



NOTES

AGENDA BRIEFING FORUM

6:30pm Tuesday, 8 September 2026

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

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

Notes to be confirmed at the next Ordinary Council Meeting

These minutes are hereby confirmed as true and accurate

Presiding Member

Date



OFFICIAL**Vision**

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

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

Our Approach

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

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

OFFICIAL**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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Purpose of Agenda Briefing Forum

The purpose of this Forum is to provide an opportunity for Elected Members to ask questions and obtain additional information in respect to reports and items on the attached Council Agenda. It is not a decision making forum, nor is it open for debate on matters. Members of the public are able to present deputations in respect to matters on the Council Agenda at this Forum, prior to matters being formally deliberated upon at the next Ordinary Council Meeting.

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OFFICIAL**1 OFFICIAL OPENING**

The Presiding Member welcomed those in attendance to the meeting, officially declared the meeting open at 6:30pm and invited Cr K Wheatland to read the Acknowledgement of Country and advised those present of the Purpose of the Agenda Briefing Forum, the Disclaimer, the Affirmation of Civic Duty and Responsibility, the Audio Recording Advice and the *Privacy and Responsible Information Sharing Act 2024* collection notice.

2 ATTENDANCE AND APOLOGIES**In Attendance**

K Mair

Mayor

CouncillorsCr M Woodall (*from 6:31pm*)

Cr J Spanbroek

Cr G Barber

Cr N Robins

Cr S Hong

Cr C Ross (*from 6:30pm*)Cr D Lim (*from 6:31pm*)

Cr K Wheatland

Cr M McGoldrick (*from 6:31pm*)

Cr S Green

Cr C Yorke

Ward

Bull Creek - Leeming Ward

Bull Creek - Leeming Ward (*electronic attendance*)

Bicton - Attadale - Alfred Cove Ward

Bateman - Kardinya - Murdoch Ward

Bateman - Kardinya - Murdoch Ward

Applecross - Mount Pleasant Ward

Applecross - Mount Pleasant Ward

Palmyra - Melville - Willagee Ward

Palmyra - Melville - Willagee Ward

Central Ward

Central Ward

Officers

Ms G Bowman

Chief Executive Officer

Ms M Pickering (*from 6:31pm*)

Director Community Development

Mr G Tuffin

Director Corporate Services

Mr J Coten

Director Environment & Infrastructure

Mr P Varelis (*from 6:31pm*)

Director Planning

Mr M Yildiz

Director Legal, Governance & Risk

Ms K Bainbridge (*from 6:31pm*)

Manager Development Approvals

Mr G Ponton

Manager Strategic Urban Planning

Ms C Newman

Head of Governance

Mr O Pugh

Governance Officer (Council Support)

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At the commencement of the meeting:

Public Gallery 0

Apologies

Nil.

On Approved Leave of Absence

Cr G Panayotou Bicton - Attadale - Alfred Cove Ward

At 6:30pm, Cr C Ross entered the meeting.

At 6:31pm, Mr P Varelis entered the meeting.

At 6:31pm, Cr M Woodall entered the meeting.

At 6:31pm, Ms M Pickering entered the meeting.

At 6:31pm, Cr M McGoldrick entered the meeting.

At 6:31pm, Cr D Lim entered the meeting.

At 6:31pm, Ms K Bainbridge entered the meeting.

OFFICIAL

3 DECLARATIONS BY MEMBERS

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

Nil.

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

Nil.

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Nil.

Approved Written Submissions

Nil.

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

Nil.

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)

Nil.

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6 PUBLIC QUESTION TIME

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

6.1 Questions Received with Notice

Nil.

6.2 Questions Received at the Meeting

Nil.

6.3 Questions Taken on Notice at Previous Meeting

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

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

OFFICIAL**7 AWARDS AND PRESENTATIONS**

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

9 CONFIRMATION OF MINUTES

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

10 NEW BUSINESS OF AN URGENT NATURE

Nil.

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

At 6:34pm, the Presiding Member advised the Council that item E26/104 P262701 - Pre-qualified Panel for Supply of Drainage Infrastructure Cleaning Services had been identified as containing a confidential attachment, and may be considered behind closed doors.

12 PETITIONS

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

At 6:34pm, the Presiding Member advised the Council that a written submission had been received in relation to a petition and circulated to Elected Members ahead of the meeting for consideration at the Ordinary Meeting of Council.

13 ADOPTION OF RECOMMENDATIONS EN BLOC

This item will be dealt with at the Ordinary Meeting of Council to be held on Tuesday, 15 September 2026.

OFFICIAL**14 REPORTS****14.1 Reports from Committees****M26/106 Compliance Audit Return 2025****Deputations** Nil.**Officer Presentation** At 6:35pm, Mr M Yildiz, Director Legal, Governance & Risk was available to answer questions on the matter.**Disclosure of Interest** Nil.**Notes from Forum** No discussion took place regarding the item and officer recommendation.**SUMMARY**

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

OFFICER RECOMMENDATION

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

14.2 Reports of the Chief Executive Officer**Management Services**

Nil.

OFFICIAL**Corporate Services****C26/420 Schedule of Accounts Paid - July 2026****Deputations** Nil.**Officer Presentation** At 6:35pm, Mr G Tuffin, Director Corporate Services was available to answer questions on the matter.**Disclosure of Interest** Nil.**Notes from Forum** No discussion took place regarding the item and officer recommendation.**SUMMARY**

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

OFFICER RECOMMENDATION

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

OFFICIAL**C26/421 Statements of Financial Activity - July 2026**

Deputations	Nil.
Officer Presentation	At 6:35pm, Mr G Tuffin, Director Corporate Services was available to answer questions on the matter.
Disclosure of Interest	Nil.
Notes from Forum	No discussion took place regarding the item and officer recommendation.

SUMMARY

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

OFFICER RECOMMENDATION**That the Council:**

1. **Notes the Rate Setting Statement and Statements of Financial Activity for the month ending 31 July 2026 as detailed in the following attachments:**
 - **Statement of Financial Activity July 2026 (Attachment 1); and**
 - **Statement of Comprehensive Income July 2026 (Attachment 2); and**
 - **Net Working Capital July 2026 (Attachment 3); and**
 - **Reconciliation Net Working Capital as of 30 July 2026 (Attachment 4); and**
 - **Notes to Statement of Financial Activity July 2026 (Attachment 5); and**
 - **Statement of Financial Position as of 30 July 2026 (Attachment 6); and**
 - **Summary Rate Debtors July 2026 (Attachment 7); and**
 - **Rates Collections Graph July 2026 (Attachment 8); and**
 - **General Debtors Aged 90 Days July 2026 (Attachment 9)**
2. **Approves by Absolute Majority the Proposed Budget Amendments as set out in Attachment 10.**

OFFICIAL**C26/422 Investment Statements - July 2026****Deputations** Nil.**Officer Presentation** At 6:35pm, Mr G Tuffin, Director Corporate Services was available to answer questions on the matter.**Disclosure of Interest** Nil.**Notes from Forum** No discussion took place regarding the item and officer recommendation.**SUMMARY**

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

OFFICER RECOMMENDATION**That the Council notes the Investment Report for the period ending 31 July 2026.****C26/423 RFT252645 Supply and Implementation of Parking Enforcement Technology (Late Covering Report)**

This report is scheduled to be distributed to Elected Members and published on the City's website on Friday, 11 September 2026.

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

This report is scheduled to be distributed to Elected Members and published on the City's website on Friday, 11 September 2026.

OFFICIAL**Community Development****CD26/74 Annual Review of Financial and Non-Financial Advocacy Priorities****Deputations** Nil.**Officer Presentation** At 6:35pm, Ms M Pickering, Director Community Development was available to answer questions on the matter.**Disclosure of Interest** Nil.**Notes from Forum** No discussion took place regarding the item and officer recommendation.**SUMMARY**

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

OFFICER RECOMMENDATION**That the Council:**

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

OFFICIAL**Environment and Infrastructure****E26/104 P262701 - Pre-qualified Panel for Supply of Drainage Infrastructure Cleaning Services**

Deputations	Nil.
Officer Presentation	At 6:36pm, Mr G Tuffin, Director Corporate Services was available to answer questions on the matter.
Disclosure of Interest	Nil.
Notes from Forum	No discussion took place regarding the item and officer recommendation.

SUMMARY

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

CTAU RECOMMENDATION

1. That the Council accepts the recommendations as contained in the confidential attachment to this report, P262701 Contract and Tender Advisory Unit Minutes; and
2. Upon adoption of Recommendation 1, the names of the successful respondents contained within the confidential attachment be inserted into this resolution and the contracts be awarded accordingly.

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

Nil.

Officer Presentation

At 6:36pm, Mr G Ponton, Manager Strategic Urban Planning provided an officer presentation which concluded at 6:39pm. At 6:39pm, Mr G Ponton responded to questions which concluded at 6:40pm.

[Officer Presentation – Item UP26/121](#)

Disclosure of Interest

Nil.

Notes from Forum

General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

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

Response 1:

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

SUMMARY

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

OFFICIAL

OFFICER RECOMMENDATION

That the Council:

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

OFFICIAL**UP26/122 State Development Assessment Unit - Referral Response - 326 Canning Highway, Bicton****Deputations** Nil.**Officer Presentation** At 6:41pm, Ms K Bainbridge, Manager Development Approvals provided an officer presentation which concluded at 6:46pm. At 6:46pm, Ms K Bainbridge and Mr P Varelis, Director Planning responded to questions which concluded at 7:08pm.[Officer Presentation – Item UP26/122](#)**Disclosure of Interest** Nil.**Notes from Forum** General discussion took place regarding the item and officer recommendation. During discussion of the item, the following questions and/or requests for information were raised by Elected Members and will form part of the Final Ordinary Meeting of Council Agenda:Question 1:

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

Response 1:

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

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

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

OFFICIALQuestion 2:

What is the process now?

Response 2:

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

Question 3:

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

Response 3:

We will do as directed by the CEO.

Question 4:

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

Response 4:

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

Question 5:

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

Response 5:

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

OFFICIALQuestion 6:

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

Response 6:

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

Question 7:

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

Response 7:

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

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

Question 8:

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

Response 8:

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

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

OFFICIALQuestion 9:

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

Response 9:

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

Question 10:

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

Response 10:

This question was taken on notice and a response will be provided in the final September 2026 Ordinary Meeting of Council agenda to be distributed on Friday, 11 September 2026.

Question 11:

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

Response 11:

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

OFFICIALQuestion 12:

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

Response 12:

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

Question 13:

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

Response 13:

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

Question 14:

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

Response 14:

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

Question 15:

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

Response 15:

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

OFFICIALQuestion 16:

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

Response 16:

This question was taken on notice and a response will be provided in the final September 2026 Ordinary Meeting of Council agenda to be distributed on Friday, 11 September 2026.

Question 17:

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

Response 17:

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

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

Question 18:

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

Response 18:

This question was taken on notice and a response will be provided in the final September 2026 Ordinary Meeting of Council agenda to be distributed on Friday, 11 September 2026.

OFFICIALQuestion 19:

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

Response 19:

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

SUMMARY

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

OFFICIAL**OFFICER RECOMMENDATION****That the Council:**

1. Provides a referral response to the State Development Assessment Unit consistent with the information detailed in this report.
2. Advise that the proposed development is inconsistent with the City of Melville's local planning framework.
3. Advises the Western Australian Planning Commission that, in addition to the matters outlined in the City's referral response, the City of Melville has specific concerns regarding:
 - (a) The proposed bulk, scale and height of the development, which significantly exceeds the expectations of the City's local planning framework for the site, including the applicable building height, plot ratio and dwelling yield provisions, and is not considered to appropriately respond to the site's designation as a Neighbourhood Centre or its surrounding urban context.
 - (b) The proposed encroachments and access arrangements into Foss Park to the north of the subject site, which require the City of Melville's consent as manager of the reserve. No such consent has been granted, and the proposed encroachments and access arrangements are not considered consistent with the reserve purpose, do not provide a demonstrated public benefit, and are recommended to be removed from the proposal.
 - (c) The absence of a public art proposal or contribution that appropriately recognises the social and cultural history of the Leopold Hotel site, including its former role as a local entertainment venue, noting that any public art contribution should, where appropriate, incorporate interpretive or place-based references to the site's music history.
 - (d) The proposed parking provision, which does not adequately respond to the scale and intensity of the development, including the identified shortfall in residential visitor and commercial parking when assessed against the City's local planning framework, and the potential for parking overflow, reciprocal parking conflicts and associated impacts on the surrounding local road network and residential area.
4. Advise that in the event the WAPC considers the development capable of being approved under the Metropolitan Region Scheme and the City of Melville Local Planning Scheme No. 6, the conditions listed in Attachment 12 are detailed for consideration.

At 7:06pm, Cr Barber left the meeting.

At 7:07pm, Cr Barber returned to the meeting.

OFFICIAL

15 MOTIONS WITH PREVIOUS NOTICE

Nil.

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

Nil.

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

Nil.

19 CLOSURE

There being no further business to discuss, the Presiding Member confirmed Cr J Spanbroek was still in attendance electronically and declared the meeting closed at 7:09pm.