriginal Elder to determine whether the location holds a known First Nations place name or cultural significance. If this research resulted in no First Nations cultural significance or place name being identified, then a historian would be engaged to research and propose a schedule of historically or geographically appropriate names.

Financial Implications

There is currently no allocated budget to undertake this work which is estimated at $5,000. If the Council endorses the motion, then officers will undertake the work and seek an adjustment through the annual budget review process.

There is also a small amount of staff time required to coordinate and facilitate the process, which is estimated at 38 hours. The staff time can be absorbed into existing workload and so this is not an additional cost.

Legislative and Policy Implications

Fremantle Cemetery is governed under the *Cemeteries Act 1986*, which assigns responsibility for naming and management to the MCB.

While this does not prevent the City from advocating for a name change or dual naming, it confirms that the City is not the final decision-maker. Any change would require State Government and MCB approval.

City of Melville

CITY OF MELVILLE
OFFICER ADVICE NOTE

Under current State naming policies, particularly those set by Landgate concerning Aboriginal and dual naming, proposals that recognise Aboriginal place names are strongly preferred when there is cultural significance. In line with these guidelines, any approved dual name would likely retain the existing name, Fremantle Cemetery, while incorporating a culturally significant Aboriginal name, likely derived from the traditional name for the area, such as Walyalup. Using this as an example the name would therefore be Walyalup Fremantle Cemetery (please note this is an example only and not an indication of the final name).

Under the State naming policies, it is likely that extensive community consultation on the proposed new name would be undertaken by MCB, should the advocacy by the City to change the name be successful.

Consequences or Alternative Options

It is possible to proceed with this motion and a report can be provided back to Council by November 2025 for Council to consider including the item in the Non-Financial Priority Advocacy List.