City of Melville

AGENDA
ORDINARY MEETING OF COUNCIL

NOTICE OF MEETING

I respectfully bring to the attention of Elected Members that an Ordinary Meeting of the Council will be held in the Council Chambers, Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 16 June 2026 commencing at 6:30 PM.

Gail Bowman
Chief Executive Officer

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

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

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Vision

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

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

Our Approach

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







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

Making A Deputation

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

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

Public Question Time

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

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

Disclaimer

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

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

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

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

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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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Contents

1 Official Opening 7

2 Attendance and Apologies 7

3 Declarations by Members 8

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 8

3.2 Declarations by Members who have received and not read the Elected Members Bulletin 8

4 Announcements by the Presiding Member (Without Discussion) 8

Approved Deputations 8

Approved Written Submission 8

5 Disclosure of Interest 8

5.1 Financial or Proximity Interests 8

5.2 Disclosure of Interest That May Cause a Conflict 8

6 Public Question Time 9

6.1 Questions Received with Notice 9

6.2 Questions Received at the Meeting 9

6.3 Questions Taken on Notice at Previous Meeting 9

6.3.1 Ms K Ribbink, Mount Pleasant 9

6.3.2 Mr D Morley, Willagee 10

7 Awards and Presentations 12

8 Applications for New Leave of Absence 12

9 Confirmation of Minutes 12

9.1 Ordinary Meeting Of The Council – 19 May 2026 12

9.2 Governance Committee – 9 February 2026 12

9.3 Agenda Briefing Forum – 9 June 2026 12

10 New Business of an Urgent Nature 12

11 Identification of Matters for which Meeting May Be Closed 12

12 Petitions 12

13 Adoption of Recommendations En Bloc 13

14 Reports 13

14.1 Reports from Committees 13

14.2 Reports of the Chief Executive Officer 14

CD26/65 Council Plan 2024-2034 (Part B: Corporate Business Plan) – Annual Review and Update (Late Covering Report) 14

C26/397 Consideration and Adoption of the 2026-2027 Budget (Late Covering Report) 14

Management Services 15

M26/89 Annual Review of Statutory Delegations & Authorisations - 2026 15

OFFICIAL

M26/87 Common Seal May 2026 30

M26/88 City of Melville Policy Framework and Policy and Legislation Working Group 32

Corporate Services 36

C26/397 Consideration and Adoption of the 2026-2027 Budget (Late Covering Report) (Brought Forward) 36

C26/396 Land Optimisation Strategy 37

C26/390 Policy Review - CP-005 Strategic Land Management 43

C26/391 RFQ252657 Supply of Microsoft Licensing (WALGA) 47

C26/392 Statements of Financial Activity - April 2026 50

C26/393 Investment Statements - April 2026 57

C26/394 Schedule of Accounts Paid - April 2026 64

C26/395 RFT252626 Supply and Installation of Solar PVs and Batteries At Various Facilities 68

Community Development 72

CD26/65 Council Plan 2024-2034 (Part B: Corporate Business Plan) – Annual Review and Update (Late Covering Report) (Brought Forward) 72

Environment and Infrastructure 73

Planning 74

UP26/113 My Future Melville - Local Planning Scheme No. 6 Review: Further Preliminary Community Consultation 74

UP26/114 Proposed Draft Local Planning Policy - Regulated Trees on Private Land (Late Covering Report) 88

15 Motions with Previous Notice 89

15.1 Notice of Motion – Tricky / Problematic Waste 89

16 Motions without Previous Notice (approval by absolute majority) 91

17 Matters for which Meeting was Closed to the Public 91

18 Decisions made while Meeting was Closed to the Public 91

19 Closure 91

OFFICIAL

1 OFFICIAL OPENING

2 ATTENDANCE AND APOLOGIES

In Attendance

Councillors	Ward

Officers

Apologies

On Approved Leave of Absence

Cr G Barber	Bicton - Attadale - Alfred Cove Ward
Cr M Woodall	Bull Creek - Leeming Ward

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3 DECLARATIONS BY MEMBERS

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

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

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Approved Written Submission

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

5.2 Disclosure of Interest That May Cause a Conflict

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

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6 PUBLIC QUESTION TIME

6.1 Questions Received with Notice

6.2 Questions Received at the Meeting

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 Ms K Ribbink, Mount Pleasant

This question was taken on notice at the Ordinary Meeting of Council held on 19 May 2026 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The question and response are provided below.

Question 1:

In which case, if this is to do with the Leeming Spartan Cricket Club, how can the City be responsible for the financial commitment required to fulfil the conditions of the clearing permit?

Response 1:

John Connell Reserve is a public reserve and is not solely used by the Leeming Spartans Cricket Club. Currently it is used also by the Leeming Strikers Soccer Club and other clubs, or the public may book the reserve.

Notably, the need for further field space was identified in the City's *Active Reserve Infrastructure Strategy 2020;* and given it is a public reserve managed by the City, the City through Council's recent decision has opted to progress the field extension project which also requires a financial commitment to meet the conditions of the clearing permit. The City generally funds various infrastructure projects (most with some external funding) as part of its provision of services to the community; some have various conditions or requirements tied to them and each project is considered by Council to determine whether it is to proceed or not based on its relevant circumstances.

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6.3.2 Mr D Morley, Willagee

These questions were taken on notice at the Ordinary Meeting of Council held on 19 May 2026 in accordance with section 6.8(1)(b) and 6.9(c) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*. The questions and responses are now provided below:

Question 1:

In the event that the petition opposing the proposed clearing of approximately 209 mature native trees and up to 0.68 hectares of remnant bushland at John Connell Reserve achieves the required number of signatures, and the Melville City Council subsequently grants the request for a Special Meeting of Electors, what procedural steps would then be required for Council to reverse its previous decision approving the clearing of this native bushland?

Question 2:

If a Special Meeting of Electors passes a motion calling for the decision to be reversed, what obligations does Council have to consider or act on that motion, and within what timeframe?

Response to Question 1 & 2:

Once the Special Meeting of Electors has been called, electors have the opportunity to raise motions at the Electors meeting, which relate to the purpose of the meeting. Motions raised at the meeting are voted upon by those electors present and may be carried by a simple majority. Any motions carried at that meeting are required, in accordance with section 5.33 of the Local Government Act 1995, to be presented at the next Ordinary Meeting of Council or a Special Meeting of Council called for that purpose, for the consideration by the Council.

It is noted that there are existing decisions of the Council in effect and which may already be in the process of being implemented. Should the Council seek to change or revoke any previous decisions the revocation process would still need to meet the requirements of *Local Government (Administration) Regulations 1996* Regulation 10 and Part 15 of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*.

A motion to revoke would need to be provided to the CEO in writing, including details on the decision proposed to be revoked or changed, reasons for the motion, and be supported by 1/3 of the number of offices of the Council. A statement of impact would also need to be prepared prior to consideration of the motion.

Question 3:

If the clearing approval has already been submitted to, or granted by, the Department of Water and Environmental Regulation or the EPA, what additional procedural steps would be required to halt or withdraw that application?

Response 3:

The clearing permit application for John Connell Reserve has already been submitted to the Department of Water and Environmental Regulation, assessed, approved, and issued. The approved clearing permit is CPS 10237/1, and the permit holder is Leeming Spartan Cricket Club Inc, acting on behalf of the City of Melville.

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The Environmental Protection Authority was not involved in the assessment process. The application was assessed and determined by DWER under the native vegetation clearing provisions of the Environmental Protection Act 1986, rather than being referred to the EPA for formal assessment.

As the permit has already been granted, there is no longer an active application to withdraw. The permit authorises clearing but does not require the City nor permit holder to undertake the clearing. If the City decides not to proceed, the simplest pathway is to not commence clearing, in which case the permit can remain unused until expiry and the offset obligations would generally not be triggered as no clearing impact would occur.

If the clearing period expires and the project is later reconsidered, the current approval could no longer be relied upon and a future proposal would likely require a new or amended application, including updated environmental assessment and reconsideration of offset requirements.

If Council wished to formally close out the approval, rather than simply allow the permit to remain unused until expiry, this would need to be progressed by the permit holder through submission of a Form C6 – Application to surrender a clearing permit. However, from a practical and regulatory perspective, no additional approval is required to halt the project provided no works occur which would constitute clearing authorised under the permit.

In summary, because the permit has already been granted, it cannot simply be “withdrawn” as a pending application. The practical procedural step to halt the approval is simply to not commence clearing.

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7 AWARDS AND PRESENTATIONS

Nil.

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 19 May 2026

That the minutes of the Ordinary Council Meeting held on 19 May 2026 be confirmed as a true and accurate record.

9.2 Governance Committee – 9 February 2026

That the minutes of the Governance Committee Meeting held on 9 February 2026 be noted.

9.3 Agenda Briefing Forum – 9 June 2026

That the notes of the Agenda Briefing Forum held on 9 June 2026 be confirmed as a true and accurate record.

10 NEW BUSINESS OF AN URGENT NATURE

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

12 PETITIONS

Nil.

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13 ADOPTION OF RECOMMENDATIONS EN BLOC

14 REPORTS

14.1 Reports from Committees

Nil.

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14.2 Reports of the Chief Executive Officer

CD26/65 Council Plan 2024-2034 (Part B: Corporate Business Plan) – Annual Review and Update (Late Covering Report)

This report is scheduled to be distributed to Elected Members and published on the City's website on Friday, 5 June 2026.

C26/397 Consideration and Adoption of the 2026-2027 Budget (Late Covering Report)

This report is scheduled to be distributed to Elected Members and published on the City's website on Friday, 5 June 2026.

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Management Services

M26/89 Annual Review of Statutory Delegations & Authorisations - 2026

File Number:	
Responsible Officer:	Director Legal, Governance & Risk
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Register - Statutory Delegation & Authorisation - 2026-2027 (Track Changes)

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

- Delegations and authorisations made under the *Local Government Act 1995* and various other legislation is required to be reviewed by the delegator once every financial year and maintained in a register kept by the Chief Executive Officer.
- A review of all statutory delegations, authorisations and appointments has been completed, and it is recommended that the amended register (Attachment 1 with changes highlighted) is now adopted by the Council.
- Following the Council's adoption, the document will be formatted and published on the City of Melville website.

OFFICER RECOMMENDATION

That the Council resolves by Absolute Majority Decision to:

1. **Endorse the amended City of Melville Register of Statutory Delegations & Authorisations 2026-2027 (Attachment 1); and**
2. **Note that the amended City of Melville Statutory Register of Statutory Delegations & Authorisations 2026-2027 (Attachment 1) will be formatted and the amendments added to the revision history, prior to publication on the City of Melville website.**

PURPOSE

To present the annual review of the Council and Chief Executive Officer's delegations, authorisations and appointments to the Council.

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STRATEGIC ALIGNMENT

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

BACKGROUND

Due to the many diverse functions and powers allocated to local governments by legislation, it would be unrealistic to expect the Council to make every discretionary decision itself. The business of local government could not be carried out in a timely manner if that were the case.

Delegation of local government powers, duties and functions to the CEO and appropriate officers is an effective way to reduce red tape and expedite operational decision-making processes. Efficient use of the power of delegation assists local governments to effectively deal with a wide range of procedural matters that require the exercise of some discretion but are inherently administrative rather than strategic in nature.

Delegation is only permitted when an Act or regulations specify that the local government has this power, and the delegated powers may only be exercised in relation to the statutory powers, duties or functions conferred or imposed on the local government by that legislation unless otherwise specified. A delegator may specify limitations or conditions, such as a financial limit, on the exercise of a delegation. Sub-delegation is generally only permitted where specifically provided for in the relevant legislation.

Delegates are not obliged to exercise a delegation granted to them, even if it is primarily procedural. Where a matter is highly contentious, decisions relating to it may be referred, at the discretion of the CEO or the request of the Council, to the Council to make the decision by resolution despite the presence of a relevant delegation.

Delegations made under the *Local Government Act 1995*, *Cat Act 2011*, *Dog Act 1976* and the deemed provisions of Local Planning Schemes identified in the *Planning and Development (Local Planning Scheme) Regulations 2015*, must be reviewed by the delegator at least once every financial year, and the CEO must maintain a register of current delegations made under this legislation.

Delegations under other legislation, as well as authorisations or appointments, do not need to be reviewed each year however the City of Melville, like most local governments, does review these on an annual basis, as it is considered good practice to do so.

This report deals only with the Council delegations and appointments/authorisations. The CEO is responsible for reviewing delegation or sub-delegation of the powers and duties held by the CEO either directly under statute or under delegation from the Council.

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CONSIDERATION

A review of all delegations, authorisations and appointments has been completed. This review was focused on addressing any urgent issues, confirming alignment with legislation and updating any changes in positions or service areas. Consideration was also made to:

Local Government Reform Changes

The *Local Government (Model) Code of Conduct Regulations 2021* was amended on 1 January 2026. Clause 14B(1) prescribes that the Council must carry out the functions listed in clauses 12 and 13 of the Model Code of Conduct. These functions are no longer capable of delegation. However, a Council may:

- Authorise, by absolute majority resolution, a committee of Council comprising Council Members only to perform a function for and on behalf of the Local Government (r.14B(2)].
- Authorise, by absolute majority resolution, a person (excluded persons are prescribed) to perform a function for and on behalf of the Local Government [r.14B(3)]. The resolution of Council authorising a person, must include the matters prescribed in r.14B(4).

During the review of delegations, it was confirmed the City does not have delegations under clause 12 or 13. However, DA-129 is still required, which provides authority to appoint officers to receive and withdraw complaints, delegated to the Chief Executive Officer.

The *Local Government (Audit) Regulations 1996* also changed from 1 January 2026. These amendments mean that the duties and powers in sections 7.12A(3) and (4) are now official functions of the Audit, Risk and Improvement Committee [r.16].

Local governments do not need to delegate the power or duty under section 7.12A(2) of the *Local Government Act 1995*. The Office of the Auditor General, in consultation with the Department of Local Government, Industry Regulation and Safety has advised that the requirement to meet with the Auditor can be facilitated via the Audit, Risk and Improvement Committee, as an 'Acting Through', in accordance with s.5.45(2)(a) of the *Local Government Act 1995*.

WALGA Template Delegations Register

WALGA is progressively reviewing its Template Register of Delegations in line with legislative changes, and improvements continue to be made and captured in the document. The City has reviewed its manual and made efforts to align the City's delegations to the WALGA register, including consideration to any descriptions, powers or duties delegated, and relevant conditions. This also provided an opportunity to review any delegations which the City may have been missing, or which may not be recommended.

DLGIRS Operational Guidelines

The Department of Local Government, Industry Regulation and Safety (LGIRS) has developed operational guidelines to support the review of delegations. These guidelines include a list of powers and duties in the *Local Government Act 1995, Cat Act 2011* and *Dog Act 1976* and their associated regulations and identifies powers and duties capable of delegation and to who they can be delegated, as well as those that are prohibited. This list has been crosschecked to confirm that all of the City's delegations are capable of being implemented, as well as to identify any gaps in necessary or potential delegations.

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A broader review is planned for 2027 to align with the proposed implementation of automated governance integrity and compliance software, which will streamline the delegations and authorisations processes. For the purposes of the 2026 review, the following changes are proposed:

New Delegations

DA Number	Officer Comment
DA-132 Appoint Officers to Commence Prosecutions and Legal Proceedings under the Local Government Act 1995	Section 9.24 of the Local Government Act provides that a person who is acting in the course of their duties as an employee of a local government may commence prosecution. However, the annual review of delegations has highlighted inefficient processes associated with undertaking prosecutions. Therefore, it is recommended that a delegation be established to confirm the Council's position and streamline work practices. Internal reviews will also be conducted on both infringement and prosecution processes in the coming months with an aim to consolidate and clarify the City's processes.
DA-136 Crossing – Construction, Repair and Removal	This aims to provide clarity to the Council's delegation of authority to determine, approve or refuse, and give notice to an owner requiring the repair of a crossing. It is noted that that *DA-062 Notices & Permissions Under the Uniform Local Provisions* does permit for granting of permissions under ULP's, however, this is not inclusive of the process for crossings. Whilst the City has a Council Policy, CP-110 Crossover Policy, the policy is ambiguous in the decision-making ability of officers. To clarify the policy's intent, the new delegation is recommended.

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DA Number	Officer Comment
5.6.1 Nomination of Local Government Recovery Group Positions	On occasion, City officers may be appointed by other government departments or agencies, or through other internal processes. Where this occurs, the 2026 review has sought to consolidate all methods of delegation, authorisation or appointment. The *Emergency Management Act 2005* (EM Act) section 36 prescribes that local governments are required to prepare and maintain Local Emergency Management Arrangements (LEMA), which covers the emergency management aspects of Prevention Preparedness Response and Recovery for their district. Additionally, it is a requirement of section 41(4) that LEMA are to include a recovery plan and nomination of a Local Recovery Coordinator. Officers with a role in recovery are to be suitably trained and experienced. Additionally, section 41(3) specifies LEMAs are to be consistent with the State Emergency Management policies and State Emergency Management Plans. These documents are available below: • State Emergency Management Plan • State Emergency Management Policy **City of Melville Local Emergency Management Arrangements** The City of Melville Emergency Management Arrangements were adopted in 2023, and is available below: • City of Melville LEMA 2023 This document sets out the City's local Government Recovery Group appointed positions, including the Recovery Coordinator, and the Deputy Recovery Coordinator. Officers are provided greater clarity on the approval processes required to make new appointments under these arrangements, by including reference to the LEMA within the City's broader delegations register. Should changes be required to these appointments, the LEMA will need to be reviewed and updated.
Division 5 – 5.5.1 Nomination of Prescribed Persons under the Road Traffic Administration Act 2008 and Road Traffic (Administration) Regulations 2014	As with the above, this is an example of an appointment through an external means, which the 2026 review has sought to capture within the City's delegations register for the purpose of transparency. A letter of nomination of prescribed persons under the *Road Traffic Administration Act 2008* and *Road Traffic (Administration) Regulations 2014,* received in December 2025 has been included.

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Revoked Delegations

DA Number	Officer Comment
DA-031 Reimbursement of Expenses for Employee Committee Members	This delegation provided authority to reimburse an employee on a committee for an expense incurred in relation to a matter affecting the City. However, the City does not currently make use of this delegation or have employees as committee members. It is noted that nothing under 5.101(2) prevents the City from reimbursing an employee for an expense incurred by them in relation to a matter affecting the City. For these reasons, the delegation has been deemed as not being required.
DA-044 Disputes between Local Governments	This delegation is recommended to be revoked as under 9.43 (h) of the Act, a power or duty that requires the approval of the minister or governor cannot be delegated. Additionally, this delegation is not actively used and in the case of a dispute between local governments, would be provided to the Council for consideration regardless.
DA-074 Due Date of Rates and Service Charges	This delegation is proposed to be revoked as captured through the budget adoption report. Due dates for rates and service charges are the decision of the Council.

Notable Amendments

DA Number	Officer Comment
DA-027 Rejecting and Accepting Tenders and/or Applications for Pre-Qualified Supplier Panels	Historically, the authority to establish pre-qualified panels was captured under DA-116, which has previously been revoked. However, the 2026 annual review of delegations has highlighted that this is still required. Therefore, DA-027 is proposed to be amended to include authority for delegates to establish pre-qualified panels.
DA-054 Give Notice to Collect; Sell or Dispose of Impounded or Confiscated Goods or Vehicles	Delegation has been amended to include the ability to recover associated costs under section 3.48 of the Local Government Act. Officers have advised that the City currently recover costs associated with the impounding, storage and disposal of impounded vehicles where applicable. This generally includes towing, storage, administration and disposal costs where recoverable from the owner or through sale proceeds. Previously, the authority to recover costs has not been captured within the delegation. Additionally, the conditions have been amended to note other interlinked delegations or authorisations which are to be considered by delegated officers.

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DA Number	Officer Comment
DA-075 Actions Against Lessees of Land Where Rates or Service Charges Are Unpaid	Previously, the delegation only permitted the delegator to provide the notice (subclause 6.60(2)), but not to recover the amount once notice is provided. Therefore, the inclusion of 6.60(4) ensures authority to recover the amount of rate or service charge as a debt if not paid in accordance with the notice.
DA-130 Arrange to Humanely Destroy an Impounded Animal	Description included in delegation, as was previously omitted. Advice has been received that the City recovers the costs associated with the impounding and humane destruction process of impounded animals where applicable, including impound and sustenance fees. Therefore, the statutory power delegated has been updated to include section 3.48 which provides authority to recover costs. Additionally, the conditions have been amended to include relevant requirements under the Act, including: • Requirement to not destroy animals unless they have been impounded for a minimum of 7 days (3.42(2b)(b). • Requirement to make reasonable efforts to identify any contact owner first (3.47(2a)(b).
DA-126 Building and Demolition Permits	Regulation 23 has been added to the statutory power or duty delegated to support the intent of the delegation by providing authority to determine an application to extend the time during of which the permit has effect. Regulation 26 added to provide authority to approve an application for a new responsible person for a demotion permit. Amended compliance links to include section 32 of the Building Act which details the duration of building or demotion permits and period of effect.
DA-127 Occupancy Permits and Building Approval Certificates	Statutory power or duty delegated has been amended to include Regulation 40 of the *Building Regulations 2012* which provides authority to extend the duration of an occupancy permit or building approval certificate under section 65 of the *Building Act 2011*.
DA-003C Destruction of Records	Section 5.41 was amended in 2024, and the delegation has therefore been amended to reflect this change in wording. No change to intent, however. Additional references have been added to the Local Government (Elections) Regulations 1997, to provide authority for delegates to retain or destroy election materials in accordance with the Election Regulations.

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DA Number	Officer Comment
DA-004C Rates or Service Charge Payment Agreements	Delegates have been amended to include the Revenue Coordinator position ($15,000). Minor amendment to reword conditions. Additionally, the policy reference has been amended to include Council Policy CP-115 Financial Hardship Policy.

Minor Amendments

Minor amendments below are considered to include changes in positions, changes to process owners, minor corrections to clauses, legislative references, or the description.

Additionally, minor amendments may include additional information within the policy reference or compliance links to highlight any interrelated delegations, authorisations, legislation or policies which should be referenced by officers when carrying out their delegated power or duty. The 2026 Delegations Register Review has highlighted many other policies or processes which capture authorisation or delegation to officers, which have not previously been recorded within the register.

DA Number	Officer Comment
All	Employees holding delegated authority (including sub-delegations) under Part 5 Division 4 of the *Local Government Act 1995* must lodge a primary financial return under section 5.75 of the Act within three months of receiving the delegation and must thereafter, while holding the delegated authority, lodge an annual return under section 5.76 of the Act. Where the above applies, the requirement to complete a primary and annual return has been listed as a compliance link.
DA-006 Unvested Facilities in Two or More Districts	Minor amendment to specify the specific subclause the description relates to.
DA-007 Leasing/Licensing of Property	
DA-008 Disposition of Land and Other Assets	Inclusion of new sub-delegate, Head of Property as a new role required delegation. Additionally, the conditions were amended to highlight the exclusion of subclause 3.59(5), which requires an absolute majority decision of Council to proceed.
DA-016 Administration of Local Laws	The provided list of local laws has been amended to include the *City of Melville Cat Local Law 2025* & the *City of Melville Fencing Local Law 2025*, and any relevant legislation.

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DA Number	Officer Comment
	Inclusion of new sub-delegate, Head of Property, for the purpose of the *Local Government Property Local Law 2010* & *Local Law relating to Street Numbering 2006*. Minor amendment to update position title for Coordinator – Club Development & Recreation.
DA-024 Senior Employees	Minor amendment to the statutory power or duty delegated section to include correct subclauses which are relevant to the intent of the delegation. Included reference to *CP-026 Employee Appointments* & *CP-007 Acting Chief Executive Officer* under policy reference. These policies set out the Council's position on the designation of senior employees, and who may be appointed as Acting Chief Executive Officer.
DA-028 Contract Variations and Selection of Next Successful Tenderer	Removal of Research & Liaison Advisor.
DA-032 Granting of a Concession or Writing off Debts Owed to the Council	The policy reference has been updated to include CP-115 Financial Hardship Policy. Whilst the policy does not directly discuss waiving of debts owed, it discusses options to postpone rates, and provisions for financial counselling. This policy should therefore be considered prior to exercising the delegation.
DA-033 Power to Invest	The description and the statutory power or duty delegated has been amended to include Regulation 19 of the *Local Government (Financial Management) Regulations 1996* which reads: *19. Investments, control procedures for (1) A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments. (2) The control procedures are to enable the identification of — (a) the nature and location of all investments; and (b) the transactions related to each investment.* This had previously been listed as a compliance link within the delegation, however as the legislation specifies it's the responsibility of the local government, by relocating this information under the power or duty delegated, the delegates authority to establish control procedures is clarified. Removal of Director Environment & Infrastructure to leave the delegation as purely finance only function.

OFFICIAL

DA Number	Officer Comment
DA-035 Payment of Accounts from Municipal or Trust Funds	The description and the statutory power or duty delegated has been amended to include Regulation 12 of the *Local Government (Financial Management) Regulations 1996.* This had previously been listed as a compliance link within the delegation, however as the legislation specifies it's the responsibility of the local government, by relocating this information under the power or duty delegated, the delegates authority is clarified. Sub-delegates have been amended to capture new position, Director Legal, Governance & Risk. Additionally, the policy reference has been amended to include Council Policy CP-009 Investment of Funds.
DA-050 Power to Seek Warrant to Enter Onto Land or Enter Onto Land in the Event of an Emergency	Sub-delegates have been amended to include Head of Community Safety.
DA-053 Provisionally and Finally Declare Abandoned Vehicle Wreck	Minor amendment to the description provided under statutory power or duty delegated, as was previously blank. Additionally, the conditions have been amended to note other interlinked delegations or authorisations and should be considered when executing the delegation.
DA-062 Notices & Permissions Under the Uniform Local Provisions	Sub-delegates have been amended to include Manager Engineering. Through DA-015 Bonds for Works, the Manager Engineering can set conditions on bonds or permissions, but without delegation under DA-062 is unable to grant the permission directly.
DA-076 Lodgement of Caveats Against Land Where Rates or Service Charges Are Unpaid	Statutory power or duty delegated has been amended to align with the description within the Act. Additionally, the policy reference has been amended to include Council Policy CP-115 Financial Hardship Policy.
DA-077 Actions in Respect to Land Where Rates or Service Charges are Unpaid After Three Years	Statutory power or duty delegated has been amended to specify relevant subsections and clarify the power delegated includes the ability to give notice of possession. Sub-delegates have been amended to include Head of Property. Additionally, the policy reference has been amended to include Council Policy CP-115 Financial Hardship Policy.

OFFICIAL

DA Number	Officer Comment
DA-079 Compensation to the Owners of Property	The policy reference has been amended to include Council Policy CP-011 Ex Gratia Payment, as both should be referred to when executing the delegation.
DA-081 Closure of Thoroughfares	Inclusion of conditions which are provided in the Local Government Act including: • Requirement to give local public notice if a thoroughfare is closed under 3.50(1). • Requirement to maintain public access (3.52). • Limitations under the *Land Administration Act 1997* which require Council to determine any permanent road closures.
DA-088 Payments to Employees in Addition to Award or Contract	Removal of financial limit for sub-delegates as no sub-delegates are listed within the delegation. Updated policy reference to reflect new title for CP-027 Payments to Employees in Addition to Contract or Award, details payments under section 5.50(1) (Previously Severance Policy).
DA-129 Appoint Officer/s to Receive and Withdraw Complaints (Code of Conduct for Council Members, Committee Members and Candidates)	Updated delegation title to reflect the same name as the City's the Code of Conduct (removes *Elected Members* and adds *for Council Members, Committee Members and Candidates*). Amended conditions to highlight that only officers also appointed under related Statutory Authorisation, SA-Local-16 may withdraw complaints.
DA-131 Appoint Officers to Exercise Powers of Entry Under Sections 3.25-3.27 of the Local Government Act 1995	Amended the statutory power or duty delegated to reflect correct legislation. Amended conditions to highlight that only officers appointed under related Statutory Authorisation, SA-Local-01 may exercise the powers under sections 3.25-3.27 of the Act.
DA-125 Delegation of Duties and Powers under the Cat Act 2011	Amended sub-delegates to reflect the new Community Safety team titles. Conditions and Compliance Links updated to include reference to the *City of Melville Cat Local Law 2025*.
DA-122 Delegation of Duties and Powers under the Dog Act 1976	Amended sub-delegates to reflect the new Community Safety team titles.
DA-073 Delegations Under the Food Act 2008	The conditions have been amended to note other interlinked delegations or authorisations which should be considered when executing the delegation (SA-Food-01, SA-Food-02 & SA-Food-03).

OFFICIAL

DA Number	Officer Comment
DA-121 Graffiti Vandalism	Statutory power or duty delegated has been amended to permit authority for the delegate to appoint officers for the purposes of entering land with the consent of the owner or occupier or where notice has been given, unless the owner or occupier objects.
DA-123 Authority to Appoint Approved and Authorised Officers for the Purposes of the Criminal Procedure Act	Conditions have been amended to reflect legislative conditions set out within the *Health (Asbestos) Regulations 1992*, which require an authorised person to be issued with identification. Additionally, interlinked delegations or authorisations have been recorded, which are to be considered when executing the delegation (SA-Health-03 & SA-Health-04).
DA-020 Planning and Related Matters	Minor amendment to clarify the Council approves delegates to issue certificates under section 40, providing advice on applications relating to liquor licence and gambling compliance in accordance with local planning requirements. Additionally, the compliance links have been amended to reflect current *City of Melville Fencing Local Law 2025* and remove the *Local Law Relating to Street Numbering 2006*, as street renumbering is no longer managed by Planning. The matrix includes minor amendments to add clarity to relevant functions to be undertaken and ensure correct positions have required delegations.
DA-124 Designation of Authorised Officers (Public Health Act)	Conditions on this delegation have been amended to include requirements under the Public Health Act for the authorised officers to be suitable qualified. Additionally, reference has been added to any interlinked delegations or authorisations, which are to be considered when executing the delegation.
DA-006C Authority to Approve Deputations	Minor amendment to delegation to reflect new Directorate of Legal, Governance & Risk, including the process owner and delegates.
DA-007C Access to Electoral or Ratepayer Details	This delegation was incorrectly recorded as Regulation 29A instead of 29B(a) and has therefore been amended to reflect the correct regulation. Regulation 29A relates to the limitations on the right to inspect the City's information, whilst 29B(a) refers to the authority to approve the manner and form of the request for information. Notably, delegation under Regulation 29A is prohibited. Additionally, delegates have been amended to include Director Legal, Governance & Risk.

OFFICIAL

DA Number	Officer Comment
DA-008C Authority to Extend Time to Pay and to Withdraw Infringement Notices	Delegation amended to include reference to the *Cat Act 2011*. Additionally, for the purposes of good governance, specified conditions that officers appointed for the purposes of withdrawing or extending an infringement notice cannot also issue infringements.
DA-009C Appointment of Authorised Persons (Local Government Act)	Change of process owner to Director Legal, Governance & Risk.
DA-010C Receive, Determine and Process Electoral Eligibility and Maintain Owner Occupier Register	Amended statutory power or duty delegated to include the duty to retain relevant documents. Additionally, the delegates have been amended to include Director Corporate Services and Director Legal, Governance & Risk.
CSA-Local-01 Persons Authorised by Council to Sign Documents on Behalf of the City	Amended the authorised officers to include Head of Property. Additionally, conditions have been amended to ensure documents are not signed which may be inconsistent with Council policies or resolutions.

As part of the CEO's review of their own delegations to other employees, some instruments of delegation by the Council have been amended at the sub-delegation level to reflect changes to organisational structure and functional responsibilities, as well as changes to titles. Sub-delegations by the CEO of delegated powers are provided for under section 5.44(3) of the *Local Government Act 1995* and are not the subject of this report.

All changes highlighted above are shown in the attachment to this report (Attachment 1).

ENGAGEMENT

Directors and managers were consulted regarding the delegations, appointments and authorisations relevant to their operations.

Public consultation was not undertaken as delegations, authorisations and appointments are an internal matter related to the operational management and administration of the local government's statutory powers, duties and functions.

Additionally, in undertaking this review, consideration was made to WALGA's Template Delegations Register and related advice.

SUSTAINABILITY IMPLICATIONS

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

OFFICIAL

LEGISLATIVE AND POLICY ALIGNMENT

The City of Melville must comply with section 5.46 of the *Local Government Act 1995* which requires the Council to review, at least once every financial year, its delegations made under that Act and the deemed provisions in the *Planning and Development (Local Planning Schemes) Regulations*. The City must also comply with section 47(2) of the *Cat Act 2011* and section 10AB(2) of the *Dog Act 1976*, which impose similar annual review requirements for delegations made under those Acts.

The following provisions in the *Local Government Act 1995* relate to the delegation of local government powers and duties by the Council under that Act.

- Delegations (to Committees and the Chief Executive Officer) must be made by an absolute majority decision [s.5.16(1) and s.5.42(1)].
- Delegations (whether to Committees or the Chief Executive Officer) must be in writing and may be general or as otherwise provided in the instrument of delegation [s.5.16(2), s.5.42(2)].
- All delegations will have effect for the period specified in the delegation, or if not specified, indefinitely [s.5.16(3)(a), s.5.45(1)(a)].
- Any decision to amend or revoke a delegation must be by absolute majority [s.5.16 (3)(b), s.5.45(1)(b)].
- Section 5.17 limits the delegation of powers and duties to certain committees.
- Section 5.45(2)(a) permits a local government to perform any of its functions by acting through a person other than the CEO (but it may not delegate its functions other than to the CEO).
- An employee to whom a power or duty has been delegated under Part 5 Division 4 is a designated employee (s.5.74) who must lodge primary and annual returns (s. 5.75, s.5.76).

Section 5.43 prohibits the local government from delegating to the CEO any of the following powers or duties:

(a) any power or duty that requires a decision of an absolute majority of the council;
(b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
(c) appointing an auditor;
(d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
(e) any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A or 5.100;
(f) borrowing money on behalf of the local government;
(g) hearing or determining an objection of a kind referred to in section 9.5;
(ha) the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government;
(h) any power or duty that requires the approval of the Minister or the Governor; and
(i) such other powers or duties as may be prescribed.

Regulation 18G of the *Local Government (Administration) Regulations 1996* prescribe that the following powers and duties of a local government cannot be delegated to the CEO:

(a) Section 7.12A(2), (3)(a) or (4) (duties related to audit reports); and

(b) Regulations 18C (approve process for selection and appointment of CEO) and 18D (consider a review on the performance of the CEO carried out under s.5.38).

In addition to the above, the following provisions are also relevant to Council delegations:

- Section 127 of the *Building Act 2011*
- Regulation 70 of the Building Regulations 2012
- Sections 48 and 59 of the *Bush Fires Act 1954*
- Sections 44, 45, 46 and 47 of the *Cat Act 2011*
- Sections 10AA and 10AB of the *Dog Act 1976*
- Section 118 of the *Food Act 2008*
- Section 16 and 17 of the *Graffiti Vandalism Act 2016*
- Section 26 and 344 of the *Health (Miscellaneous Provisions) Act 1911*
- Regulation 15D of the Health (Asbestos) Regulations 1992
- Sections 50, 53, 58 and 59 of the *Interpretation Act 1984*
- Section 21 of the *Public Health Act 2016*
- Schedule 2 clauses 82, 83 and 84 of the *Planning and Development (Local Planning Schemes) Regulations 2015*

New delegations, amendment and revocation of delegations under the *Local Government Act 1995, Cat Act 2011, Dog Act 1976, Graffiti Vandalism Act 2016* and the *Planning and Development (Local Planning Schemes) Regulations 2015* must be made by absolute majority decision of Council. Delegations under other legislation, and appointments and authorisations, do not require an absolute majority.

FINANCIAL IMPLICATIONS

There are no financial implications arising from the recommendations of this report.

CONSEQUENCE

If the Council do not review its delegations under the *Local Government Act 1995, Cat Act 2011, Dog Act 1976,* and the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations*, it will be in breach of that relevant legislation. This may lead to intervention by the Department of Local Government, Sports and Cultural Industries and would reflect adversely on the City and the Council.

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

M26/87 Common Seal May 2026

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

This report details the documents to which the City of Melville Common Seal has been applied for the period from 24 April 2026 up to and including 25 May 2026 for the Council's noting. This is a standing report to the Council.

OFFICER RECOMMENDATION

That the Council notes the actions of the Mayor and the Chief Executive Officer in executing the documents listed under the Common Seal of the City of Melville from 24 April 2026 up to and including 25 May 2026 for the Council's noting.

PURPOSE

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

The following documents were affixed with common seal during the period 24 April 2026 up to and including 25 May 2026.

Register Reference	Parties	Description	ECM Reference
CS2266	City of Melville & Air Force Association (WA Division) Incorporated	Withdrawal of Caveat and Replacement Caveat to facilitate registration of the change of registered proprietor for 2 & 12 Bull Creek Drive, Bull Creek.	8696297
CS2268	City of Melville & The Agency	Sale of Land for outstanding rates under Section 6.84 of the LG Act at 3/4 Wrexham Street, Bicton.	7296143
CS2269	City of Melville & Signal Hill Holdings Pty Ltd	Deed for replacement agreement and caveat - Lot 20 (No.329) Canning Highway, Palmyra	7344603

OFFICIAL

STRATEGIC ALIGNMENT

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

LEGISLATIVE AND POLICY ALIGNMENT

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

CONSEQUENCE

This is a standard report for the Elected Members that details the documents to which the City of Melville Common Seal has been applied for the period from 24 April 2026 up to and including 25 May 2026 for the Council's noting.

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

M26/88 City of Melville Policy Framework and Policy and Legislation Working Group

File Number:	
Responsible Officer:	Director Legal, Governance & Risk
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Draft City of Melville Policy Framework (June 2026) 2. Draft Terms of Reference Policy and Legislation Working Group

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 19 March 2024 Ordinary Meeting, the Council adopted the inaugural Governance Framework, which included three Governance Priority Projects, one of which was the review of the City's Policy Structure/Framework.
- At the Ordinary Meeting of Council, the Council resolved to disband the Policy and Legislation Committee with a revised method of Elected Member input into Policy development.
- This report presents:
  - the City of Melville Policy Framework for consideration and adoption by the Council.
  - the proposed Terms of Reference for consideration and creation of the Policy and Legislation Working Group.

OFFICER RECOMMENDATION

That the Council:

1. Adopts the City of Melville Policy Framework 2026 (Attachment 1); and notes that the City of Melville Policy Framework will be formatted and styled prior to publication; and

2. Establishes the Policy and Legislation Working Group; and

3. Endorses the Terms of Reference for the Policy and Legislation Working Group (Attachment 2) and Appoints all City of Melville Elected Members as members of the Policy and Legislation Working Group.

PURPOSE

To present to the Council the:

- City of Melville Policy Framework; and
- Terms of Reference to establish a Policy and Legislation Working Group.

OFFICIAL

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.
	5.5	Provide excellent customer experiences and ease of access.

BACKGROUND

In March 2024, the City adopted the Governance Framework. The development of this document highlighted key opportunities for improvement, which included review of the current policy structure to ensure consistency and transparency in the development, review and management of the City's Policies.

At the April 2026 Ordinary Meeting of Council, Council resolved to formally disband the Policy and Legislation Committee. This decision was made with the intention that a revised meeting model would be incorporated into the development of the City of Melville Policy Framework.

CONSIDERATION

The proposal to adopt a Policy Framework within the City's suite of governance documents provides a structured and consistent approach to the development, review, amendment, application, and repeal of policy documents and ensures alignment with the City's broader strategic and regulatory framework while promoting transparency and accountability.

This initiative will also support the establishment of a Policy and Legislation Working Group, providing Elected Members with a formal mechanism to contribute to policy development and review. Through this Working Group, Elected Members will be positioned to consider the City's strategic objectives against community needs and guide the allocation of appropriate resources to benefit the broader community.

Policy Framework

Policies are a statement of principles or positions that provide high level direction and long term focus to guide or direct consistent decision-making and operations that support the achievement of the Council's vision and objectives. Along with legislation policies underpin the City's governance processes and decision making.

Policies support the achievement of consistent outcomes and mitigate risk by establishing standards and internal controls. The principles outlined in policies are shaped by:

- the legislation and regulations that govern the City ;
- national standards, best practice and community expectations;
- the values and vision the Council articulates in its Council Plan.

OFFICIAL

There are three categories of policies that guide the operations of the City:

- **Council Policies:** these are strategic policies which guide the management and development of the City of Melville's resources, facilities, assets and services. These policies are brought into effect through a decision of the Council and set out agreed views and direction with respect to particular areas of responsibility and support the Council's achieving its vision and objectives.

  Council Policies may also be required under legislation.

- **Local Planning Policies:** provide a consistent approach to the way in which certain types of planning applications and forms of development are assessed and determined by the City. These policies are endorsed by the Council and in accordance with clauses 3, 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* are required to be made available for public comment for a period of 21 days.

- **Operational Policies:** these are administrative policies for internal purposes and guide officers in relation to administrative matters. These policies are endorsed by the CEO in consultation with the Executive Leadership Team. These documents generally articulate the Chief Executive Officer's (**CEO**) direction on matters that fall within the executive function of the CEO under section 5.41 of the Local Government Act.

The purpose of Policy Framework, provided at Attachment 1 is to provide guidance on:

- the development and review of the City's policies;
- the approval authority process for each type of policy;
- the City's approach to developing or reviewing policies.

The first iteration of the City of Melville Policy Framework reflects the City's current stage in strengthening the structure and management of its policies. The Framework is intended to evolve as a living document, with regular reviews undertaken to incorporate improvements and ensure it continues to support effective and contemporary policy management practices.

Once adopted, the Policy Framework will be formatted and styled for publication.

Policy and Legislation Working Group

Policy development is one of the most important roles that Elected Members participate in and a requirement of the *Local Government Act 1995:*

- Section 2.7(2) of a role of Council is to determine the local government's policies; and
- Section 3.11 provides for the making of Local Laws under the Local Government Act and other Acts of State Parliament, and the procedure for doing so.

An essential element of policy development is identifying community needs, setting objectives to meet those needs, establishing priorities between competing needs and allocating appropriate resources.

The purpose of the Policy and Legislation Working Group is to support the Council in translating legislative requirements and strategic intent/objectives into compliant, current and effective City of Melville Council Policies and Local Laws and the consideration of key local planning policy issues that arise.

It is proposed that all Elected Members will be members of the Policy and Legislation Working Group, with each Working Group meeting to be held in a workshop style. This approach is intended to foster meaningful engagement and provide Elected Members with the opportunity to actively contribute their perspectives and insights.

ENGAGEMENT

The Policy Framework was presented to Elected Members at the Elected Member Engagement Session held 25 May 2026.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

There is no legislative requirement to have a Policy Framework, however this document provides context and structure to the requirements of the *Local Government Act 1995*:

- Section 2.7(2) of a role of Council is to determine the local government's policies; and
- Section 3.11 provides for the making of Local Laws under the Local Government Act and other Acts of State Parliament, and the procedure for doing so.

FINANCIAL IMPLICATIONS

There are no financial impacts associated with the Policy Framework.

CONSEQUENCE

The adoption of the Policy Framework, together with the subsequent program of work to support its implementation, represents a significant milestone in the City's ongoing commitment to strengthening its governance practices. This document enhances transparency by clearly articulating to the community the principles, structures, and processes that guide decision-making and accountability within the organisation.

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

Corporate Services

C26/397 Consideration and Adoption of the 2026-2027 Budget (Late Covering Report) (Brought Forward)

This item has been brought forward in the agenda, please see page 14.

OFFICIAL

C26/396 Land Optimisation Strategy

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Land Optimisation Strategy

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 purpose of this report is to present the Land Optimisation Strategy 2026-2031 for Council consideration and adoption. The Strategy establishes a long-term framework to guide the management and future direction of the City's land and asset portfolio.
- The Strategy responds to increasing financial pressures, population growth, constrained land supply and increasing development complexity and provides a pro-active approach to land management. The Strategy contains a framework to guide the optimisation, acquisition, redevelopment, retention and potential disposal of land and property assets, including assessment criteria, governance processes and decision-making considerations.

OFFICER RECOMMENDATION

That the Council:

1. **Adopts the Land Optimisation Strategy 2026-2031 (Attachment 1);**
2. **Endorses that Strategy as the guiding framework for the strategic management of the City's land, property and associated assets;**
3. **Notes that the Strategy is an internal strategic document intended to support-long term portfolio management;**
4. **Notes that future land and property opportunities will be subject to staged assessment processes including review, due diligence, business case preparation and legislative compliance where applicable; and**
5. **Notes that individual land acquisitions, disposals and major land transactions will be subject to separate Council considerations and approval process in accordance with the *Local Government Act 1995*.**

PURPOSE

The purpose of this report is to present the Land Optimisation Strategy 2026-2031 for Council consideration and adoption. The Strategy establishes a framework to guide the management of City land and property assets over the next five years. The Strategy adopts a balanced approach between financial sustainability, strategic land management, community outcomes and future development opportunities.

OFFICIAL

The aim of the Land Optimisation Strategy is to establish an effective framework to manage the City's land portfolio. The key aims are:

- This will give practical effect to the implementation of the City's Strategic Land Management Policy CP-005.
- Ensure that the City has control over and access to suitably located land for providing essential services and facilities to the community.
- Maximise the value of every property asset under the City's control through effective service delivery or revenue generation.
- Manage the City's property portfolio as a valuable asset class, which includes responsible acquisition, investment, management, and divestment.
- Allow for flexibility to re-purpose or leverage land assets in response to changing community needs and service delivery models.
- Ensure that the City's land assets are utilised to promote inter-generational equity, enabling flexibility in adapting to shifting demographic, social, and economic trends within the community.
- To identify City owned land that has value of a strategic nature, to ensure development optimises long-term financial benefits for the City.

STRATEGIC ALIGNMENT

Outcome	4	Economic prosperity and vibrant resilient communities and businesses.
	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.
	4	Vibrant and Prosperous
	4.3	Attract investment in strategic locations.

BACKGROUND

The City currently maintains an existing internal Land Asset Strategy 2017 which has guided land management activities and strategic decision making. The proposed Land Optimisation Strategy represents a renewed approach by expanding the focus from land management to broader portfolio optimisation, investment considerations, community outcomes and long-term financial sustainability.

Historically, land assets have primarily been managed to support service delivery and operational functions. While this approach remains important, there is increasing recognition of the need to adopt a more strategic and commercially informed framework to support sustainability and maximise the value derived from City assets.

The Land Optimisation Strategy has therefore been prepared to establish a consistent decision-making framework for future land matters, improve portfolio to identify opportunities relating to optimisation, acquisition, redevelopment and potential disposal activities.

The Strategy has been developed having regard to the Council Plan for the Future 2024-2034, Alternative Revenue Plan, Local Planning Framework, renewed Asset Management Strategy and relevant legislative requirements.

CONSIDERATION

The Strategy establishes a strategic framework for the active management of the City's property portfolio. The Strategy supports long term financial sustainability, improved asset performance and diversified revenue generation, while continuing to deliver community outcomes and strategic urban planning objectives.

The Strategy responds directly to the recommendations of the Alternative Revenue Plan by:

- Undertaking a structured review of the City's land and investment portfolio;
- Identifying opportunities to improve financial performance;
- Introducing clear asset segmentation, performance benchmarks and utilisation;
- Supporting strategic redevelopment and renewal opportunities;
- Enabling disciplined investment in commercial property assets where supported by business cases; and
- Strengthening governance, transparency and accountability over land-related decisions.

The Strategy recognises that not all assets serve the same purpose and that future decisions should consider service delivery requirements, strategic value, community benefit and development potential.

INVESTMENT LOCATIONS

A key consideration of the Land Optimisation Strategy is that property investment opportunities are not restricted to the boundaries of the City's Local Government Area. Expanding investment considerations beyond the immediate area provides access to a broader range of asset classes, investment opportunities, and specialised property types, supporting portfolio diversification, strategic acquisitions, and improved commercial outcomes.

INVESTMENT FRAMEWORK

The Strategy establishes an assessment framework for commercial investment opportunities and community-based acquisitions. Commercial opportunities are intended to focus on portfolio performance, revenue generation and long-term returns, whereas community-based frameworks consider recreation, civic, environmental and service delivery outcomes.

OFFICIAL

To recognise the differing objectives associated with property acquisitions, the City has developed two separate investment criteria frameworks:

Criteria	Description
Commercial Investment Criteria	The commercial investment criteria establishes a commercially focused framework to guide when and where the City may expand its investment property portfolio. It is intended to ensure acquisitions are assessed based on market opportunity, financial performance, risk profile and long-term value.
Community-Based Acquisition Criteria	The community-based acquisition criteria recognises that some acquisitions may not be primarily financially driven, but instead seek to achieve broader community or strategic planning outcomes, including future service provision, open space, civic infrastructure, environmental protection or place-based outcomes.

To support this objective, the City intends to acquire, retain and manage a diversified property portfolio that delivers stable and secure returns. This approach will strengthen the City's long-term financial sustainability an reduce reliance on traditional revenue sources through the generation of alternative income streams.

Council retains responsibility for:

- Setting the strategic direction for the City's land and property portfolio;
- Determining the City's risk appetite in accordance with the Risk Management Framework;
- Approving major acquisitions, disposals and development proposals;
- Endorsing strategic investment and optimisation priorities;
- Ensuring alignment with the Council Plan, Long Term Financial Plan and Alternative Revenue Plan; and
- Maintaining accountability and transparency to the community regarding the management and optimisation of public land assets.

ENGAGEMENT

The Strategy establishes a strategic framework only. Future land matters from implementation of the Strategy will be considered separately and undertaken in accordance with the *Local Government Act 1995.*

All major land and property decisions will remain subject to detailed business case analysis, community consultation where required, and formal Council approval.

OFFICIAL

SUSTAINABILITY IMPLICATIONS

The Strategy supports sustainable property management by balancing economic, environmental and community considerations in future land decision making. The Strategy promotes efficient use of land assets, improved portfolio performance, long-term financial sustainability and consideration of future community and environmental outcomes.

LEGISLATIVE AND POLICY ALIGNMENT

The Strategy aims to establish a strategic framework for the effective management of the City's land portfolio by supporting the implementation of the Strategic Land Management Policy CP-005 and ensuring land assets are appropriately managed to meet current and future community needs.

This Strategy aligns with the Council Plan, which serves as the City's principal strategic planning document under the *Local Government Act 1995*. It also supports the City's long-term financial plan, Asset Management, and related corporate strategies. Additionally, this Strategy functions within the legislative framework governing local government land in Western Australia, which includes both the *Local Government Act 1995* and the *Land Administration Act 1997*.

Relevant legislation includes the *Local Government Act 1995,* including:

- Section 3.58 – Disposal of Property, which establishes requirements relating to the disposal of property, including public notice and consideration processes where applicable.
- Section 3.59 – Major Land Transactions, which establishes requirements for significant land transactions and associated processes.

The Strategy aligns with City policies and strategic documents including the Council Plan for the Future 2024-2034, Long Term Financial Plan, Local Planning Framework, Asset Management Strategy and any future relevant adopted Policy by the City.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with adoption of the Land Optimisation Strategy.

The City has an established land and property reserve intended to support strategic land and property outcomes, including acquisitions, optimisation initiatives, investigations and future investment opportunities aligned with Council objectives. The income from acquired investment property will be captured in the Land and Property reserve.

Implementation of future initiatives arising from the Strategy will require budget consideration, business cases and Council approval processes. Any financial commitments, acquisition proposals, disposal activities or project expenditure will be considered on a case-by-case basis and in accordance with the City's adopted financial and governance frameworks.

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CONSEQUENCE

If the Land Optimisation Strategy is not adopted, this may result in reduced strategic direction for land and property decision making, and limiting the City's ability to identify optimisation, acquisition, redevelopment and investment opportunities.

The City may also have reduced alignment between land decisions, long-term financial objectives and future community requirements.

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

C26/390 Policy Review - CP-005 Strategic Land Management

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. DA-007 Leasing/Licensing of Property 2. DA-008 Disposition of Land and Other Assets 3. CP-005 Strategic Land Management Policy (Revised) 4. CP-005 Strategic Land Management Policy (Tracked Changes)

COUNCIL'S ROLE

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

SUMMARY

- The City of Melville (City) continuously reviews and improves policies to ensure they remain current with efficient best practices.
- This report is provided to ensure the Policy is up to date as CP-005 Strategic Land Management was last reviewed in July 2023.

OFFICER RECOMMENDATION

That the Council adopt the revised Council Policy CP-005 Strategic Land Management (Attachment 3).

PURPOSE

This report is presented to the Council to endorse the revised CP-005 Strategic Land Management Policy. The Policy was last reviewed in July 2023, and areas of improvement have been identified to provide clarity and guidance on the decision-making process for the City owned and controlled land and property assets.

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.

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BACKGROUND

The City has a large portfolio of City owned and controlled land and property assets, including Crown land vested to the City under management orders. The purpose of the Policy is to ensure the City delivers effective and sustainable management of its portfolio; including the strategic acquisition and disposal of properties to support long-term intergenerational financial sustainability for the community. The Policy was last reviewed in July 2023.

The City has prepared a Land Optimisation Strategy which identifies the key priorities and outcomes for the City's land portfolio as an informing strategy to the Council Plan.

It has become necessary to review and update CP-005 to better align the Policy with the Council Plan and the Land Optimisation Strategy. The review seeks to strengthen the Policy framework and provide clearer guidance on the acquisition and disposal of property assets, ensuring decision-making processes remain contemporary, strategically aligned, and consistent with the City's long-term objectives.

CONSIDERATION

This report is presented to seek the adoption of the reviewed Policy. Changes to the Policy include:

- Update of Policy terminology to align with the Council Plan 2024 – 2034
- Revision of the community consultation requirements (12 weeks) to align with the legislative requirements of the *Local Government Act 1995.* The engagement requirements within the *Local Government Act 1995* are considered adequate for any proposed disposal. For larger strategic sites the policy outlines a detailed process to follow which includes a business case for each proposal which is presented to Council. This provides Council with greater flexibility and alignment to legislative requirements.
- Clarification of when the acquisition and disposal of land and building assets steps apply. The Policy sets out a detailed process for the acquisition and disposal of land and building assets and currently is interpreted to apply to all property.
- To recognise the differing objectives associated with property acquisitions, the Policy introduces two new separate investment criteria frameworks:
    - Commercial Investment Criteria – focused on commercially driven acquisitions intended to support revenue diversification, financial performance and long-term portfolio optimisation; and
    - Community-Based Acquisition Criteria – focused on acquisitions that primarily deliver strategic community, service, recreational, environmental or social outcomes.
- The City currently has in place Delegation DA-007 Leasing/Licencing of Property; and Delegation DA-008 Disposition Land and Other Assets which delegates to the CEO leasing and property transactions up to certain limits. The Policy changes propose to provide clarity and guidance to when the acquisition and disposal process applies.
- The revisions propose the business case process only applies to proposals above delegated authorities DA-007 Leasing/Licencing of Property; and DA-008 Disposition of Land and Other Assets.
- Currently DA-007 delegates authority to the CEO to dispose of property by way of lease/licence or hire agreement including to advertise disposal in accordance with Section 3.58 of the *Local Government Act 1995*. This delegation is limited to disposal to an annual rental value of $100,000 per annum (excl. GST) and a maximum term of ten (10) years. Refer to Attachment 1.

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- Currently DA-008 delegates authority to the CEO to dispose of land and property (excluding by way of lease) up to $500,000 (excl. GST). Refer to Attachment 2.

Overall, the amended policy represents a shift from a predominantly asset retention and disposal framework toward a more contemporary strategic land optimisation and portfolio management approach, with stronger emphasis on financial sustainability, commercial governance, flexible transaction mechanisms and risk-based decision making, whilst continuing to recognise community benefit and statutory obligations.

The Policy changes are shown in the attached version. Refer to Attachment 3.

ENGAGEMENT

The proposed changes to the Policy have been presented to the City's Executive Leadership Team and presented to the Elected Members at the Elected Members Engagement Session held on 5 May 2026.

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

Local Government Act 1995

Section 3.58 – Disposal of Property (Advertising Requirements)

Section 3.58 of the *Local Government Act 1995* (WA) establishes the process a local government must follow when disposing of property, including the sale, lease or other disposal of land or buildings. Where the disposition is not undertaken through a public process or is proposed below market value (unless exempt under regulation), the local government must give local public notice describing the proposal and invite public submissions for a minimum period of **two weeks** before Council considers the matter. The advertising requirement supports transparency, accountability and community input into decisions relating to local government property transactions.

Section 3.59 – Major Land Transactions (Advertising Requirements)

Section 3.59 of the *Local Government Act 1995* (WA) applies to major land transactions and requires a local government to prepare a Business Plan outlining the proposal, expected impacts, financial implications and associated risks. The Business Plan must be made available for public inspection, and the local government must advertise the proposal by providing local public notice and inviting submissions from the community for a period of at least **six weeks** before Council determines whether to proceed. These advertising requirements ensure major land proposals are subject to appropriate public consultation and transparent decision-making processes prior to Council commitment.

FINANCIAL IMPLICATIONS

There are no additional financial implications to adopt the revised Policy.

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CONSEQUENCE

If the recommendation is not adopted by Council, the existing Policy will remain in place. This may result in additional Council reporting to clarify the decision-making that could be resolved through the Policy amendments.

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

C26/391 RFQ252657 Supply of Microsoft Licensing (WALGA)

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. Extract CTAU Minutes - 19 May 2026 (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 tender submitted for RFQ252657 (WALGA) Supply of Microsoft Licensing.

CTAU RECOMMENDATION

That the Council:

1. **Accepts the recommendations as contained in the confidential attachment to this report, RFQ252657 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 sought suitably qualified suppliers for the supply and management of Microsoft licensing.

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	5	Good Governance and Leadership
	5.5	Provide excellent customer experiences and ease of access.

BACKGROUND

The City requested submissions from a suitably qualified and experienced contractor for supply and management of Microsoft licensing. The CTAU Meeting Minutes included as a confidential attachment to this report are additionally available to Elected Members on the Elected Members Portal.

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CONSIDERATION

Responses were received from the following organisations:

- Data#3
- Insight Enterprises Australia Pty Ltd

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	15%
Capacity to Deliver	15%
Sustainable/Social Procurement	20%
Methodology	10%
Suitability of Product	30%
Ongoing Support & Contract Management	10%
Total	**100%**
Percentage to be shortlisted	70%
Price	Non-weighted

The recommended Respondent achieved a qualitative score of 87.78% against the following criteria:

I. Demonstrated Experience

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

II. Capacity to Deliver

The Respondent provided the required information against this criterion.

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

III. Sustainable/Social Procurement

The Respondent provided great information and initiatives.

IV. Methodology

The Respondent provided the required information against this criterion.

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They satisfactorily addressed the entire methodology question.

V. Suitability of Product

The Respondent satisfactorily meets all requirements under this criterion.

VI. Ongoing Support & Contract Management

The Respondent offers a high level of ongoing Support and Contract Management.

The Evaluation Panel reviewed all Respondents' offers and prepared an Evaluation Report, identifying the recommended Respondent. The recommendation was supported by the Contract and Tender Advisory Unit (CTAU) and is put forward as part of the recommendation to the Council.

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

This request has been considered with regard 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 required to invite tenders before it enters into a contract for another person to supply goods or services".*

FINANCIAL IMPLICATIONS

It should be noted that the increase in annual cost, for years 2 and 3, outlined in the attachment is primarily due to the inclusion of Copilot licensing from July 2027, together with the co-terming of several other licences to align renewal dates under a single arrangement. 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

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

OFFICIAL

C26/392 Statements of Financial Activity - April 2026

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	1. Statement of Financial Activity April 2026 2. Statement of Comprehensive Income April 2026 3. Net Working Capital April 2026 4. Reconciliation Net Working Capital as of 30 April 2026 5. Notes to Statement of Financial Activity April 2026 6. Statement of Financial Position as of 30 April 2026 7. Summary Rate Debtors April 2026 8. Rates Collections Graph April 2026 9. General Debtors Aged 90 Days April 2026 10. Budget Amendment Reports for April 2026

COUNCIL'S ROLE

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

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 30 April 2026; and
- Presents the variances for the month of 30 April 2026 and recommends that they be noted by the Council; and
- Presents the budget amendments required for the month of April 2026 and recommends that they be adopted by the Council by Absolute Majority decision.

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OFFICER RECOMMENDATION

That the Council:

1. **Notes the Rate Setting Statement and Statements of Financial Activity for the month ending 30 April 2026 as detailed in the following attachments:**
   - **Statement of Financial Activity April 2026 (Attachment 1); and**
   - **Statement of Comprehensive Income April 2026 (Attachment 2); and**
   - **Net Working Capital April 2026 (Attachment 3); and**
   - **Reconciliation Net Working Capital as of 30 April 2026 (Attachment 4); and**
   - **Notes to Statement of Financial Activity April 2026 (Attachment 5); and**
   - **Statement of Financial Position as of 30 April 2026 (Attachment 6); and**
   - **Summary Rate Debtors April 2026 (Attachment 7); and**
   - **Rates Collections Graph April 2026 (Attachment 8); and**
   - **General Debtors Aged 90 Days April 2026 (Attachment 9).**
2. **By Absolute Majority Decision adopts the Budget Amendments, as detailed in the attached Budget Amendment Reports for April 2026 (Attachment 10).**

PURPOSE

The attached financial reports reflect a positive financial position of the City of Melville as at 30 April 2026.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Statements of Financial Activity for the period ending 30 April 2026 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 April 2026 were $ 173.85m of which the Municipal cash balance at the end of the month was $38.73m and $134.87m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.

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- The investment in green/ethical term deposits as at 30 April 2026 was $28.80m or 17% of total investment holdings, compared to $28.80m (16%) in March 2026. Green/Ethical investments are invested in the three banks, in accordance with the council credit rating policy. CBA and Suncorp are unable to accept new term deposit or process rollovers of existing Green /Ethical Investments which will be withdrawn in future.
- Rates raised as at April were $115.54m, compared to a year to date budget of $115.10m.
- The total outstanding debtors (including all rates and sundry debtors) is $9.69m as of 30 April 2026.

CONSIDERATION

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

1. Statement of Financial Activity

   Provides details on the various categories of income and expenditure.

2. Statement of Comprehensive Income

   Provides details on the Nature classifications.

3. Statement of Financial Position

   Provides details on the Financial Position.

Variances

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

- Statement of Financial Activity April 2026 (Attachment 1); and
- Statement of Financial Position as of 30 April 2026 (Attachment 6): Statement of Variances in Excess of $100,000.

Revenue

Rates raised as at April were $115.54m, compared to a year to date budget of $115.10m.

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	5,273,124	5,273,124	*0%*	5,425,866	*-3%*
Debtors Raised	145,229,659	145,059,312	*0%*	134,563,135	*8%*
Payments Received	(141,798,112)	(140,376,952)	*1%*	(132,512,720)	*7%*
Closing Balance	8,704,672	9,955,485	*-13%*	7,476,281	*16%*

Total rate debtor collections for the month equalled $1.42m.

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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	428,089	428,089	*0%*	565,184	*-24%*
Invoices Raised	6,757,421	5,851,136	*15%*	3,515,281	*92%*
Receipts	(6,232,791)	(5,841,603)	*7%*	(3,600,022)	*73%*
Prepayments	30,782	29,111	*6%*	(16,181)	*-290%*
Closing Balance	983,501	466,732	*111%*	464,261	*112%*

Sundry debtor balances increased by $516,769 over the course of April from $466,732 to $983,501 of which total 90 day sundry debtors for the month is $186,658, representing 19% 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.

Corporate Climate Action Plan Expenditure			
Description	YTD Actuals 2025-2026	YTD Budget 2025-2026	Total Budget 2025-2026
Energy Efficiency Program	0	50,000	100,000
EV Charging System Infrastructure Program	190,386	191,000	191,000
Piney Lakes Eco Hub Detailed Design	0	15,000	15,000
Renewable Energy Projects	121,421	260,000	540,000
Sustainability & Climate Action Salaries	451,616	441,097	541,293
Carbon Accounting, Budgeting & Energy Monitoring	49,488	66,000	66,000
Supporting Community Renewable Energy Transition	0	50,000	50,000
Solar PV & BESS Program Feasibility Study	0	20,000	20,000
Energy Efficiency Improvements	0	40,000	40,000
Electrification & Pilot program	0	29,787	29,787
Third Party Verification of City and Community Emissions	99,351	20,000	20,000
Total	**912,262**	**1,182,884**	**1,613,080**

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

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

Money Expended in an Emergency and Unbudgeted Expenditure

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

Budget Amendments

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

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

Granting of concession or writing off debts owed to the City

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

There were no debts written off for the month of April 2026.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

The City of Melville (the City) has well developed business continuity plans in place and an Incident Response Team (IRT) to coordinate and plan the City's response to the significant situations as was the case with the COVID-19 crisis.

LEGISLATIVE AND POLICY ALIGNMENT

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

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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.

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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 April 2026 (Attachment 5): Notes on Statement of Variances in excess of $100,000.

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

C26/393 Investment Statements - April 2026

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in 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 April 2026 and recommends that it be noted by the Council.

OFFICER RECOMMENDATION

That the Council notes the Investment Report for the period ending 30 April 2026.

PURPOSE

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

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.38% to 4.59% which exceeds the benchmark three month bank bill swap (BBSW) reference rate of 4.34%.

17% 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 16% in March 2026.

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.

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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 April 2026.

CITY OF MELVILLE
STATEMENT OF INVESTMENTS
FOR THE PERIOD ENDING 30 APRIL 2026

SUMMARY BY FUND		
Municipal		$38,726,689
Reserve		$134,870,816
Citizen Relief		$252,477
TOTAL		**$173,849,981**
SUMMARY BY INVESTMENT TYPE		
11AM		$21,802,543
60Days at Call		$2,000,000
90Days at Call		$16,600,000
Term Deposit		$133,447,438
TOTAL		**$173,849,981**
SUMMARY BY CREDIT RATING		
AAA Category	AAA	
AA Category (AA+ to AA-)	AA-	$118,949,981
	A+	
A Category (A+ to A-)	A	
	A-	$54,900,000
BBB+ Category	BBB+	
TOTAL		**$173,849,981**

The City's total investments amount to $173.85m, mainly held in Municipal Funds ($38.73m) and Reserve Funds ($134.87m) which are restricted to the defined purpose for which the reserve account was established.

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Key Points

- Most of the funds ($133.45m) are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts $21.80m this account is a money market deposit that allows the City to access funds for daily financial needs if notice is given before 11AM, and call deposits totalling $18.60m. These funds allow the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.
- The portfolio is low-risk, with 68% of funds in AA Category rated institutions and 32% in A Category rated institutions.
- There are no investments in AAA-rated and BBB+ institutions and effort are undertaken to invest in accordance with Council Investment Policy CP-009.

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

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	$ 48,600,000	27.96%	30.00%	✓
Bendigo & Adelaide	A-	A Category	$ 3,800,000	2.19%	30.00%	✓
Suncorp	AA-	A Category	$ 14,000,000	8.05%	50.00%	✓
NAB	AA-	AA Category	$ 43,108,421	24.80%	50.00%	✓
Westpac	AA-	AA Category	$ 64,341,560	37.01%	50.00%	✓
		TOTAL	**$ 173,849,981**	**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 below.

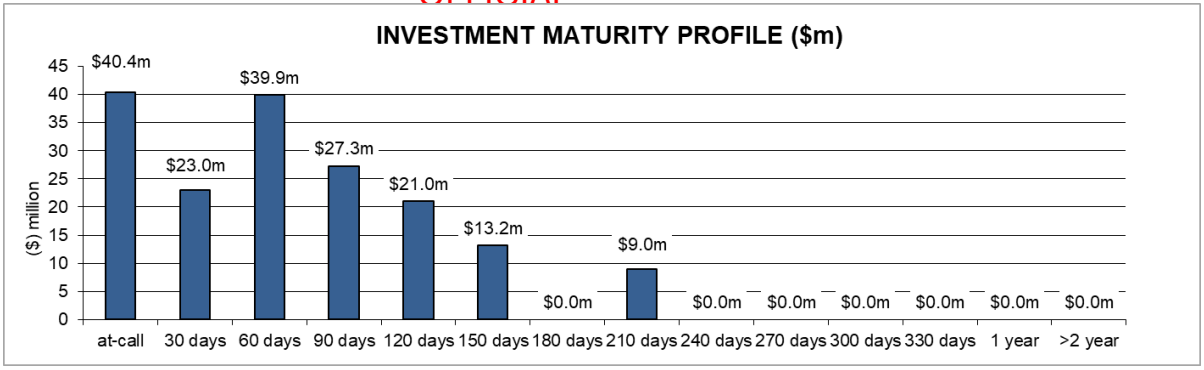
Maximum Percentage of Average Investment Portfolio Balance

Long Term Rating	Funds held at period end $	Actual %	Limit Per Policy	
AAA Category	$ -	0%	100%	✓
AA Category (AA+ to AA-)	$ 118,949,981	68%	80%	✓
A Category (A+ to A-)	$ 54,900,000	32%	50%	✓
BBB+ Category	$ -	0%	25%	✓
TOTAL	**$ 173,849,981**	**100%**		

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

The below graph summarises the maturity profile of the City's investments at market value as at 30 April 2026. 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.

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

The City's current investment approach prioritises short-term liquidity to meet operational needs and unforeseen expenses rather than focusing on long-term yield opportunities. A substantial portion of funds ($21.80m) 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 ($27.3m), 120 days ($21.0m), 150 days ($13.2m), and 210 days ($9.0m). This structured approach ensures financial stability while balancing liquidity needs and optimising returns. The estimated average cash outflow requirement of the City is between $13M to $16M per month.

The majority of the investment portfolio is concentrated in short- to medium-term maturities, with limited allocation beyond 240 and 365 days. A small portion of the portfolio matures at 210 days ($9.0m), reflecting selective investment opportunities where competitive rates were available for Green Investment with Westpac Bank. There are no long-term investments beyond one year, as the City's investment strategy is designed to align with its annual revenue cycle, which is predominantly driven by rates revenue. The recent RBA interest rate raised on 6 May 2026 by 0.25 to 4.35 per cent. The changes to the RBA interest rate has contributed to increased competitiveness of longer-term deposit rates, influencing this maturity profile.

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

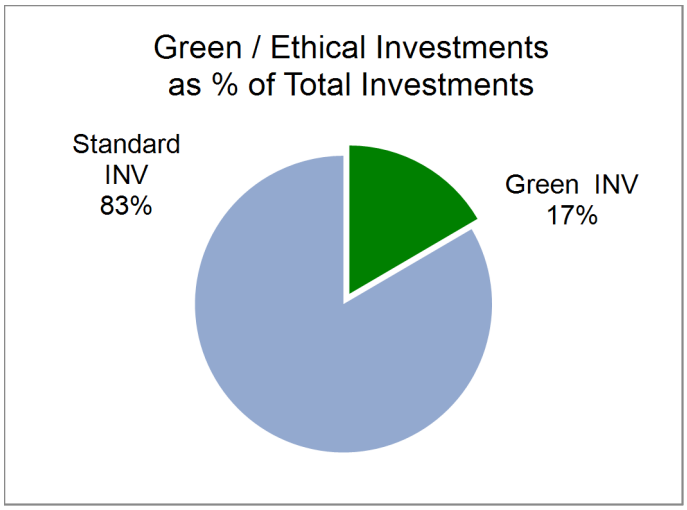
The City exercises a deliberative preference in favour of green/ethical investments. This preference will however only be exercised after the foremost investment considerations of credit rating, comparable rate and risk diversification are fully satisfied.

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

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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 April 2026 was $28.80m or 17% of total investment holdings being in non-fossil fuels institutions, compared to $28.80m (16%) in March 2026. The total investments holding for April and March were $173.85m and $183.94m respectively.



Green/Ethical Investment with financial institutions

Institution	Credit Rating	Credit Rating Category	Funds held at period end
Bendigo & Adelaide	A-	A Category	$ 3,800,000
Suncorp	AA-	AA Category	$ 14,000,000
Westpac	AA-	AA Category	$ 11,000,000
		TOTAL	**$ 28,800,000**

Green investments are invested in the two banks listed above, in accordance with the council 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. Westpac has offered a Social Tailored Deposit with a minimum deposit size of $1 million and a minimum term of 1 year, extendable up to 5 years.

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

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

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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 2020-2024.

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.

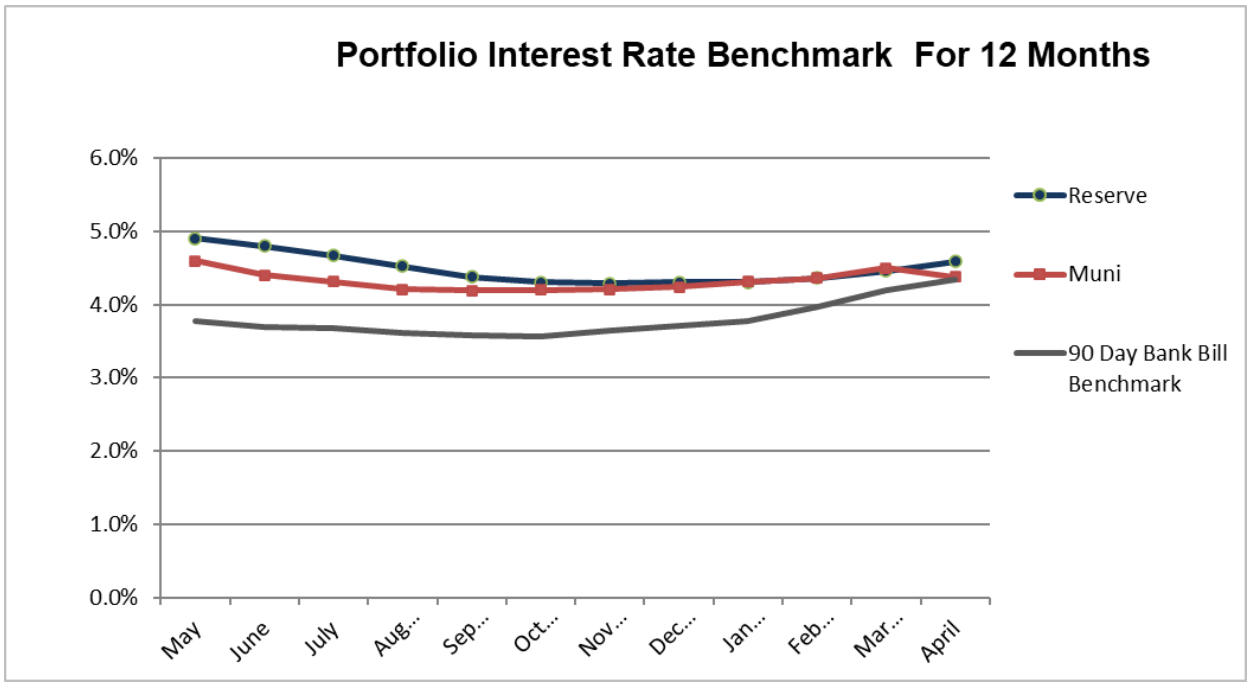
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Council Policy CP-009 – Investment of Funds provides guidelines with respect to the investment of City of Melville (the City) funds by defining levels of risk considered prudent for public monies. Liquidity requirements are determined to ensure the 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 April 2026:

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was $6.84m against a year-to-date budget of $6.71m representing a positive variance of $0.13m.
- The weighted average interest rate for Municipal and Reserve Fund investments as at 30 April 2026 was 4.49% which compares favourably to the benchmark three-month bank bill swap (BBSW) reference rate of 4.34%.



CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

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

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C26/394 Schedule of Accounts Paid - April 2026

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

- This report presents the details of payments made under delegated authority (DA-035) to suppliers for the period of April 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 April 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 April 2026 (Attachment 1) and Card Payment Details April 2026 (Attachment 2).

PURPOSE

The Schedule of Payments for the month totals $30,008,428. 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.

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A total of $11,996,110 direct creditor payments were paid during the month, of which, 6% of payments were paid to suppliers located within the City of Melville and 11% to suppliers within the South West Metropolitan Region, compared to 7% and 10% of total of $12,417,402 direct creditor payments made over March 2026 respectively.

The biggest payment of $4,475,654 made during the month was the regulatory fees and government charges - ESL payment to the Department of Fire and Emergency Services. Approximately 95% of supplier invoices are paid within 30 days of receipt of the invoices.

The list is to show each payment, payee name, amount and date of payment and sufficient information to identify the transaction.

CONSIDERATION

The Schedule of Accounts Paid for April including Payment Electronic Funds Transfers batches: 1014-1018, 166 and 167, Trust Payments, Card Payments and Payroll was distributed to the Elected Members of the Council on 16 June 2026.

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

SCHEDULE OF PAYMENTS MADE APRIL 2026 *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. 1015,1016 and 1018	$11,373,246.20
	EFT Payment on Restricted Funds Register No. 1014, 1017, 166 and 167	$435,802.60
	Less Cancelled EFTs	($3,260.08)
		$11,805,788.72
Direct Debits	Bank Fees	$26,242.99
	Ampol Fuel	$147,181.15
Direct Payments		$16,896.69
	Total Direct Creditor Payments	***$11,996,109.55***
Payroll	Total Pay 21 and 22	*$5,314,188.80*
	Total Payroll	***$5,314,188.80***
Cards		
	Westpac Purchase Cards	$98,129.42
	Total Card Payments	**$98,129.42**
Total Direct Creditor Payments from Municipal Account		***$17,408,427.77***

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INTERFUND & INVESTMENT TRANSACTIONS			
Interfund Transfers			
Municipal			($19,622,263.64)
Reserve			$19,622,263.64
		Total Interfund Transfers	**$0.00**
New Municipal Investments			
Westpac	02/04/2026		$3,800,000.00
Westpac	10/04/2026		$2,800,000.00
NAB	14/04/2026		$2,500,000.00
NAB	23/04/2026		$3,500,000.00
		Total New Investments	**$12,600,000.00**
		Grand Total	**$30,008,427.77**

Details of the payments are shown in attachment 1.

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

Regulation 13A of the *Local Government (Financial Management) Regulations 199*6 (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 March 2026 and settled in April 2026 is provided as an attachment to this report.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICIAL

C26/395 RFT252626 Supply and Installation of Solar PVs and Batteries At Various Facilities

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Extract CTAU minutes - 19 May 2026 (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 RFT252626 Supply and Installation of Solar PVs and Batteries at Various Facilities

CTAU RECOMMENDATION

That the Council:

1. Accepts the recommendations as contained in the confidential attachment to this report, RFT252626 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 RFT sought fee submissions for energy infrastructure upgrades across three key facilities.

This is made up of the following projects:

1. New large and more efficient solar PV system at the Civic Centre.
2. New PV System and Battery at Point Walter Reserve.
3. Upgraded Building Management System at the Civic Centre and Operations Centre.
4. Upgraded Variable Speed drive Irrigation Pumps at Point Walter Reserve (Increases energy efficiency).

We are now seeking to appoint a suitably qualified and experienced Contractor to supply and Install of Solar PV systems, Battery Energy Storage Systems (BESS), switchboard upgrade, and decommissioning of outdated systems.

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The project is partially grant-funded ($518,110) having been successful in securing a grant under the Community Energy Upgrade Fund (CEUF).

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

STRATEGIC ALIGNMENT

Outcome	2	A clean, green and sustainable City for current and future generations.
Objective	2	Clean and Green
	2.6	Transition the organisation to carbon neutrality by 2030 and facilitate community progress to net zero emissions by 2050.

BACKGROUND

The City sought submissions from suitably qualified and experienced contractors for the supply and installation of Solar PV systems and batteries at various facilities. The CTAU Meeting Minutes, included as a confidential attachment to this report, are also available to Elected Members via the Elected Members Portal.

CONSIDERATION

Responses were received from the following organisations:

- Perdaman Advanced Energy Pty Ltd T/As Perdaman Advanced Energy
- WAAE Pty Ltd T/As West Australian Alternative Energy
- West State Electrics Pty Ltd T/As West State Electrics

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 %
Sustainability/Social Procurement	20 %
Methodology	30 %
Total	100 %
Percentage to be shortlisted	60 %
Price	Non-weighted

The recommended Respondent achieved a qualitative score of 80.00% against the following criteria:

I. Demonstrated Experience

The Respondent provided the required information against this criterion. Examples provided were relevant to the goods & services that will be delivered under this Contract. 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 team members have significant experience with the organisation and within industry; and have overseen similar contracts.

III. Sustainability/ Social Procurement

The Respondent provided good information and initiatives presented.

IV. Methodology

The Respondent provided the required information against this criterion.

They provided very detailed responses to all the methodologies questions.

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

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

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications presented as part of this report (procurement process), however, the anticipated reduction of 156 tCO2e p.a.

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

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FINANCIAL IMPLICATIONS

Any relevant financial implications in relation to the procurement of the services are detailed in the confidential attachment to this report.

The project is partially grant-funded ($518,110) under the Federal Government Community Energy Upgrade Fund (CEUF) grant program.

It is estimated that, once delivered, these projects will reduce energy consumption by approximately 405,000 kWh per annum, resulting in corresponding utility **cost savings of approximately $81,000 per annum.**

CONSEQUENCE

If the projects do not proceed, the grant funding would need to be returned and the estimated utility cost savings and carbon emission reductions would not be realised. In addition, returning Federal Government funding may create reputational risks for the City and could adversely impact future opportunities to secure external grant funding or partnerships.

BRIEFING FORUM – FURTHER INFORMATION

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

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Community Development

CD26/65 Council Plan 2024-2034 (Part B: Corporate Business Plan) – Annual Review and Update (Late Covering Report) (Brought Forward)

This item has been brought forward in the agenda, please see page 14.

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Environment and Infrastructure

Nil.

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Planning

UP26/113 My Future Melville - Local Planning Scheme No. 6 Review: Further Preliminary Community Consultation

File Number:	
Responsible Officer:	Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Attachments:	1. Council Resolutions Relating to the Review of Local Planning Scheme No. 6 2. Detailed Engagement Outcomes Report Phase 3 - LPS6 Review 3. Updated LPS6 Density Change Maps (2026) 4. Land Economics Assessment 5. Traffic Impact Assessment 6. Tree Canopy Impact Assessment 7. LPS6 Staging and Implementation Plan 8. LPS6 Phase 6 Preliminary Engagement Approach

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 City of Melville (City) has commenced the review of its Local Planning Scheme No 6 (LPS6) and the review is currently in the first of two stages. Stage 1 involves the preparation of the draft Scheme and preliminary community engagement. Stage 2 involves the statutory steps of the Scheme Review process, which includes input from the Minister on the draft content, formal advertising and state agency referrals, as well as final endorsement from Council and a final decision by the Minister.
- In December 2025 Council approved a LPS6 'Staging and Implementation Plan' (the Plan) to map out the remaining tasks in Stage 1 of the review process. It included a commitment to undertake an additional preliminary community engagement phase in Q3 2026.
- Based on feedback received from the community and Elected Members as part of a previous engagement phase (2024), the City worked to refine the proposed density changes, which included commissioning a series of technical studies to inform the process and reconcile some of the issues that had been raised.
- The revised LPS6 density changes have now been presented to the Elected Members in a series of workshops which included relevant briefings from consultants. The changes made respond to the strong community concern that was raised, including where density was being concentrated, issues around traffic and congestion, infrastructure, tree loss, and neighbourhood character.
- Several areas previously proposed for density increase, in particular Canning Highway and parts of Booragoon, have been removed or scaled back, with others modified (e.g. Booragoon East reduced to R40). Additional infill areas in the City's southern suburbs have also been added for consideration.

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- The technical studies indicate relatively modest and staged infill over time, with modelling suggesting comparatively limited additional traffic impacts relative to broader background growth.
- The revised LPS6 density and zoning changes is one of a number of ways the City is looking to deliver on the State's housing infill targets, contributing an estimated 4,388 additional dwellings by 2050.
- Overall, the approach focuses on targeted, staged infill to meet long-term housing targets while minimising widespread suburban impacts.
- The City is requesting that Council endorse the density changes for a second round of preliminary community engagement, starting in July 2026 to meet the timing outlined within the Staging and Implementation Plan endorsed in December 2025.

OFFICER RECOMMENDATION

That the Council:

1. **Accept the revisions to the draft density changes proposed as part of the review of Local Planning Scheme No. 6 for the purposes of community engagement;**
2. **Request the CEO to undertake an additional non-statutory community engagement in accordance with the attached Preliminary Engagement Approach; and**
3. **Present the detailed findings from the engagement at an Elected Member Engagement Session by October 2026.**

PURPOSE

At the Ordinary Meeting of Council in December 2025 (OMC) Council approved the Plan to clearly map out the remaining tasks under Stage 1 of the review of LPS6. A key step in the Plan was an additional non-statutory community engagement phase, to gather feedback on the scope of proposed density changes being proposed by the City.

Having recently completed a series of workshops with the City's Elected Members on changes the City has made to the proposed LPS6 density changes, the City is now seeking Council endorsement to commence the planned engagement, anticipated to begin in Q3 2026.

This Council item also responds to a number of other Council resolutions, which are detailed in Attachment 1- Council Resolutions Relating to the Review of Local Planning Scheme No. 6.

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STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.3	Plan for urban growth and local commercial activity centres.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	5	Good Governance and Leadership
	5.4	Strengthen active citizen engagement, participation, and access to information.

BACKGROUND

The City is undertaking a statutory review of the Local Planning Scheme in accordance with legislative requirements. In 2024, as part of the process, the City sought feedback from the community on a variety of draft residential density changes, which were informed by both the State and the City's strategic planning frameworks. Whilst community feedback on the proposed changes varied, the majority of responses were from individuals concerned about the impacts of housing infill on their area.

In response to feedback from both the community and Council, the City has refined the identified change areas and undertaken further work to qualify and address key concerns, including commissioning technical studies and engaging with relevant State agencies. The City considers that the revised changes continue to align with State Government objectives, in particular the City's dwelling growth obligations, while ensuring the impacts on any individual area or corridor are reasonable.

The density changes being proposed as part of the review of LPS6 form one part of the City's broader approach to achieving its 2050 housing growth target, alongside the City's existing and proposed structure plan areas (e.g. Canning Bridge, Booragoon etc) and future Train Station Precinct Structure Plans.

Consistent with Plan, the City is aiming to report back to Council towards the end of the year to enable the commencement of Stage 2 of the statutory scheme review process.

Council Resolutions and Annual General Meeting of Electors (AGME) Motions

Between the 2024 engagement period and present, there have been six Council resolutions relating to the review of LPS6, three of which were in response to motions from the 2025 and 2026 AGME. Each resolution, and where relevant the associated AGME motions, are detailed in Attachment 1.

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CONSIDERATION

What was presented to the community in 2024?

In 2024 the City undertook the first round of community engagement on the proposed density and zoning changes. This approach was based on the planning directions outlined within the City's Local Planning Strategy, Local Housing Strategy and State planning directions within the sub-regional planning framework. This approach looked to provide further opportunities for housing diversity and infill development that were predominantly concentrated around activity centres and key public transport corridors within the City (Canning Highway, Marmion Street and Riseley Street). As per the City's Local Planning Strategy, the goal in concentrating the proposed zoning and density changes within and around these key strategic areas would:

1. Prioritise density in areas identified as having objectively higher practical amenity, including improved access to things like public transport, employment, retail and hospitality venues; and
2. Allow the vast majority of the City's suburban areas to remain untouched, which in turn would maintain the character of these areas and ensure adequate dwelling diversity.

Key features of this approach included (but was not limited to):

- Introducing a conditional higher density along parts of Canning Highway made available for developments that were able to avoid direct access to/from Canning Highway;
- Increasing density around existing activity centres to support more vibrant centres and locate people closer to jobs and public transport;
- Increasing density along Marmion Street in Melville and Myaree;
- Increasing density within Palmyra to match the prevailing development within the suburb;
- Flagging the areas around Bull Creek Station and Murdoch Station for further investigation – noting that these precincts were best placed to be planned for under alternative planning instruments, namely Station Precinct Plans as defined in State Planning Policy 7.2, and subject to-
    - Improved market viability; and
    - Subject to infrastructure investment by the State government to improve active transport links and road upgrades.

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Figure 1 below shows where the density changes were originally proposed.

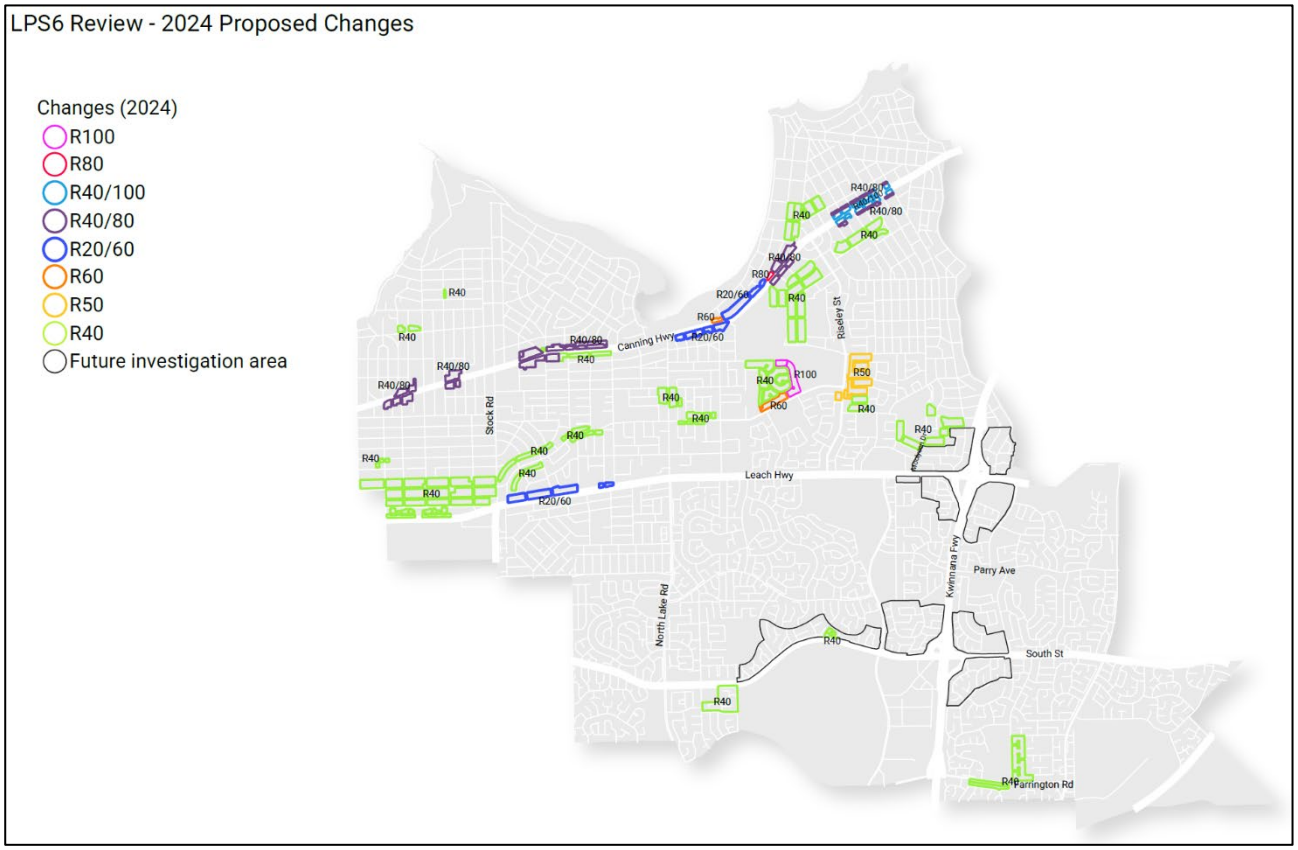


Figure 1 Map illustrating the proposed changes advertised in 2024

What feedback did the community provide on the 2024 proposal?

Survey responses

As a result of the engagement period the City received 669 valid survey submissions on the proposed density and zoning changes advertised in 2024. Feedback indicated strong community attachment to existing neighbourhood character, with widespread concern about traffic and parking, loss of tree canopy, property values, infrastructure capacity, higher-density zoning (particularly R80 and R100), and perceived impacts on safety and liveability. A smaller proportion of respondents expressed conditional support for increased density, particularly where it is well located near activity centres and transport and supported by infrastructure and design controls.

Please refer to Attachment 2- Detailed Engagement Outcomes Report (2024) for further information about the survey responses including key themes and a breakdown of the responses by area.

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Petitions

During the phase 3 engagement, the City also received five petitions which either objected to the suggested R-code changes outright or suggested an alternative density as a compromise. The five areas are outlined in red in Figure 2 below, and the wording of each petition can be found in Attachment 2- Detailed Engagement Report (2024).

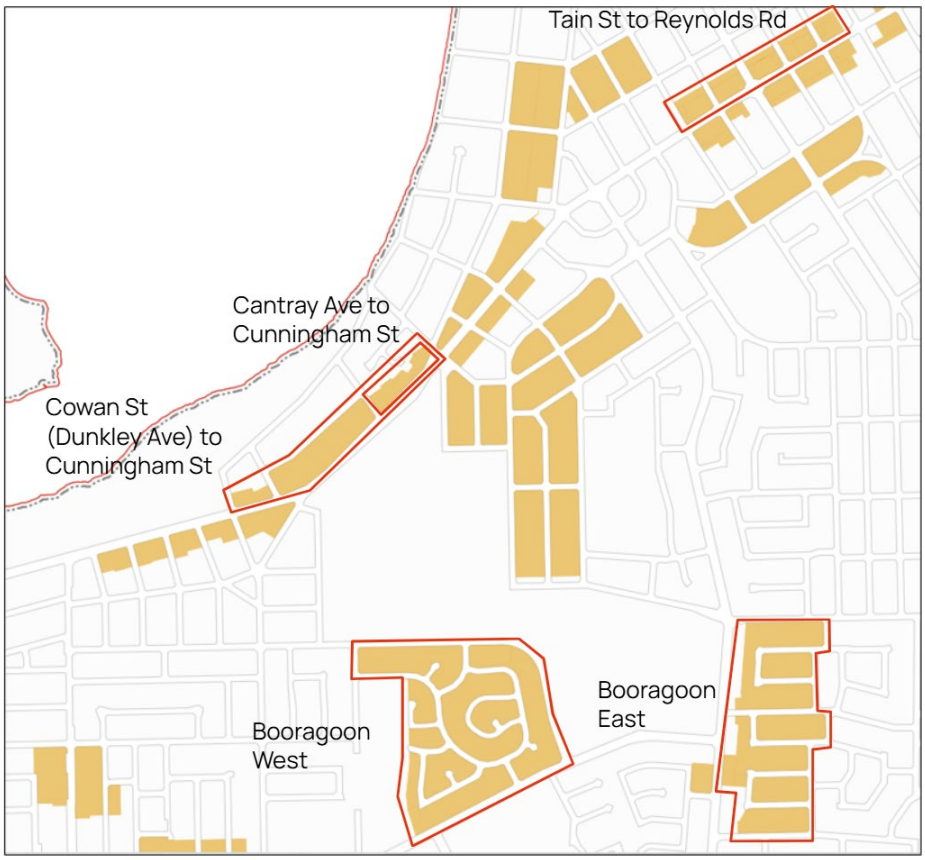


Figure 2: Five petition areas outlined in red

In response to the Council resolution from the 9 December 2025, and as the result of a change in the City's approach to density uplift as part of the LPS6 review, the petitions have each been addressed.

Canning Highway

The revised approach recommended to remove four out of the five petition areas from the scope of changes proposed. This includes the three petition areas along Canning Highway, specifically between Cowan Street and Cunningham Street, Cantray Avenue and Cunningham Street, and Tain Street and Reynolds Road. This reflects a broader change in the approach the City is taking with regards to Canning Highway and the scheme review.

The City acknowledges the concerns raised by the community and Council in relation to existing and future traffic issues associated with Canning Highway. This concern is reflected in the Traffic Impact Assessment prepared by consultants WSP on behalf of the City, which shows capacity issues on Canning Highway being exacerbated into the future without intervention. As a result, the City is recommending the removal of most of the additional density increases previously proposed along the length of Canning Highway, unless supported by future transport infrastructure upgrades and broader network improvements.

Booragoon West

Booragoon West has also been removed from the project. While the proposal was considered viable from a planning and land economics perspective, the City is recommending that this area be retained at the current density for the time being. This recommendation acknowledges the relatively established and functional nature of the existing housing stock, coupled with a strong feedback from existing landowners supporting retention of the current character and development pattern of the area. Future planning reviews may reconsider these areas having regard to broader strategic planning outcomes, infrastructure capacity and community context at that time.

Booragoon East

Booragoon East has been retained within the scheme review as an area recommended for change, however, there have been some modifications to the previously proposed density change, in part led by community feedback. More specifically the areas originally proposed at R50 have been reduced to R40 to better align with surrounding development patterns. In addition, the proposed R40 has been extended north of Coomoora Road to include an additional area within similar walkability to the shopping centre and buses along Riseley Street.

The reduction from R50 to R40 reflects a refinement of the proposed residential coding to better align with the existing and expected character of the area. R50 generally supports higher density development outcomes, including a greater yield and the potential for larger-scale redevelopment. Feedback received through community engagement indicated concern that this level of density may not be compatible with the prevailing built form and streetscape.

Reducing the coding to R40 provides for increased housing diversity while moderating the intensity of development. R40 typically supports development outcomes that are more consistent with two-storey built form, which aligns with surrounding development heights and patterns in the Booragoon East area. This adjustment balances the objective of facilitating infill development with the need to maintain neighbourhood character and respond to community feedback.

The amended approach continues to support viable development outcomes, as confirmed by the Land Economics Assessment, while ensuring the scale of change is appropriate and responsive to local context. Further detail regarding all petitions and the associated engagement outcomes is provided in the Detailed Engagement Outcomes Report.

How did the City respond to the feedback from 2024?

Following an analysis of the feedback received during engagement phase 3, the City undertook the following project steps, to refine proposed density changes:

- Commission a series of technical studies to understand how the proposed change areas may impact attributes like traffic, property economics and tree canopy;
- Undertake further engagement with State agencies to address infrastructure capacity concerns for assets like schools, public transport, utilities, bushfire and riverine inundation;and
- Revise the proposed density change areas based on community feedback highlighted in this report, before presenting back to Elected Members during the workshop series in 2026.

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Technical Study Findings

Land Economics Assessment

The Land Economics Assessment prepared by consultants Urbis considered how the proposed density changes across Melville would likely contribute to the City's housing supply targets. It considered development feasibility, demand drivers, and locational attributes. It compared and contrasted different housing typologies across Melville to appreciate market readiness over time, to understand when different types of development would become viable options. This acknowledges that different parts of Melville are at very different points on that journey, based on factors like land values, age of the housing stock, existing and future demographics etc.

Ultimately, the report finds that the proposed density changes in the LPS6 Review achieve a balanced increase in both density and scale across a variety of locations and are likely to deliver approximately 4,388 additional dwellings over the coming decades. As expected, higher value, established - suburbs in Melville - such as Applecross, Mount Pleasant, and Booragoon - are best positioned to accommodate new housing, given their desirability and strong property values, which support both grouped and apartment developments. In contrast, other identified change areas are more suited to grouped housing formats in the medium term (such as townhouses or semi-detached dwellings), reflecting more limited locational advantages and weaker feasibility for larger-scale apartment projects.

Investigations indicate most development will occur after 2035 and will be constrained by market conditions, construction costs, and landowner decisions, meaning the potential number of additional dwellings offered by the proposed density changes, and what is ultimately constructed will vary significantly. This growth would supplement the housing growth already planned for in strategic areas like Canning Bridge, Riseley, Melville City Centre (Booragoon), but also the growth that's expected in other key areas not yet planned for, like the housing growth expected around the Bull Creek and Murdoch Train stations, and areas like Petra Street shopping centre.

Overall, the study demonstrates that carefully targeted, staged planning controls can increase housing choice and support affordability and ageing in place, while avoiding blanket upcoding or significant high-rise development across residential neighbourhoods. See Attachment 4 for further information on the land economics modelling and its outputs.

Traffic Impact Assessment

The Traffic Impact Assessment prepared by consultants WSP considered current conditions and forecast traffic demand broken down over time to 2051, and compared the impact of the proposed LPS6 density changes. Modelling indicates that, regardless of LPS6 amendments, meaningful growth in traffic demand is expected on several major arterial roads due to background population and employment growth across the broader metropolitan area.

It is noted that several corridors within the City are forecast to experience significant congestion by 2051 regardless of any changes to LPS6, particularly Canning Highway east of North Lake Road, Leach Highway east of Riseley Street, South Street between Murdoch Drive and the Kwinana Freeway, and Stock Road south of Leach Highway. Forecast increases between 2026 and 2051 include approximately 1,200 vehicles per hour on sections of Canning Highway (around a 35 per cent increase), with more moderate but still notable increases on Marmion Street and Leach Highway.

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When the LPS6 changes are included, the modelling shows some additional traffic on major corridors; however, the overall difference compared to the base 2051 scenario is relatively small, typically in the order of approximately 100 vehicles per hour. The assessment concludes that LPS6-related growth is not the primary driver of congestion, but it does contribute marginally to already constrained parts of the network.

The assessment identifies that many signalised intersections are forecast to operate at or above capacity, with some priority-controlled intersections also performing unsatisfactorily. Where capacity is constrained, there is an increased risk of congestion, reduced safety, and the need to reconsider access arrangements for side streets. The findings highlight the importance of broader network planning, intersection upgrades, and encouraging mode shift through improved walking, cycling and public transport to manage future traffic impacts.

The Traffic Impact Assessment is attached to this report (see Attachment 5).

Tree Canopy Impact Assessment

The Tree Canopy Impact Assessment prepared by ArborCarbon examined the relationship between residential redevelopment and its impact on existing private tree canopy across a range of residential densities, using completed redevelopments within the City of Melville. The assessment analysed hundreds of redeveloped sites, comparing the impact on tree canopy between 2016 and 2026.

ArborCarbon's analysis revealed that regardless of whether redevelopment had occurred on an R20, R40 or R60 site, on average the redevelopment process would result in excess of 90% of a sites tree canopy being removed.

Lower-density infill redevelopments (such as R20 and R25) were therefore found to deliver far fewer additional dwellings compared to the number of trees removed, due largely to site-wide clearing prior to the construction of any new dwellings. Higher-density redevelopments, such as those on R40 sites and above, also tended to result in the near-total clearing of vegetation from a site, however, these forms of development deliver a greater number of dwellings per site, sometimes exponentially so. As a result, they are more efficient in terms of housing yield per tree lost, meaning fewer trees are removed for each additional dwelling created.

The assessment concludes that the key planning consideration is not whether redevelopment impacts canopy- because it invariably does - but how housing growth can be accommodated in a way that minimises canopy loss per dwelling. Concentrating additional dwellings in fewer, more efficient redevelopment sites was found to result in lower overall canopy loss compared to more dispersed, low-density infill.

The findings support the need to balance housing delivery targets with tree canopy outcomes through spatially efficient density settings, supported by appropriate planning controls and design measures. While private tree protection policies may assist at a site level, the assessment notes there is currently limited empirical evidence to demonstrate that such policies fundamentally alter canopy outcomes across redevelopment densities.

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The Tree Canopy Impact Assessment is attached to this report (see Attachment 6).

State Agency Engagement

The community raised several concerns during the 2024 engagement about the infrastructure capacity and the ability to adapt to an increasing population. Services frequently mentioned included schools, public transport and underground services (water, power, sewerage). The community also raised issues with risk to flooding and bushfire in relation to the proposed change areas around Wireless Hill and the Canning Highway petition areas.

State agency feedback on the LPS6 Review was generally supportive, with no agencies raising fundamental objections to the proposed direction. However, agencies identified a number of key infrastructure, planning and servicing considerations that will need to be addressed as the scheme progresses, or as a consideration when Development Applications are lodged.

- Transport agencies, including Main Roads WA and the Department of Transport and Major Infrastructure emphasised the importance of integrated transport planning. This included protecting the function of major roads by limiting direct access, planning for infrastructure upgrades, supporting active transport networks, and ensuring alignment with the Long Term Cycle Network. The Public Transport Authority supported increased density in areas well serviced by public transport to improve patronage.

- Servicing and infrastructure providers, including Water Corporation and Western Power, noted that increased density is likely to require upgrades to water, wastewater and electricity infrastructure. They highlighted the need for early coordination, headworks contributions, and planning controls to accommodate infrastructure corridors and future capacity requirements.

- The Department of Education (the Department) advised that population growth associated with increased density is likely to place additional pressure on school infrastructure. Nonetheless the Department had no in principle objections to the City's LPS6 Review, and concluded that, "The Department will continue to monitor residential growth and public school enrolment demand within the City and welcomes the opportunity to collaborate with the City in forward planning to ensure the education needs of the future population are adequately met". The Department specifically acknowledged the levers available to address capacity issues that exist or may arise in the future based on increased enrolment numbers. These included:

  1. Modifying school catchment areas;
  2. Relocating specific education programs or functions;
  3. Expanding or augmenting existing school sites;
  4. Acquiring off-site facilities (e.g. for early childhood or kindergarten); and
  5. Building new schools (albeit a more responsive design to account for the spatial constraints of building in an established suburban/urban context).

  The City is nonetheless continuing to investigate the issue, specifically through engaging the Department of Education (DoE). Requests are currently with both the officers at the DoE and more recently with the Ministers for Education and Planning requesting additional information pertinent to the review.

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If the information expected to be provided by the DoE or relevant Ministers does not resolve the issue, Council would have the opportunity to explore further changes to the draft densities being considered as part of the review of LPS6, before the draft plan ultimately progresses to the State government for their input.

- Environmental and regulatory agencies, including the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions, raised no objections, noting that flood risk and environmental considerations can generally be managed through existing policies and processes.

Finally, heritage and health agencies highlighted the need to strengthen heritage protections, update heritage frameworks, and consider public health outcomes through planning measures such as buffers and land use compatibility.

Overall, agency feedback supports the progression of the scheme, subject to ensuring that transport, infrastructure, servicing, and community facilities are appropriately planned and coordinated alongside growth.

It's also acknowledged that the statutory scheme advertising process, which will occur once the Western Australian Planning Commission (WAPC) and Minister for Planning have reviewed the draft LPS6, will require formal referrals State agencies for more substantive feedback, which will be considered prior to the scheme being approved.

How has community engagement results and further work influenced the revised plan?

Based on the above inputs from the community, Council, State agencies and technical studies, the City has made the following revisions to the proposed density and zoning changes, which will be discussed in more detail with the community in the next round of preliminary engagement. These revisions are:

- No density changes to Canning Highway (any change now considered conditional on major State Government investment that directly and significantly increases highway capacity);
- Removal of Booragoon West & part of Ardross near Wireless Hill;
- Reduce Booragoon East from R50 to R40;
- Minimal number of additional areas based on landowner feedback from previous engagement (Bicton, Mount Pleasant, Applecross and Booragoon East);
- Identification of density options in the City's 'southern' suburbs, as per Elected Member and community feedback; and
- With the exception of a small section on Leach Highway (which is proposed to be R20/60), all proposed density changes as part of the LPS6 Review are now R40 or less, meaning infill development as a result of the LPS6 changes will be no more than two storeys.

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Figures 3 & 4 below provide a visual representation of the changes made. Note more detailed maps are provided as per Attachment 3.

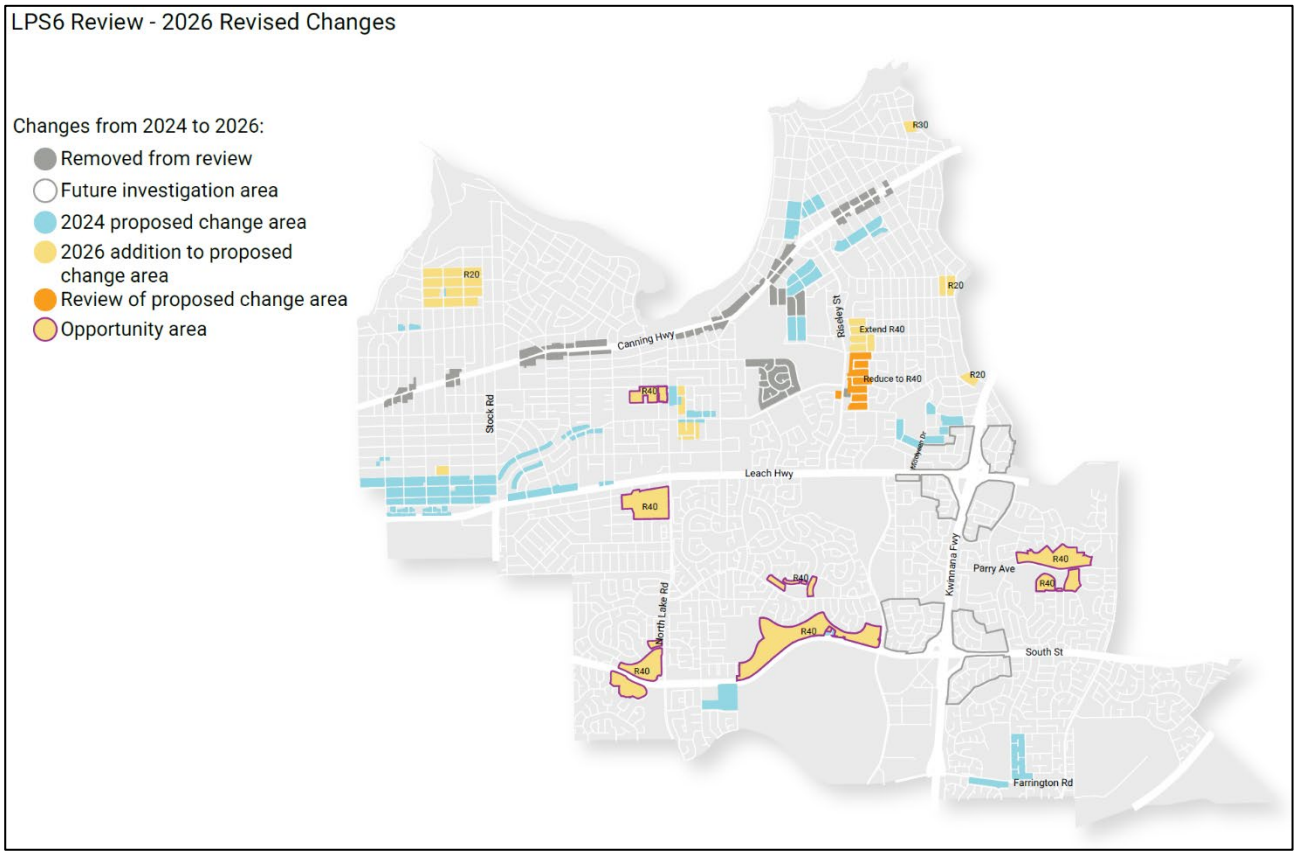


Figure 3: Map showing changes between what was advertised in 2024 and now

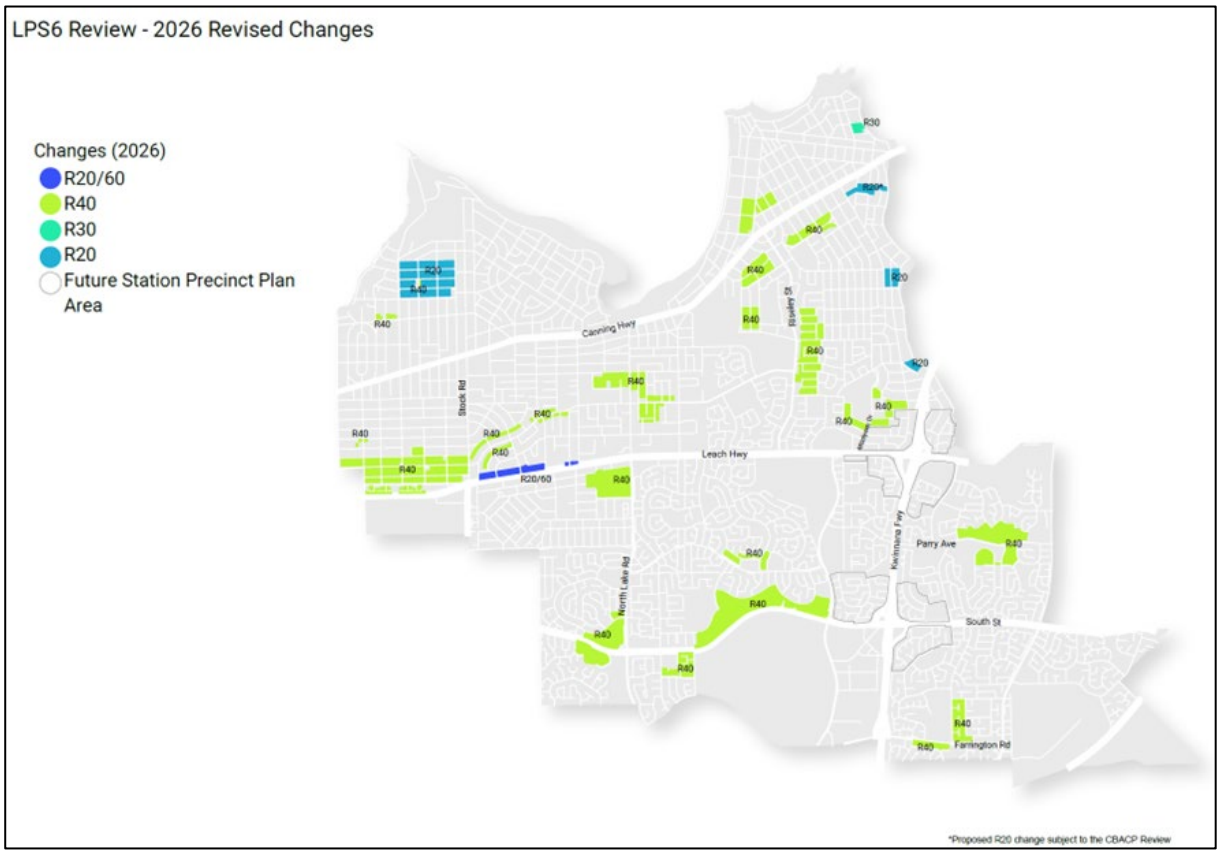


Figure 4: Currently proposed density changes

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How is the revised density and zoning plan achieving the sub-regional infill targets?

As of 2026 the City needs to provide for approximately 14,000 additional dwelling by 2050 in order to meet the housing growth expectations set for the City by the WAPC in their sub-regional planning strategy - *Perth and Peel @3.5 million Central Sub-regional Framework*.

The proposed LPS6 changes are estimated to deliver 4,388 dwellings over the next 25 years, which means achieving the City's housing target will not only be the result of growth planned for in the scheme, but also in the areas managed under separate structure plans, such as Canning Bridge, Murdoch, Riseley and Booragoon. The City is also planning to develop structure plans for other key centres like Petra Street in Bicton/Palmyra, and for the areas within the catchment of the Bull Creek and Murdoch Train Stations. In short, the revised plan is expected to achieve the sub-regional strategy's infill targets in combination with activity centre planning and the already-existing infill opportunities.

ENGAGEMENT

The next phase of engagement for LPS6 will continue to focus on preliminary community and stakeholder engagement to support awareness, education and early input into the ongoing Scheme review process. This stage does not form part of the formal statutory public advertising process and is intended to inform future planning investigations and potential scheme directions prior to the preparation of any draft statutory documentation.

Engagement activities will be undertaken in accordance with the City of Melville Stakeholder Engagement Policy (CP-002) and guided by the My Future Melville- LPS6 Draft Density Changes Preliminary Engagement Approach (Attachment 8).

The proposed engagement methodology includes a staged program of community awareness, education and outreach activities, including roadshows, pop-up engagement opportunities, surveys, mapping activities, digital and in-person feedback opportunities and one-on-one discussions with Strategic Planners.

The approach also proposes two workshop-based engagement groups comprising of a stratified community sample and a targeted stakeholder and impacted landowner group to support more detailed and informed discussions throughout the process. The stratified sample process is intended to support a more representative and balanced cross section of the community. Both workshop groups, including the participant selection process for the stratified sample group, will be independently facilitated by the same consultant to support transparent, balanced and informed discussions and feedback.

Engagement activities will be supported through a dedicated project webpage, direct landowner communications, targeted stakeholder communications, digital communications and ongoing project updates. The engagement process will also continue to support the expansion of the stakeholder database and project follower network to facilitate ongoing communication throughout future project stages.

Feedback gathered during this stage will assist in informing future project stages, alongside technical investigations, strategic planning objectives, regulatory requirements, and Council direction.

See Attachment 8 for more information on the proposed preliminary engagement approach.

SUSTAINABILITY IMPLICATIONS

Enhanced sustainability outcomes is a key theme of the Scheme Review. For example, additional opportunities for development intensity in strategic locations in or near centres and with good access to public transport provides considerable positive social and environmental sustainability impacts.

LEGISLATIVE AND POLICY ALIGNMENT

The current stage of the project, being preliminary, is not legislated under the Planning and Development Act 2005, which ensures flexibility in approach taken. The information gained during this stage, will inform the works under Stage 2 of the Scheme review process – a process which is legislated under the *Planning and Development Act 2005* and regulated by the *Planning and Development (Local Planning Scheme) Regulations 2015.*

FINANCIAL IMPLICATIONS

The proposed preliminary engagement process has been provided for in the 2025/2026 Budget.

CONSEQUENCE

If engagement does not commence by July 2026, there is a risk of additional delays to the project timeline, which may affect the planned commencement of Stage 2 in late 2026 or early 2027. This may extend the period of uncertainty for the community, including residents who both support and oppose the project.

BRIEFING FORUM – FURTHER INFORMATION

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

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UP26/114 Proposed Draft Local Planning Policy - Regulated Trees on Private Land (Late Covering Report)

This report is scheduled to be distributed to elected members and published on the City's website on Friday, 5 June 2026.

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15 MOTIONS WITH PREVIOUS NOTICE

15.1 Notice of Motion – Tricky / Problematic Waste

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

MOTION

That the Council requests the CEO to prepare a report on Improved Options for Tricky/ Problematic Waste and Recycling that:

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

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

2. Identifies opportunities to expand access for residents, including:

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

REASONS FOR THE MOTION

1. Items such as batteries, electronic waste, soft plastics, and polystyrene are frequently placed in general waste or recycling bins, where they can reduce recycling quality and in some cases create safety risks. Larger lithium-ion batteries, for example power tool packs, e-scooter batteries, laptops, portable power stations and drones, are not currently accepted at any City of Melville facility, despite being the category most associated with fires in waste collection vehicles and materials recovery facilities both nationally and locally.
2. There remains a gap in accessible and convenient disposal options for a range of problem waste streams. This results in avoidable landfill disposal and contamination of recyclable material. The City's own website states that the City of Melville does not operate a recovery centre for residents to dispose of items, and the closest comprehensive facility the Fremantle Recycling Centre explicitly excludes Melville residents from drop-offs other than Household Hazardous Waste.

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3. Improving internal City facilities to include dedicated multi stream waste collection points will demonstrate leadership in sustainable waste management and provide a practical model for broader community adoption. Of approximately 200 City's buildings, only six appear on the state's database as recycling drop-off points: AH Bracks Library, Bull Creek Library, the City of Melville Civic Centre, the EcoHub (Piney Lakes Environmental Education Centre), Willagee Library and Blue Gum Community Centre.

4. By formally requesting this report, Council signals that improving access to tricky waste disposal is a strategic priority, and that the City's footprint of public facilities, its partnerships, its communications, and its potential for new infrastructure are all in scope for analysis. Its purpose is to set Council's direction on the longer-term vision of the City's tricky waste and recycling services, focusing on what the City should be aiming for, not only what is operationally achievable today.

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16 MOTIONS WITHOUT PREVIOUS NOTICE (approval by absolute majority)

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

18 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

19 CLOSURE

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City of Melville

City of Melville Statutory Delegations and Authorisations Manual

Including Registers of Delegations

2026-2027

To search for a particular delegation, use CTRL+F on your keyboard to open the Find function and search for your position.

Updated 28 May 2025

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Statutory Delegation and Authorisation Manual Including Registers of Delegations

Part 1 - Introduction **1**
1.1 - Structure of this Document 2
1.2 - Background 2
1.3 - Legislated Register of Delegations 3
1.4 - Statutory Delegation by Local Governments 3
1.5 - Alternatives to Delegation: Appointments, Authorisation and Acting Through 5
1.6 - Statutory Delegations and Authorisations by External Agencies 6
Part 2 - Register of Statutory Delegations by Council **7**
Division 1 - *Local Government Act 1995* and Regulations and Local Laws 8
DA-006 Unvested Facilities in Two or More Districts 10
DA-007 Leasing/Licensing of Property 11
DA-008 Disposition of Land and Other Assets 12
DA-015 Bonds for Works 14
DA-016 Administration of Local Laws 15
DA-024 Senior Employees 17
DA-026 Determination of Criteria for Acceptance of Tenders and Pre-Qualified Supplier Panels 18
DA-027 Rejecting and Accepting Tenders and/or Applications for Pre-Qualified Supplier Panels 19
DA-028 Contract Variations and Selection of Next Successful Tenderer 21
DA-030 Consideration of Expressions of Interest to Supply Products or Services 23
~~DA-031 Reimbursement of Expenses for Employee Committee Members~~ 24
DA-032 Granting of a Concession or Writing off Debts Owed to the Council 25
DA-033 Power to Invest 27
DA-035 Payment of Accounts from Municipal or Trust Funds 28
DA-038 District Boundary Adjustment 30
~~DA-044 Disputes between Local Governments~~ 31
DA-050 Power to Seek Warrant to Enter Onto Land or Enter Onto Land in the Event of an Emergency 32
DA-051 Making an Opening in a Fence 33
DA-053 Provisionally and Finally Declare Abandoned Vehicle Wreck 34
DA-054 Give Notice to Collect; Sell or Dispose of Impounded or Confiscated Goods or Vehicles 35
DA-062 Notices & Permissions Under the Uniform Local Provisions 37
DA-136 Crossing – Construction, Repair and Removal 38
DA-063 Management of Vested Land 39
~~DA-074 Due Date of Rates and Service Charges~~ 40
DA-075 Actions Against Lessees of Land Where Rates or Service Charges Are Unpaid . 41

OFFICIAL

OFFICIAL

DA-076 Lodgement of Caveats Against Land Where Rates or Service Charges Are Unpaid 42
DA-077 Actions in Respect to Land Where Rates or Service Charges are Unpaid After Three Years 43
DA-079 Compensation to the Owners of Property 44
DA-081 Closure of Thoroughfares 45
DA-083 Consultation Regarding Fixing, Altering or Realigning a Public Thoroughfare 47
DA-085 Parking Control 48
DA-088 Payments to Employees in Addition to Award or Contract 49
DA-115 Non-Monetary Grants (Grant Concessions or Waive Fees) – Community Partnership Fund 50
DA-129 Appoint Officer/s to Receive and Withdraw Complaints (~~Elected Members~~ Code of Conduct for Council Members, Committee Members and Candidates) 51
DA-130 Arrange to Humanely Destroy an Impounded Animal 52
DA-131 Appoint Officers to Exercise Powers of Entry Under Sections 3.25-3.27 of the Local Government Act 1995 53
DA-132 Appoint Officers to Commence Prosecutions and Legal Proceedings under the *Local Government Act 1995* 54
Division 2 - *Building Act 2011* and Regulations 55
DA-098 Designation and Appointment of Authorised Persons (Building Act) 56
DA-103 Inspection and Copies of Building Information 58
DA-105 Prosecutions and Legal Proceedings – Building Matters 60
DA-126 Building and Demolition Permits 61
DA-127 Occupancy Permits and Building Approval Certificates 62
DA-128 Building Orders 63
Division 3 - *Bush Fires Act 1954* and Regulations 64
DA-022 Legal Proceedings – Bush Fires 65
DA-023 Performance of Functions Under the Bush Fires Act 1954 66
Division 4 *Cat Act 2011* and Regulations 67
DA-125 Delegation of Duties and Powers under the Cat Act 2011 68
Division 5 - *Dog Act 1976* and Regulations 69
DA-122 Delegation of Duties and Powers under the Dog Act 1976 70
Division 6 - Food Act 2008 and Regulations 71
DA-073 Delegations Under the Food Act 2008 72
Division 7 - Graffiti Vandalism Act 2016 and Regulations 74
DA-121 Graffiti Vandalism 75
Division 8 - *Health (Miscellaneous Provisions) Act 1911* and *(Health (Asbestos) Regulations 1992* 76
DA-123 Authority to Appoint Approved and Authorised Officers for the Purposes of the Criminal Procedure Act 77
Division 9 - *Planning and Development Act 2005* and Planning and Development (Local Planning Schemes) Regulations 2015 78
DA-020 Planning and Related Matters 81

OFFICIAL

OFFICIAL

DA-061 Authority to Issue Written Directions in Relation to Illegal Development 85
Division 10 - Public Health Act 2016 and Regulations 86
DA-124 Designation of Authorised Officers (Public Health Act) 87
Part 3 - Register of Statutory Delegations by the CEO (excluding sub-delegations) 88
Division 1 - *Local Government Act 1995* and Regulations and Local Laws 89
DA-003C Destruction of Records 91
DA-004C Rates or Service Charge Payment Agreements 92
DA-006C Authority to Approve Deputations 93
DA-007C Access to Electoral or Ratepayer Details 94
DA-008C Authority to Extend Time to Pay and to Withdraw Infringement Notices 95
DA-009C Appointment of Authorised Persons (Local Government Act) 97
DA-010C Receive, Determine and Process Electoral Eligibility and Maintain Owner Occupier Register 98
Part 4 - Statutory Authorisations and Appointments by Council 100
Division 1 - *Local Government Act 1995* and Regulations and Local Laws 101
CSA-Local-01 Persons Authorised by Council to Sign Documents on Behalf of the City 102
Division 2 - *Health (Miscellaneous Provisions) Act 1911* and Regulations and Local Laws made thereunder 104
CSA-Health-01 Appointment of Deputies under the Health (Miscellaneous Provisions) Act 1911 105
Division 3 - *Litter Act 1979* 107
CSA-Litter-01 Appointment of Person Authorised to Withdraw Infringement Notices Issued under Part V of the *Litter Act 1979* 108
Part 5 - Statutory Delegations and Authorisations to the City of Melville from External Agencies 109
Division 1 - Environmental Protection Act 1986 110
5.1.1 Noise Control – Environmental Protection Notices 110
5.1.2 Noise Management Plans in relation to Specific Works or Venues, Keeping Log Books, Noise Control Notices, Calibration and Approval of Non-Complying Events 111
5.1.3 Noise Management Plans 112
Division 2 - Planning and Development Act 2005 113
5.2.1 Instrument of Authorisation – Sign Development Applications for Crown Land as Owner 113
5.2.3 WA Planning Commission – Section 25 of the Strata Titles Act 1985 116
5.2.4 Powers of Local Governments – Metropolitan Region Scheme 119
Division 3 - Main Roads Act 1930 124
5.3.1 Parking Regulation on Verges of Main Roads and Highways 125
5.3.2 Traffic Management Signs – Road Works 127
5.3.3 Traffic Management Signs – Events on Roads 130
5.3.4 Removal of Unattended Animals and Unattended Vehicles from the Main Roads Network 133
Division 4 – Road Traffic (Vehicles) Act 2012 137

OFFICIAL

OFFICIAL

5.4.1 Approval under Regulation 327(4) for Certain Local Government Vehicles as Special Use Vehicles 137
5.4.2 Approval Under Regulation 289(1)(a)(ii) to Display Flashing Warning Lights on Ranger Vehicles 139
Division 5 – *Road Traffic Administration Act 2008* and *Road Traffic (Administration) Regulations 2014* 141
5.5.1 Nomination of Prescribed Persons under the *Road Traffic Administration Act 2008* and *Road Traffic (Administration) Regulations 2014* 141
Division 6 – Emergency Management Agencies 143
5.6.1 Nomination of Local Government Recovery Group Positions 143
Part 6 - Guidance Notes for the Granting and Exercise of Delegations of Authority 144
Revision History (Major Changes/Amendments) 146
Revoked Delegations 154

OFFICIAL

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Part 1 - Introduction

OFFICIAL

OFFICIAL

Part 1 - Introduction

1.1 - Structure of this Document

Part 1 provides general background to delegations and authorisations in the City of Melville, including the statutory context.

Parts 2 and 3 comprise the City's Register of Delegations as required by section 5.46 of the *Local Government Act 1995*, section 47 of the *Cat Act 2011*, section 10AB of the *Dog Act 1976*, and Clause 84 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Part 2 contains instruments of delegation from the Council to the CEO. These instruments include sub-delegations from the CEO to other employees where relevant. Each Division under this Part deals with a specific primary statute, and the specific enabling provisions and any limitations or conditions on the power of delegation are described at the beginning of the division.

Part 3 contains delegations from the CEO to employees of powers and duties assigned to the CEO by legislation. All current CEO delegations are made under the *Local Government Act 1995* section 5.44. This part excludes sub-delegations from the CEO to other officers of delegated powers, which are included in the instrument of delegation from Council listed in Part 2.

Part 4 contains statutory authorisations and appointments by the Council relating to the CEO or any other officer. Currently Council has made an authorisation under the *Local Government Act* 1995 and an appointment under the *Health (Miscellaneous Provisions) Act 1911*. Each Division under this Part deals with a specific primary statute. The specific enabling provisions and any limitations or conditions on the authorisation power are described at the beginning of each division.

Part 5 lists delegations and authorisations granted to the local government, the CEO or to specified local government employees by State agencies that are primarily responsible for assisting in the administration of the relevant legislation. These delegations may contain conditions regarding the officers who may exercise the delegation. The officers or classes of officers who have been allocated responsibility for the exercise of the delegated or authorised functions are listed below the copy of the instrument of delegation or authorisation.

Part 6 provides guidance notes for the use of delegations and authorisations.

1.2 - Background

Council is responsible for the overall government of the City's affairs and the performance of the City's functions. The CEO is responsible, among other functions, for the management of the day-to-day administration of the operations of the City, including the management of other employees, for advising Council and for implementing the decisions of Council.

Legislation applicable to local government may reserve specific powers and duties to the Council, the CEO or a defined authorised person or class of persons. Where legislation grants a power or imposes a duty on 'local government', this is conventionally interpreted to mean the Council unless otherwise specified even if the power or duty is operational in nature.

The functions and powers allocated to local governments by legislation are so many and so diverse that it would be unrealistic to expect any Council to make every discretionary decision itself. The business of local government could not be carried out under such conditions.

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Where permitted by legislation, delegation of authority is a practical and prudent mechanism to facilitate timely decisions within legislative constraints and to ensure decisions are made lawfully by a delegate with appropriate technical expertise or experience. Delegations are made by the Council where permitted under relevant legislation in order to enable the efficient and orderly governance of the City. Under some legislation, the CEO may also delegate statutory or delegated powers to another person.

Safeguards may be incorporated into delegations such as limiting the circumstances in which a delegation can be exercised or imposing financial or other limits to the delegated power.

The delegation of a power or duty does not preclude a delegator from exercising or performing that power or duty itself or by acting through any employee authorised, by job description or otherwise, to carry out a function as the agent of, and on behalf of, the local government in accordance with approved policies.

A person granted a delegation is not obliged to exercise the delegated power and may, if circumstances indicate, refer the decision back to the delegator.

Legislation varies in how delegation of authority is provided for, including limitations, conditions and reporting or review requirements. Reviews of delegations, where required by law, are the responsibility of the delegator.

Under the *Local Government Act 1995* and some other legislation, persons affected by specified decisions made under delegated authority have a right under Part 9 Division 1 of the *Local Government Act 1995* to lodge an objection to the decision, which must be considered by Council, and/or to seek a review of the decision by the State Administrative Tribunal.

1.3 - Legislated Register of Delegations

Section 5.46 of the *Local Government Act 1995* requires:

(1) The CEO to keep a register of the delegations made to the CEO and to employees under Part 5 Division 4 of that Act;

(2) Delegations made under Part 5 Division 4 of that Act to be reviewed by the delegator at least once every financial year; and

(3) Every person to whom a power or duty is delegated under that Act to keep prescribed records in relation to the exercise of the delegated authority.

Similar requirements apply to delegations under the *Cat Act 2011*, *Dog Act 1976* and *Planning and Development Act 2005*.

Other Acts conferring powers and duties on local governments do not specify such requirements for recording and review, but for the purposes of consistency and convenience, all delegations are listed in this register.

1.4 - Statutory Delegation by Local Governments

Delegation provisions in legislation are generally stated in the form 'a local government may delegate to [specified delegate(s)] its powers and duties under this Act'. Sometimes the delegation power may relate only to a part of the Act and sometimes it may refer to 'functions'. Under the *Interpretation Act 1984*, a 'function' includes powers, duties, responsibilities, authorities and jurisdictions.

A Council delegation is unnecessary where the legislation has conferred a specified function or power directly on the CEO or on another defined class of authorised persons. Section 50(1)

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of the *Interpretation Act 1984* specifies that *'Where a written law confers upon a person power to do or enforce the doing of any act or thing, all such powers shall also be deemed to be conferred on the person as are reasonably necessary to enable him to do or to enforce the doing of the act or thing.'*

Delegations are therefore restricted to the statutory powers, duties and functions explicitly conferred or imposed on the delegator by legislation, and are often referred to as statutory delegations. Broadly, sections 58 and 59 of the *Interpretation Act 1984* provide for how delegations are to be made and exercised.

Delegation is appropriate for functions requiring the broad exercise of independent discretion in decision-making. A delegate is not expected to seek approval for their decisions under delegation. Section 58 of the *Interpretation Act 1984* clarifies this independence:

> *'Where under a written law the performance of a function by a person is dependent upon the opinion, belief, or state of mind of that person in relation to a matter and that function has been delegated under a written law, the function may be performed by the delegate upon the opinion, belief, or state of mind of the delegate in relation to that matter.'*

This does not preclude the use of policies that guide decision-making to ensure consistency and alignment with certain principles and outcomes.

Section 59 of the *Interpretation Act 1984* states that '*where a written law confers power upon a person to delegate the exercise of any power or the performance of any duty conferred or imposed upon him under a written law… such a delegation may be made to a specified person or to persons of a specified class, or may be made to the holder or holders for the time being of a specified office or class of office.*'

It is more efficient and effective to delegate to positions rather than individuals so that anyone appointed to or acting in that position may undertake the functions/duties or exercise the powers without a new delegation being required.

Some legislation may restrict the local government to delegating a power or function only to the local government CEO, although some Acts provide for the local government to delegate to persons other than the CEO, such as other local government employees or committees. The CEO may further delegate those powers to other officers only if sub-delegation is permitted by the legislation.

Delegations are required to be made in writing, and for Council delegations, this normally takes the form of a resolution that is recorded in the Council Minutes. The City has adopted a standard form for instruments of delegation that also provides for recording sub-delegations, specifying recordkeeping obligations, and listing relevant policies and legislation to guide the delegates in exercising the delegated authority.

Under the *Local Government Act 1995*, *Cat Act 2011*, *Dog Act 1976*, *Graffiti Vandalism Act 2016* and *Planning and Development (Local Planning Schemes) Regulations 2015*, delegations by Council must be made by absolute majority resolution. Other legislation does not require an absolute majority to grant, amend or revoke a delegation by Council.

Under section 5.71 of the *Local Government Act 1995*, an employee may not exercise a delegated power or discharge a delegated duty if they have a financial interest in the matter. Non-financial interests must be declared and managed.

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A person who holds delegated powers or duties under Part 5 Division 4 of the Local Government Act is classified as a designated employee and a relevant person for the purposes of lodging primary and annual returns under sections 5.75 and 5.76. The Local Government Operational Guideline on Primary and Annual Returns specifies that if a designated employee ceases to hold that position within three months of the start date, no primary return is required. Short-term acting arrangements in a position holding relevant delegations therefore may not trigger a requirement for a primary return, but acting arrangements exceeding three months will do so.

Further information on delegations in local government can be found in the Local Government Operational Guideline on Delegations.

1.5 - Alternatives to Delegation: Appointments, Authorisation and Acting Through

1.5.1 Appointments

Some legislation, particularly that with a strong enforcement element, provides for the local government (or its delegate) to appoint authorised persons to undertake certain functions and duties, and to exercise powers, that are imposed or conferred on authorised persons by that legislation. They may also be called authorised officers, or approved officers, or designated officers, or a legislation-specific term. Once appointed under a specific Act, an authorised person does not need any further delegation to exercise the powers conferred on authorised persons by that legislation.

Section 26 of the *Health (Miscellaneous Provisions) Act 1911* is a special case in that it provides for the local government to appoint and authorise a person to be its deputy to exercise the powers and perform the functions of the local government under that Act and the regulations and local laws made under it. The Act does not grant local governments a delegation power but in practice the role of a deputy is equivalent to that of a delegate.

1.5.2 Authorisation

Some legislative provisions may specify that a power may be exercised or a function performed only by a person specifically authorised to do so by the local government. While the power to authorise a person may be delegated, this authorisation is not itself a delegation. The person authorised acts as an agent of the local government within operational parameters such as a policy, procedure or work instruction and may be required to seek approval for their decisions.

Where a power is required under the Act to be exercised by a person authorised to do so, an authorisation rather than a delegation is required. The Council may authorise specified persons directly or delegate the power to the CEO to authorise persons to perform functions. Authorisation is usually granted to position titles and anyone employed or acting in that position may exercise the authorisation.

One example of authorisation is section 9.49A of the *Local Government Act 1995*, which provides for a local government, by resolution, to authorise the CEO, another employee or an agent of the local government to sign documents on behalf of the local government.

1.5.3 Acting Through

Section 5.45(2) of the *Local Government Act 1995* clarifies that regardless of delegations in place, a local government may perform any of its functions by acting through a person other

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than the CEO, and the CEO may perform any of their functions by acting through another person.

Operational Guideline 17 – Delegations, published by the Department of Local Government, Sport and Cultural Industries, provides guidance as to when delegation is appropriate and when a function may be effectively undertaken by acting through authorised employees.

The *Local Government Act 1995* does not define 'acting through', but generally where the legislation provides little or no discretion in carrying out a function or duty, then the function or duty may be undertaken by the local government acting through an employee operating in the normal course of their duties. For example, the legislation may state that a local government 'must' or 'shall' do or not do something under specified circumstances, or set out clear rules about how or when something must be done.

Conversely, where the legislation states the local government 'may' do something and allows for substantial discretion on the part of the decision maker, particularly if the decision will have a significant impact on the City or on the person affected, the function must be:

- delegated;
- where specified in the legislation, undertaken by a person authorised to exercise the power or undertake the function within specified parameters; or
- be subject to a formal policy and/or procedure that provides sufficient control and accountability about how the decisions are made by officers required to administer the function as part of their normal duties.

Where considered appropriate and effective in operation, Council may approve policies about particular functions of the local government. This may remove the need for a delegation as it is the role of the organisation to implement the Council's policies. The CEO has explicit authority to implement the City's decisions through the relevant employees.

'Acting through' may better suit certain operational processes, reduce additional recording and reduce reporting requirements compared with the exercise of delegated authority.

1.6 - Statutory Delegations and Authorisations by External Agencies

Some powers and duties exercised or discharged by the City may be a result of delegation by a State authority or public officer, generally the CEO of the department or statutory officer responsible for assisting the responsible minister in the administration of a specific Act.

Such delegations may be to the local government, or to the local government CEO or to specified officers or classes of officers in local governments. None of the State delegations currently held by the City provide for sub-delegation.

A State agency exercising a power or discharging a duty under a statute may also authorise a local government to undertake specified functions under legislation for which it has responsibility.

Currently, the City or its officers hold delegated authority or authorisations from the CEO of the Department of Water and Environmental Regulation, the Western Australian Planning Commission and the Commissioner of Main Roads.

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Part 2 - Register of Statutory Delegations by Council

Previously reviewed in accordance with *Local Government Act 1995* section 5.46(2), *Cat Act 2011* section 47(2), *Dog Act 1976* section 10AB(2) and *Planning and Development (Local Planning Scheme) Regulations 2015* clause 84:

Ordinary Meeting of Council	21 June 2011	C/11/5187
Ordinary Meeting of Council	17 April 2012	C/12/5217
Ordinary Meeting of Council	21 May 2013	C/13/5291
Ordinary Meeting of Council	17 June 2014	M14/5369
Ordinary Meeting of Council	12 May 2015	M15/5418
Ordinary Meeting of Council	17 May 2016	M16/5477
Ordinary Meeting of Council	16 May 2017	M17/5549
Ordinary Meeting of Council	19 June 2018	M18/5618
Ordinary Meeting of Council	18 June 2019	M19/5691
Ordinary Meeting of Council	16 June 2020	M20/5749
Ordinary Meeting of Council	15 June 2021	M21/5842
Ordinary Meeting of Council	19 July 2022	M22/5920
Ordinary Meeting of Council	20 June 2023	C23/25
Ordinary Meeting of Council	18 June 2024	C24/157
Special Meeting of Council	25 June 2025	C25/282

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Part 2 - Register of Statutory Delegations by Council

Division 1 - *Local Government Act 1995* and Regulations and Local Laws

2.1.1 Enabling legislative provisions

Council may delegate to:

a) A committee (section 5.16(1))
   i) Comprising council members and employees – only powers and duties that may be delegated to the CEO (section 5.17(b)); or
   ii) Including people who are neither council members nor employees, as described in section 5.9(c), (d) and (e) – only powers and duties related to management of the property or events in which the committee is involved (section 5.17(c)).
b) The CEO (section 5.42 (1)(a) – all powers and duties of the local government under the Act except those listed in section 5.43 or prescribed by regulations.

2.1.2 Matters that may not be delegated

1) To Committees:
   a) Comprising council members only – no power or duty that requires an absolute majority decision or that is prescribed (section 5.17(a)); and
   b) If the committee contains no members who are council members or employees, then no delegation is permitted (section 5.17(d)).

2) To the CEO:

Section 5.43 of the Act states that a local government cannot delegate to a CEO any of the following powers and duties

(a) Any power or duty that requires a decision of an absolute majority of the council;
(b) Accepting a tender which exceeds an amount determined by the local government;
(c) Appointing an auditor;
(d) Acquiring or disposing of any property valued at an amount exceeding that determined by the local government;
(e) Any of the local government's powers under sections 5.98, 5.98A, ~~5.99A~~, 5.99, 5.99A, and 5.100, and 5.129 of the Act (fees, allowances and payments to Council members);
(f) Borrowing money on behalf of the local government;
(g) Hearing or determining an objection of a kind referred to in section 9.5 (objection to certain local government decisions);
(ha) The power under section 9.49A(4) to authorise the CEO, another employee or an agent to sign documents on behalf of the local government;
(h) Any power or duty that requires the approval of the Minister or Governor; or
(i) Such other duties or powers that may be prescribed by regulation.

With respect to the last point (i) above:

1. Regulation 18G of the *Local Government (Administration) Regulations 1996* prohibits the delegation to a CEO of the powers and duties under:
   (a) Sections 7.12A(2) 7.12A(3)(a) and 7.12A(4) of the *Local Government Act 1995* (relating to meetings with auditors); and
   (b) Regulations 18C and 18D (relating to the selection and appointment of CEO's and reviews of their performance).

2. Regulation 6 of the *Local Government (Financial Management) Regulations 1996* prohibits the delegation of the duty to conduct an internal audit to an employee (including a CEO) who has been delegated the duty of maintaining the local government's day to day accounts or financial management operations.

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2.1.3 Sub-delegation

1. The CEO may delegate to any employee a power or duty that has been delegated to the CEO under section 5.42 (section 5.44(1) and (3)).
2. A delegation must be made in writing (section 5.44(2)) and is subject to any conditions imposed by the local government on its delegation to the CEO (section 5.44(3)).
3. The CEO may impose further conditions on a delegation that is sub-delegated (section 5.44(4)).

2.1.4 Making delegations

1. An absolute majority decision of Council is required to delegate powers and duties to the CEO (section .5.42(1)).
2. A delegation made under section 5.42 must be in writing and can be general or as otherwise provided (s.5.42(2)).
3. A delegation has effect indefinitely unless otherwise specified in the delegation (section 5.45(1)(a)).
4. Any decision to amend or revoke a delegation made by a local government is to be by an absolute majority decision (section 5.45(1)(b)).

2.1.5 Recording and Review Obligations

1. The CEO to keep a register of the delegations made under Part 5 Division 4 to the CEO and to employees (section 5.46(1)).

2. At least once every financial year delegations made under Part 5 Division 4 are to be reviewed by the delegator (section 5.46(2)).

3. Every person to whom a power or duty is delegated under the *Local Government Act 1995* is to keep records in accordance with the *Local Government (Administration) Regulations 1996* in relation to the exercise of the power or discharge of the duty (section 5.46(3)).

   Regulation 19 of the *Local Government (Administration) Regulations 1996* specifies that where a power or duty has been delegated under the *Local Government Act 1995* to the CEO or any other employee, the person to whom the power or duty has been delegated must keep a written record of:

   - How the person exercised the power or discharged the duty;
   - When the person exercised the power or discharged the duty; and
   - The persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

2.1.6 Other obligations on delegates

Under section 5.71, an employee who has been delegated a power or duty under Part 5 Division 4 relating to a matter, must not exercise that power or discharge that duty if they have an interest in the matter as defined in sections 5.60A or 5.60B, and must disclose the nature of the interest to the Mayor (if the CEO) or to the CEO (any other employee).

Employees holding delegated authority (including sub-delegations) under Part 5 Division 4 of the *Local Government Act 1995* must lodge a primary financial return under section 5.75 of the Act within three months of receiving the delegation and must thereafter, while holding the delegated authority, lodge an annual return under section 5.76 of the Act.

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Part 2 - Register of Statutory Delegations by Council

DA-006 Unvested Facilities in Two or More Districts

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 006** **Last Review Date: To be updated**
Description	Authority to agree on the control and management of an unvested facility if it lies within two or more Local Government districts.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.53(3): Control of certain unvested facilities
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Property/Land Administration 5.486D COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

OFFICIAL

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Part 2 - Register of Statutory Delegations by Council

DA-007 Leasing/Licensing of Property

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 007** **Last Review Date: To be updated**
Description	Authority to: • Dispose of property by way of lease/licence or hire agreement including to advertise disposal in accordance with section 3.58 of the Act; and • Negotiate, execute and administer lease and other contractual documents for the purposes of a lease, licence or hire agreement, including assignment, extension and renewal.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.58(2) & (3): Disposing of property
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development (restricted to leases and management licences with community, sporting groups, government agencies, artists and cultural organisations, and to commercial parking leases) • Director Corporate Services (any lease/licence) • Head of Property (any lease/licence
Conditions on Delegation/Sub Delegation	Delegation to CEO limited to disposal of an interest in land/property by lease licence or a hire agreement to an annual property rental value of $100,000 per annum (excl. GST) and a maximum lease term of ten years. This includes lease extensions and renewals. Sub-delegation is limited to disposal of property by way of lease/licence or hire agreement to a value of $50,000 per annum (excl. GST) and a maximum term of five years.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions & General) Regulations 1996* Regulation 30: Dispositions of property with market value less than $20,000 excluded from section 3.58 of Act. *Property Law Act 1969* *Commercial Tenancy (Retail Shops) Agreements Act 1985*
Policy Reference	CP-005 – Land and Property Retention, Disposal and Acquisition Related Delegation: DA-008 Disposition of Land and Other Assets
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: PROPERTY MANAGEMENT – Leases-Licences-Agreements-Contracts 22.07 7D COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-008 Disposition of Land and Other Assets

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 008** **Last Review Date: To be updated**
Description	Authority to initiate and conclude the disposal (excluding disposal by way of lease) of land and property up to $500,000.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.58(2): Disposing of property Section 3.59(2)-(4): Commercial enterprises by local government
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development • Director Corporate Services • Chief Financial Officer • Head of Property • Director Environment and Infrastructure • Manager City Buildings and Projects
Conditions on Delegation/Sub Delegation	Delegation thresholds per transaction: • Chief Executive Officer – up to $500,000 • Director Community Development- $19,999 - $74,999 • Director Corporate Services – $19,999 - $74,999 • Chief Financial Officer – $5,000 - $19,999 • Head of Property - $5,000 - $19,999 • Director Environment and Infrastructure – $19,999 - $74,999 • Manager City Buildings and Projects – $5,000 - $19,999 Note the $74,999 above relates to property which is provided as consideration for the purchase of other property up to the value of $75,000, e.g., a motor vehicle trade in. This is in accordance with Regulation 30(3)(b). This delegation does not authorise delegated officers to decide if proceeding with major land transaction or major trading undertaking under 3.59(5), which requires the absolute majority decision of Council.
Compliance links	*Local Government Act 1995* Section 5.43(d): Limit on value of disposed property Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions and General) Regulations 1996* Regulation 8A: Amount prescribed for major land transactions, exempt land transactions Regulation 8: Exempt land transactions Regulation 30: Dispositions of property excluded from Act section 3.58
Policy Reference	CP-005 Land and Property Retention, Disposal and Acquisition

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Part 2 - Register of Statutory Delegations by Council

	Related Delegation: DA-007 Leasing/Licensing of Property
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P STRATEGIC PROPERTY MANAGEMENT – Land and Property Acquisition / Disposal / Development 20.71 5A
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-015 Bonds for Works

Delegator: Council **Process Owner: Director Planning**	**Delegation: DA – 015** **Last Review Date: To be updated**
Description	Authority to determine the value of and conditions associated with the lodgement of cash bonds or other performance bonds for works associated with the subdivision or development of land that may affect thoroughfares and public places; and to approve the return or payment of such bonds upon the completion of the works or event.
Statutory Power or Duty Delegated	*Local Government (Uniform Local Provisions) Regulations 1996* Regulation 6(4)(c)-(d): Obstruction of public thoroughfare Regulation 11(6)(b)-(c): Dangerous excavation in or near public thoroughfare Regulation 17(5): Private works on, over, or under public places
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers and duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Manager Engineering • Director Planning • Manager Health and Compliance • Manager Development Approvals
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government Act 1995*, Schedule 9.1 *Local Government (Uniform Local Provisions) Regulations 1996*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PROPERTY MAINTENANCE – Security Deposits/Bonds/Retention Money 21.09 7D
Period of Validity	Ongoing
Adopted by Council	Technical Services Committee – 5 November 1996 – T96/8030

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Part 2 - Register of Statutory Delegations by Council

DA-016 Administration of Local Laws

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 016** **Last Review Date: To be updated**
Description	Authority to administer City of Melville Local Laws.
Statutory Power or Duty Delegated	Powers to determine applications, issue and apply conditions to approvals, consents, permits, licences and registrations, undertake enforcement functions and exercise discretion under the following local laws: 1. *Activities in Thoroughfares, Public Places and Trading Local Law 2014* 2. ~~*Fencing By-Law 1996*~~ *Fencing Local Law 2025* 3. *Dog Local Law 2021* 4. *Health Local Laws 1997* 5. *Local Government Property Local Law 2010* 6. *Local Law relating to Street Numbering 2006* 7. *Parking Local Law 2023* 8. *Cat Local Law 2025*
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers and duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	Local Government Act 1995 Section 5.44: CEO may delegate powers and duties to other employees *Cat Act 2011* Section 45: Delegation by CEO of local government *Dog Act 1976* Section 9A: Delegation by CEO
Sub Delegated to:	See attached sub-delegation matrix
Conditions on Delegation/Sub Delegation	Infringements may only be issued by persons authorised for the purposes of section 9.16 of the *Local Government Act 1995 (appointed under SA-Local-08)*. *Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Compliance links	*Local Government Act 1995* Part 9, Division 1: Objections and Review Part 9, Division 2: Enforcement and Legal Proceedings
Policy Reference	CP-068 Street Numbering Policy Australian Standard AS/NZS 4819:2011: Geographic Information - Rural and Urban Addressing *Local Law relating to Street Numbering 2006* SPP 7.3 Residential Design Codes CP-078 - Residential Development Policy LPP 2.2 Outdoor Advertisements and Signage Policy CP-097 Parking Permit Policy CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline

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Part 2 - Register of Statutory Delegations by Council

Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for decision
Period of Validity	Ongoing
Adopted by Council	Planning & Development Services Committee – 12 November 1996 – P96/7023

DA – 016 SUB-DELEGATION MATRIX

Key to Local Laws:

1. *Activities in Thoroughfares, Public Places and Trading Local Law 2014*
2. ~~*Fencing By Law 1996*~~ *Fencing Local Law 2025*
3. *Dog Local Law 2021*
4. *Health Local Laws 1997*
5. *Local Government Property Local Law 2010*
6. *Local Law relating to Street Numbering 2006*
7. *Parking Local Law 2023*
8. *Cat Local Law 2025*

Position								
	1	2	3	4	5	6	7	8
Director Community Development	√		√		√		√	√
Head of Community Safety	√		√		√		√	√
Service Lead – Community Safety Investigations	√		√		√		√	√
Manager Healthy Melville	√			√	√		√ (clause 5.4 and 5.8(b) only)	
~~Healthy Melville Coordinator (Recreation Development)~~ Coordinator – Club Development & Recreation							√ (clause 5.4 and 5.8(b) only)	
Manager Cultural Services	√							
Director Corporate Services	√				√			
Head of Property					√	√		
Director Environment and Infrastructure	√				√		√	
Manager Engineering	√				√		√	
Manager Natural Areas and Parks	√				√			
Director Planning	√	√		√		√		
Manager Health and Compliance	√	√		√		√		
Coordinator Compliance Services	√	√				√		
Senior Development Compliance Officer	√	√				√		
Coordinator Environmental Health	√			√				
Senior Environmental Health Officer	√			√				
Manager Development Approvals	√	√				√		
Principal Building Surveyor		√						
Senior Building Surveyor		√						
Principal Statutory Planner		√				√		
Senior Statutory Planner		√				√		

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Part 2 - Register of Statutory Delegations by Council

DA-024 Senior Employees

Delegator: Council **Process Owner: CEO**	**Delegation: DA –024** **Last Review Date: To be updated**
Description	1. Authority to designate any employees or persons belonging to a class of employee to be a senior employee; and 2. Authority to advertise the vacant position of a designated senior employee.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 5.37 (1) & (3) ~~(4)~~: Senior employees
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	An advertisement is to be in the manner and contain such information with respect to the position as is prescribed.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Administration) Regulations 1996* Regulation 18A: Vacancy in position of CEO or senior employee to be advertised
Policy Reference	~~None~~ CP-026 Employee Appointments CP-007 Acting Chief Executive Officer
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P ORGANISATIONAL DEVELOPMENT POSITION DESCRIPTIONS – Employee Services 60.1 2D
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-026 Determination of Criteria for Acceptance of Tenders and Pre-Qualified Supplier Panels

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 026** **Last Review Date: To be updated**
Description	Before tenders and/or applications for pre-qualified supplier panels are publicly invited, authority to determine in writing the criteria for deciding which tender should be accepted.
Statutory Power or Duty Delegated	*Local Government (Functions & General) Regulations 1996* Regulation 14(2a): Publicly inviting tenders, requirements for Regulation 24AD(3): Requirements when inviting persons to join panel of pre-qualified suppliers
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	All Directors
Conditions on Delegation/Sub Delegation	Directors may only exercise this sub-delegation with respect to tenders and/or prequalified supplier panels emanating from their Directorate.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-023 Procurement Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COUNCIL ADMINISTRATION – Procurement – Tenders 5.36 5A
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-027 Rejecting and Accepting Tenders and/or Applications for Pre-Qualified Supplier Panels

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 027** **Last Review Date: To be updated**
Description	1. Authority to determine that there is a continuing need for the goods or services proposed to be provided by a panel of pre-qualified suppliers, and establish a panel of pre-qualified suppliers to supply particular goods or services to the City of Melville. 2. Authority to accept tenders and applications for pre-qualified supplier panels, up to the value of $550,000 (excluding GST), including pre award minor variations but excluding post award variations, per tender or application, per contract year; and 3. Authority to decline to accept any tender and to accept the withdrawal of a tender once awarded.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.57: Tenders for providing goods and services Section 9.49B: Contract formalities *Local Government (Functions and General) Regulations 1996* Regulation 24AB: Local government may establish panels of pre-qualified suppliers Regulation 24AC(1)(b): Requirements before establishing panels of pre-qualified suppliers
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	Sub-delegation is not permitted
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	Maximum threshold $550,000 (excl. GST) per tender, per contract year. Decision to be made following receipt and consideration of a recommendation from the Contracts and Tenders Advisory Unit.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions and General) Regulations 1996* Regulation 11: When tenders have to be publicly invited Regulation 13: Requirements when a local government invites tenders though not required to do so Regulation 14: Publicly inviting tenders, requirements for Regulation 15: Minimum time to be allowed for submitting tenders Regulation 18: Rejecting and accepting tenders Regulation 20: Variation of requirements before entry into contract Regulation 21: Limiting who can tender, procedure for Regulation 22: Minimum time to be allowed for submitting EoI Regulation 24AH: Rejecting and accepting applications to join panel of pre-qualified suppliers DA-028 – Contract Variations and Selection of Next Successful Tenderer

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Part 2 - Register of Statutory Delegations by Council

Policy Reference	CP-023 Procurement Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COUNCIL ADMINISTRATION – Procurement – Tenders 5.36 5A
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-028 Contract Variations and Selection of Next Successful Tenderer

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 028** **Last Review Date: To be updated**
Description	**Pre-Award** 1. Power to make a minor variation to the goods and services specified and enter a contract with the chosen tenderer for the supply of the varied requirement; and 2. Power to select the next most advantageous tenderer if the chosen tenderer does not agree on a contract with the varied requirements. **Post Award** Following acceptance of a tender and having entered into a contract for the supply of products or services, authorise variations which are unforeseen.
Statutory Power or Duty Delegated	*Local Government (Functions and General) Regulations 1996* Regulation 20: Variation of requirements before entry into the contract Regulation 21A: Varying a contract for the supply of goods or services
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors • All Executive Managers • All Chiefs, Heads and Managers reporting to a Director • ~~Research and Liaison Advisor~~
Conditions on Delegation/Sub Delegation	Directors/Executive Managers/Managers may only exercise the sub-delegated power with respect to tenders and contracts originating in their directorate. A minor variation means a variation that has does not significantly increase the risk to the City associated with the terms and conditions, and does not fundamentally alter the scope of works and/or the goods or services that tenderers were invited to supply. Post-contract variations are to be made following the post award contract variation procedure.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions and General) Regulations 1996* Regulation 11: When tenders have to be publicly invited Regulation 20: Variation of requirements before entry into contract Regulation 21A: Varying a contract for the supply of goods or services

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Part 2 - Register of Statutory Delegations by Council

	Post Award Contract Variation Directorate Procedure DA-027 – Rejecting and Accepting Tenders and/or Applications for Pre-Qualified Supplier Panels
Policy Reference	CP-023 Procurement Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COUNCIL ADMINISTRATION – Procurement – Tenders 5.36 5A
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-030 Consideration of Expressions of Interest to Supply Products or Services

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 030** **Last Review Date: To be updated**
Description	Authority to consider expressions of interest that have been called in accordance with the *Local Government Act (Functions & General) Regulations 1996* and decide which, if any, of those expressions of interest are from persons capable of satisfactorily supplying the products or services.
Statutory Power or Duty Delegated	*Local Government (Functions and General) Regulations 1996* Regulation 23(3): Rejecting and accepting expressions of interest to be acceptable tenderer
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	All Directors
Conditions on Delegation/Sub Delegation	Directors may only exercise the sub-delegated power in respect to expressions of interest originating in their Directorate.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Functions and General) Regulations 1996* Regulation 23: Rejecting and accepting expressions of interest to be acceptable tenderer
Policy Reference	CP-023 Procurement Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-031 Reimbursement of Expenses for Employee Committee Members

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 031** **Last Review Date: 25 June 2025**
Description	Authority to reimburse an employee on a committee for an expense that was incurred in relation to a matter affecting the City of Melville.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 5.101(2): Payments for employee committee members
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors • All Executive Managers • All Chiefs, Heads and Managers reporting to a Director • Research and Liaison Advisor
Conditions on Delegation/Sub Delegation	Delegates and sub-delegates are not authorised to approve payments to themselves.
Compliance links	*Local Government Act 1995* Section 5.102: Expense may be funded before actually incurred
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate financial records
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-032 Granting of a Concession or Writing off Debts Owed to the Council

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 032** **Last Review Date: To be updated**
Description	1. Authority to determine what conditions apply to the granting of a concession proposed to be undertaken (except for rates & service charges); 2. Authority to waive or grant concessions in relation to any amount of money except for rates & service charges; and 3. Authority to write off any amount of money that is owed to the local government (including rates & service charges).
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.12(1)(b)-(c): waive and grant concessions; write off any amount of money Section 6.12(3): grant of a concession under section 6.12(1)(b) may be subject to any conditions
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors in relation to concessions or write offs emanating from their Directorate • Chief Financial Officer • Manager Healthy Melville in relation to concessions emanating from their Service Area • Revenue Coordinator
Conditions on Delegation/Sub Delegation	Delegation thresholds: • Chief Executive Officer – Limit $10,000 for any one item • All Directors – Limit $5,000 for any one item • Chief Financial Officer – Limit $1,000 for any one item • Manager Healthy Melville – Limit $500 for any one item • Revenue Coordinator – Limit of $50 for any one item Any write offs in accordance with function 3 above are to be notified to the Council in the next available Council meeting in the CEO report that presents the monthly Statements of Financial Activity. This delegation does not apply to waiving fees or granting concessions in relation to the Community Partnership Fund, which is to be done under delegation DA-115.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-025 Accounting Policy CP-115 Financial Hardship Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P

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Part 2 - Register of Statutory Delegations by Council

	Appropriate financial records
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-033 Power to Invest

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 033** **Last Review Date: To be updated**
Description	1. Authority to invest money held in the Municipal or Trust funds that is not, for the time being, required for any other purpose, in accordance with the *Trustees Act 1962*, Part III. **Note:** The Municipal Fund includes the Reserve Accounts which form part of what is commonly known as the City of Melville Reserve Fund. 2. Authority to establish and document internal control procedures to be followed in the investment and management of investments.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.14(1): Power to invest *Local Government (Financial Management) Regulations 1996* Regulation 19: Investments, control procedures for
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees

Sub Delegated to:	• Director Corporate Services
	• ~~Director Environment and Infrastructure~~
	  • Chief Financial Officer
	  • Senior Accountant (Management) (position ID 2041 only)
	  • Management Accountant (position ID 2042A only)

Conditions on Delegation/Sub Delegation	Investment must be in accordance with Part III of the *Trustees Act 1962*, the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* and Council Policy. All investment transactions are required to be authorised by two of the delegated officers of which at least one of whom will be a Category A authorised signatory as outlined in DA-035.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Trustees Act 1962*, Part III Investments *Local Government (Financial Management) Regulations 1996* ~~Regulation 19: Investments, control procedures for~~ Regulation 19C: Investment of money, restrictions on
Policy Reference	CP-009 Investment of Funds
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate financial records
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-035 Payment of Accounts from Municipal or Trust Funds

Delegator: Council **Process Owner: Director Corporate Services**		**Delegation: DA – 035** **Last Review Date: To be updated**
Description	Power to authorise payments from the Municipal and Trust Funds and all transactions on Municipal, Trust and Reserve Bank Accounts.	
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.7(2): Money held in the municipal fund may be applied towards the performance of functions and exercise of powers of the local government Section 6.9(2): Money or property held in the trust fund is to be applied for the purposes of, and in accordance with, the trusts affecting it *Local Government (Financial Management) Regulations 1996* Regulation 12: Payments from municipal fund or trust fund, restrictions on making	
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO	
Delegated to	Chief Executive Officer (Category A signatory)	
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees	
Sub Delegated to:	**Position (Signatory)**	**Signatory category**
	Director Corporate Services	Category A
	Chief Financial Officer	Category A
	Director Community Development	Category A
	Director Environment and Infrastructure	Category A
	Director Planning	Category A
	Director Legal, Governance & Risk	Category A
	Senior Accountant (Management) (position ID 2041 only)	Category B
	Management Accountant (position ID 2042A only)	Category B
Conditions on Delegation/Sub Delegation	The *Local Government (Financial Management) Regulations 1996* Regulation 13 requires a list of accounts detailing payments made under delegated authority from the Municipal Fund or the Trust Fund to be prepared each month and submitted to the Council showing for each account paid since the last such list was prepared — (a) the payee's name; (b) the amount of the payment; (c) the date of the payment; and (d) sufficient information to identify the transaction. Two signatures of the 'authorised signatories' shown above are required with at least one signatory being a category A signatory.	
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. Section 6.8: Expenditure from the municipal fund *Local Government (Financial Management) Regulations 1996* Regulation 11: Payments, procedures for making	

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Part 2 - Register of Statutory Delegations by Council

	~~Regulation 12: Payments from municipal fund or trust fund, restrictions on making~~ Regulation 13: Payments from municipal fund or trust fund by CEO, CEO's duties as to City of Melville Procurement Authorisation Limits
Policy Reference	CP-025 Accounting Policy CP-009 Investment of Funds
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate financial records
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 19 December 2006 – C06/6024

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Part 2 - Register of Statutory Delegations by Council

DA-038 District Boundary Adjustment

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 038** **Last Review Date: To be updated**
Description	Authority to negotiate as to any adjustment or transfer of property, rights and liabilities with an adjoining local government where an order to amend a District Boundary is made.
Statutory Power or Duty Delegated	*Local Government Act 1995* Schedule 2.1, Clause 11, subclauses (1)-(2)
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	Director Corporate Services
Conditions on Delegation/Sub Delegation	Negotiated matters are subject to final ratification by the Council.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. Schedule 2.1: Provisions about creating, changing the boundaries of, and abolishing districts *Local Government (Constitution) Regulations 1998*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COUNCIL ADMINISTRATION – District Boundaries 5.16 5A
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-044 Disputes between Local Governments

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 044** **Last Review Date: 25 June 2025**
Description	Authority to refer a matter to the Minister to resolve a dispute between two or more local governments.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 9.63(1)
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub-delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Sub-Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	Chief Executive Officer must consult with the Mayor prior to referring a dispute to the Minister. Sub-delegation is not permitted.
Compliance links	None
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-050 Power to Seek Warrant to Enter Onto Land or Enter Onto Land in the Event of an Emergency

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 050** **Last Review Date: To be updated**
Description	Power to seek warrant to enter onto land or enter onto land in the event of an emergency.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.33: Entry under warrant Section 3.34: Entry in emergency
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors • Manager Health and Compliance • Head of Community Safety • Coordinator Compliance Services • Coordinator Environmental Health
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Part 3, Division 3, Subdivision 3: Powers of entry Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P CONSTRUCTION AND MAINTENANCE PROGRAMS – Land Access Notices 25.21 7D
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-051 Making an Opening in a Fence

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 051** **Last Review Date: To be updated**
Description	Authority to make an opening in a fence to do prescribed works on property subject to providing the owner or occupier with 3 days written notice.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.36: Opening fences
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Manager Engineering • Manager Natural Areas and Parks
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Schedule 3.2: Particular things local government can do on land that is not local government property Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P CONSTRUCTION AND MAINTENANCE PROGRAMS – Land Access Notices 25.21 7D
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-053 Provisionally and Finally Declare Abandoned Vehicle Wreck

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 053** **Last Review Date: To be updated**
Description	Authority to provisionally and finally declare that a vehicle is an abandoned vehicle wreck.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.40A(2), (4), and (5): Giving of notices and declaring a vehicle an abandoned vehicle wreck
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations
Conditions on Delegation/Sub Delegation	Notices to collect, withhold collection of goods, and sell or dispose of impounded or confiscated goods or vehicles, can only be undertaken by those authorised in accordance with delegation DA-054 or alternatively referred for Council decision. Declared abandoned vehicle wreck may only be removed and impounded by a person duly authorised under 3.40A(1) – Dealt with under SA-Local-04.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COMMUNITY SAFETY, SECURITY AND LAW ENFORCEMENT – Abandoned and Impounded Vehicles & Lost Property 4.11 7D
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-054 Give Notice to Collect; Sell or Dispose of Impounded or Confiscated Goods or Vehicles

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 054** **Last Review Date: To be updated**
Description	Authority to give notices to collect, withhold collection of goods, and sell or dispose of impounded or confiscated goods or vehicles, and recover associated costs.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.42: In lieu of prosecution, give notice to alleged offender of where they can collect impounded non-perishable goods Section 3.44: Give notice to alleged offender of where they can collect impounded goods (where court does not convict or does convict but does not order confiscation of goods) Section 3.46: withhold goods until costs of removing, impounding and keeping goods has been paid Section 3.47(1): sell or otherwise dispose of goods which have been confiscated by the court under section 3.43 Section 3.47(2): sell or otherwise dispose of a vehicle which has not been collected within the time period specified in the section Section 3.47(3): sell or otherwise dispose of goods which have not been collected within the time period specified in that section Section 3.48: Impounding expenses, recovery of
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors • Head of Community Safety • Service Lead – Community Safety Investigations • Manager Health and Compliance • Coordinator Compliance Services • Coordinator Environmental Health
Conditions on Delegation/Sub Delegation	Declared abandoned vehicle wreck may only be removed and impounded by a person duly authorised under 3.40A(1) – Dealt with under SA-Local-04.
Compliance links	*Local Government Act 1995* Section 3.47(2) - (2b) & (4) - (6): Confiscated or uncollected goods, disposal of *Local Government Act 1995* Section 3.47(3): Disposing of Property – applies to the sale of goods under s.3.47 as if they were property referred to in that section. Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMIN – Delegated Authority – Exercised 5.119 P

OFFICIAL

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Part 2 - Register of Statutory Delegations by Council

	COMMUNITY SAFETY, SECURITY AND LAW ENFORCEMENT – Abandoned and Impounded Vehicles & Lost Property 4.11 7D
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

Note – see DA-130 Arrange to Humanely Destroy and Impounded Animal

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Part 2 - Register of Statutory Delegations by Council

DA-062 Notices & Permissions Under the Uniform Local Provisions

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 062** **Last Review Date: To be updated**
Description	Authority to grant, vary or renew permissions and issue notices pursuant to the *Local Government (Uniform Local Provisions) Regulations 1996*.
Statutory Power or Duty Delegated	Powers and duties of the local government under the *Local Government (Uniform Local Provisions) Regulations 1996*
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Director Planning • Manager Engineering • Manager Health and Compliance • Coordinator Compliance Services • Senior Development Compliance Officer • Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	*Local Government Act 1995* Part 3, Division 3, Subdivision 2: Certain provisions about land Part 9, Division 1: Objections and Review
Compliance links	*Local Government Act 1995* Part 3, Division 3, Subdivision 2: Certain provisions about land Part 9, Division 1: Objections and Review Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Adopted by Council	Administration & Community Services Committee – 4 November 1996 – A96/1031

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DA-136 Crossing – Construction, Repair and Removal

Delegator: Council **Process Owner: Director Environment & Infrastructure**	**Delegation: DA–136** **Last Review Date: To be added**
Description	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land, in accordance with Regulation 12(1). 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government, in accordance with Regulation 12(1)(a). 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing, in accordance with Regulation 13(1).
Statutory Power or Duty Delegated	*Local Government (Uniform Local Provisions) Regulations 1996* Regulation 12(1): Crossing from public thoroughfare to private land or private thoroughfare Regulation 13(1): Requirement to construct or repair crossing
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment & Infrastructure • Manager Engineering
Conditions on Delegation/Sub Delegation	Actions under this delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996.*
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-110 Crossover Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Adopted by Council	To be added

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Part 2 - Register of Statutory Delegations by Council

DA-063 Management of Vested Land

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 063** **Last Review Date: To be updated**
Description	Authority to do anything a local government could do under the *Parks and Reserves Act 1895* if it were a Board appointed under that Act, to control and manage any land reserved under the *Land Administration Act* 1997 and vested in or placed under the control and management of the local government.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.54(1): Reserves under control of local government
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• All Directors • Manager Engineering • Manager Natural Areas and Parks
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 3.54(2) Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Parks and Reserves Act 1895* *Land Administration Act 1997*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P ENVIRONMENTAL MANAGEMENT – Bushland Management 9.05 30D Appropriate subject index for specific property
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-074 Due Date of Rates and Service Charges

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 074** **Last Review Date: 25 June 2025**
Description	Authority to determine the date that rates and service charges become due and payable and any instalment due dates.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.50: Rates or service charges due and payable
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer (Category A signatory)
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	Director Corporate Services
Conditions on Delegation/Sub Delegation	In accordance with the provisions of the *Local Government Act 1995*, the date determined is not to be earlier than 35 days after the date noted on the rate notice as the date the rate notice was issued (section b6.50 (2)), and that the period between instalments is not permitted to be less than two months (section 6.50 (3)).
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Financial Management) Regulations 1996* Regulation 64: Instalments, when to be paid
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P FINANCIAL MANAGEMENT – Rates
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-075 Actions Against Lessees of Land Where Rates or Service Charges Are Unpaid

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 075** **Last Review Date: To be updated**
Description	Authority to seek payment of rates or service charges from lessees of land in respect to rent that would be otherwise payable to the lessor, to satisfy rates or service charges imposed on the land that are due and payable.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.60(2): Local government may require lessee to pay rent Section 6.60(4): The local government may recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with the notice.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer (Category A signatory)
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Corporate Services • Chief Financial Officer • Revenue Coordinator
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-115 Financial Hardship Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-076 Lodgement of Caveats Against Land Where Rates or Service Charges Are Unpaid

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 076** **Last Review Date: To be updated**
Description	Authority to lodge a caveat in respect of any land for which rates and service charges are outstanding or withdraw such caveats when the arrears are cleared.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.64(3): Where payment of rates or service charges imposed in respect of any land is in arrears the local government has an interest in the land in respect of which it ~~Local government~~ may lodge caveats over land for which rates or service charges are in arrears and may withdraw caveats so lodged by it.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	Director Corporate Services
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-115 Financial Hardship Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-077 Actions in Respect to Land Where Rates or Service Charges are Unpaid After Three Years

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 077** **Last Review Date: To be updated**
Description	Take possession of rateable land for which rates or service charges have been unpaid for at least three years and give notice as prescribed.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.64 (1) & (2): If rates or service charges in respect of any rateable land have been unpaid for at least 3 years the local government may take possession of the land and: (a) from time to time lease the land; (b) sell the land; (c) cause the land to be transferred to the Crown; or (d) cause the land to be transferred to [the City of Melville]. On taking possession of any land under this section, the local government is to give to the owner of the land such notification as is prescribed and then to affix on a conspicuous part of the land a notice, in the form or substantially in the form prescribed.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Corporate Services • Chief Financial Officer
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. Part 6, Division 6, Subdivision 6: Actions against land where rates or service charges unpaid Schedule 6.2: Provisions relating to lease of land where rates or service charges unpaid Schedule 6.3: Provisions relating to sale or transfer of land where rates or service charges unpaid
Policy Reference	CP-115 Financial Hardship Policy
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-079 Compensation to the Owners of Property

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 079** **Last Review Date: To be updated**
Description	The power to compensate the owners or occupiers of land, if the person requests compensation, to which uninsured damage has been caused through the performance of the City of Melville's functions.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.22: Compensation
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	All Directors
Conditions on Delegation/Sub Delegation	Financial limits to delegation: • Chief Executive Officer – Limit $10,000 per claim • All Directors – Limit $5,000 per claim
Compliance links	*Local Government Act 1995* Section 3.22(5): compensation is not payable for damage sustained as a result of certain functions Section 3.23: Arbitration Schedule 3.1: Powers under notices to owners or occupiers of land Schedule 3.2: Particular things local governments can do on land even though it is not local government property Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-011 Ex Gratia Payment
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-081 Closure of Thoroughfares

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 081** **Last Review Date: To be updated**
Description	1. Authority to close a thoroughfare to vehicles, wholly or partially for a period not exceeding four weeks (section 3.50(1)). 2. Authority, after providing public notice of its intention and reasons, inviting submissions and then considering submissions, order a thoroughfare to be wholly or partially closed to vehicles for a period exceeding four weeks (section 3.50(1a)). 3. Authority to revoke an order to close a thoroughfare. (section 3.50(6)) 4. Authority to partially and temporarily close a thoroughfare, without giving local public notice, if the closure is for the purpose of carrying out repairs or maintenance and is unlikely to have a significant adverse effect on users of the thoroughfare (section 3.50A).
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.50: Closing certain thoroughfares to vehicles Section 3.50A: Partial closure of thoroughfare for repairs and maintenance
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Manager Engineering
Conditions on Delegation/Sub Delegation	If, under section 3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed in accordance with section 3.50(8). Public access is to be maintained in accordance with any provisions under section 3.52. Limited to temporary road closures only. Permanent closure of roads must be determined by Council and subject to compliance with *Land Administration Act 1987*, section 58.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Land Administration Act 1987*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PLANNING AND DEVELOPMENT - Road Closures 20.18 7D

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Part 2 - Register of Statutory Delegations by Council

Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-083 Consultation Regarding Fixing, Altering or Realigning a Public Thoroughfare

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 083** **Last Review Date: To be updated**
Description	Authority to give notice of proposal, invite submissions and consider those submissions before fixing, altering or realigning a public thoroughfare or draining water onto adjoining land.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.51(3)-(4): Affected owners to be notified of certain proposals
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Manager Engineering
Conditions on Delegation/Sub Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Land Administration Act 1987*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate index for specific project
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007– C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-085 Parking Control

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 085** **Last Review Date: To be updated**
Description	Authority to prohibit, restrict or regulate by signs or otherwise, the stopping or parking of any vehicle, class of vehicle, or any class of person or vehicle, or both, in any part of the parking region, in accordance with the provisions of the Parking Local Law.
Statutory Power or Duty Delegated	*City of Melville Parking Local Law 2023* Clause 5.1: Powers of the local government
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Environment and Infrastructure • Manager Engineering
Conditions on Delegation/Sub Delegation	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Compliance links	*City of Melville Parking Local Law 2023*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COMMUNITY SAFETY, SECURITY AND LAW ENFORCEMENT – Parking Schemes 4.14 2D
Period of Validity	Ongoing
Adopted by Council	Technical Services Committee – 5 September 2000 – T00/8028

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Part 2 - Register of Statutory Delegations by Council

DA-088 Payments to Employees in Addition to Award or Contract

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 088** **Last Review Date: To be updated**
Description	Authority to determine and approve severance payments to employees consistent with the provisions of Council policy
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 5.50(2): Make a payment to an employee whose employment is finishing and that is more than the additional amount set out in policy
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	Financial limits to delegation: • Chief Executive Officer – Limit $10,000 per payment • ~~Sub-delegates – Limit $10,000 per payment~~
Compliance links	*Local Government Act 1995* Section 5.50(2): local public notice to be given *Local Government (Administration) Regulations 1996* Regulation 19A: Payments in addition to contract or award, limits of Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	~~CP-027 Severance Policy~~ CP-027 Payments to Employees in Addition to Contract or Award, details payments under section 5.50(1).
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate employee files
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 21 June 2011 – C11/5187

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Part 2 - Register of Statutory Delegations by Council

DA-115 Non-Monetary Grants (Grant Concessions or Waive Fees) – Community Partnership Fund

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 115** **Last Review Date: To be updated**
Description	Authority to waive or grant a concession in relation to hire fees for City of Melville owned equipment and facilities as a non-monetary or in-kind grant as part of the existing Community Partnership Fund program.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.12(1)(b): waive or grant concessions in relation to any amount of money (other than money owing in respect of rates or service charges) Section 6.12(3): Determine conditions to apply to the grant of any concession
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development • Manager Healthy Melville
Conditions on Delegation/Sub Delegation	Financial limits: • Chief Executive Officer – Limit of $500 for any one item • Director Community Development – Limit $500 • Manager Healthy Melville – Limit $500 Exercise of this delegation is to be in accordance with the Community Partnership Funding Directorate Procedure.
Compliance links	DA-032 – Granting of a Concession or Writing Off Debts Owed to the Council *Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	CP-025 Accounting Policy CP-095 Non-Monetary Grants Policy Community Partnership Fund
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMIN – Delegated Authority – Exercised 5.119 P COMMUNITY DEVELOPMENT – Community Partnership Funding – Non-Monetary 14.38 7D
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 16 June 2015 – CD15/8073

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Part 2 - Register of Statutory Delegations by Council

DA-129 Appoint Officer/s to Receive and Withdraw Complaints (~~Elected Members~~ Code of Conduct for Council Members, Committee Members and Candidates)

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 129** **Last Review Date: To be updated**
Description	Authority to appoint officers to receive and withdraw complaints in accordance with clause 11(3) of the *Local Government (Code of Conduct) Regulations 2021*.
Statutory Power or Duty Delegated	*Local Government (Code of Conduct) Regulations 2021* Regulation 11: Complaint about alleged breach
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. Complaints may only be received or withdrawn by officers appointed under SA-Local-16.
Compliance links	*Local Government Act 1995* Part 5, Division 9: Conduct
Policy Reference	Code of Conduct for ~~Elected~~ Council Members, Committee Members and Candidates (adopted at Special Meeting of Council 3 May 2021)
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: Delegated Authority – Exercised 5.119
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 16 March 2021 – M21/5810

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Part 2 - Register of Statutory Delegations by Council

DA-130 Arrange to Humanely Destroy an Impounded Animal

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 130** **Last Review Date: To be updated**
Description	Humanely dispose of a sick or injured animal, where treating it is not practicable and reasonable steps have been taken to notify the owner and allow reasonable opportunity to collect, and recover associated costs.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.47A(1): Arrange to humanely destroy an impounded animal that is ill or injured to such an extent that treating it is not practicable, and dispose of the carcass Section 3.48: Impounding expenses, recovery of
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations
Conditions on Delegation/Sub Delegation	Animals may not be destroyed unless it has been impounded for at least seven days, in accordance with section 3.47(2b)(b). This delegation is only to be used where the delegate is satisfied that reasonable efforts to identify and contact an owner have failed, in accordance with section 3.47(2a)(b).
Compliance links	*Local Government Act 1995* Section 3.47A(2)-(3): sick or injured animals, disposal of Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index for specific decision
Period of Validity	Ongoing
Confirmed by Council	Special Meeting of Council – 25 June 2025

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Part 2 - Register of Statutory Delegations by Council

DA-131 Appoint Officers to Exercise Powers of Entry Under Sections 3.25-3.27 of the Local Government Act 1995

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 131** **Last Review Date: To be updated**
Description	Authority to appoint officers to exercise powers of entry under sections 3.25-3.27 of the *Local Government Act 1995*.
Statutory Power or Duty Delegated	~~*Local Government (Code of Conduct) Regulations 2021*~~ *Local Government Act 1995* Section 3.24: Authorising persons under this subdivision
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	Powers under sections 3.25-3.27 of the Local Government Act 1995 may only be exercised by officers appointed under SA-Local-01.
Compliance links	*Local Government Act 1995* Part 3, Division 3 Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: Delegated Authority – Exercised 5.119
Period of Validity	Ongoing
Confirmed by Council	Special Meeting of Council – 25 June 2025

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Part 2 - Register of Statutory Delegations by Council

DA-132 Appoint Officers to Commence Prosecutions and Legal Proceedings under the *Local Government Act 1995*

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 132** **Last Review Date: To be added**
Description	Authority to authorise persons to commence prosecutions for offences under the *Local Government Act 1995* and any Local Laws made under the *Local Government Act 1995*
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 9.24(1)(c) & (2)(b) Prosecutions, commencing
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	None
Conditions on Delegation/Sub Delegation	This delegation does not permit authority in relation to prosecutions under the *Building Act 2011* (refer to DA-105). This delegation does not permit authority in relation to prosecutions under the *Bush Fires Act 1954* (refer to DA-022). Appointment of Authorised Persons are to be recorded under SA-Local-18.
Compliance links	*Local Government Act 1995* Part 9, Division 2, Subdivision 3 Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: Delegated Authority – Exercised 5.119
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – To be added

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Division 2 - *Building Act 2011* and Regulations

2.2.1 Enabling legislative provisions

Council may delegate any of its powers or duties as a permit authority to an employee of the local government (section127(1) and (3)).

Section 127(7) clarifies that delegation does not limit the ability of the delegator to perform a function through an officer or agent.

2.2.2 Matters that may not be delegated

Other than the CEO under section 127(6A), a person to whom a power or duty is delegated cannot sub-delegate that power or duty (section 127(5)).

2.2.3 Sub-delegation

The CEO may delegate to any other local government employee a power or duty of the local government that has been delegated to the CEO (subject to any conditions qualifications, limitations or exceptions imposed by the original delegation) (section 127(6A)).

2.2.4 Making delegations

The delegation must be in writing executed by or on behalf of the delegator (section 127(4)).

The Act does not require delegations by the Council to be made, amended or revoked by absolute majority.

2.2.5 Recording and Review Obligations

None specified.

2.2.6 Other obligations

The exercise of a delegated authority to appoint an authorised person is subject to the person to be authorised having the appropriate experience or qualifications where this is prescribed in regulations (section 96(4)).

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Part 2 - Register of Statutory Delegations by Council

DA-098 Designation and Appointment of Authorised Persons (Building Act)

Delegator: Council (as permit authority) **Process Owner: CEO**	**Delegation: DA – 098** **Last Review Date: 25 June 2025**
Description	Authority to: 1. Designate an employee as an authorised person for the purposes of the *Building Act 2011* in relation to buildings and incidental structures located or proposed to be located in the district, and 2. Appoint authorised and approved officers for the purposes of issuing and dealing with infringements under sections 6(a) and 6(b) of the *Criminal Procedure Act 2004* pursuant to the requirements of the *Building Regulations 2012.*
Statutory Power or Duty Delegated	*Building Act 2011* Section 96(3): A local government may designate an employee as an authorised person for the purposes of the Act *Building Regulations 2012* Regulation 70: Approved officers and authorised officers (for the purposes of the *Criminal Procedure Act 2004*
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority Section 127(3): A local government may only delegate its powers or duties to a local government employee
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other employee a power or duty that has been delegated to the CEO
Sub Delegated to:	Director Planning
Conditions on Delegation/Sub Delegation	1. A person may only be appointed as an approved officer under regulation 70(1) of the *Building Regulations 2012* if they hold a delegation from the CEO under section 5.44(1) of the *Local Government Act 1995* to perform functions under sections 9.19 or 9.20 of that Act. 2. A person may only be appointed as an authorised officer under regulation 70(2) of the *Building Regulations 2012* if they have been appointed and authorised under section 9.10(1) of the *Local Government Act 1995* for the purpose of performing functions under section 9.16 of that Act. 3. All authorised officers must be issued with identification showing proof of authorisation.
Compliance links	*Building Act 2011* Section 97: Identity cards Section 99: Limitations on powers of authorised persons Part 8, Division 3: Powers of authorised persons *Building Regulations 2012* Regulation 5A: Authorised persons Schedule 6: Prescribed Offences and Modified Penalties *Local Government Act 1995* Section 5.36: Local government employees

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Part 2 - Register of Statutory Delegations by Council

	Section 9.10: Appointment of authorised persons (see DA-055) Section 9.16: Notice to alleged offender Section 9.19: Extension of time Section 9.20: Withdrawal of notice *Criminal Procedure Act 2004*, Part 2 Building Code of Australia
Policy Reference	
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Adopted by Council	Special Meeting of Council – 27 March 2012 – P12/3298

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Part 2 - Register of Statutory Delegations by Council

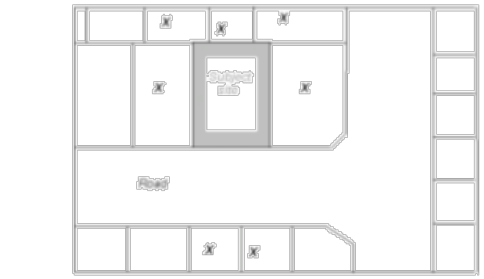
DA-103 Inspection and Copies of Building Information

Delegator: Council as permit authority **Process Owner: Director Planning**	**Delegation: DA – 103** **Last Review Date: 25 June 2025**
Description	Authority to: 1. Provide a copy of a permit, building approval certificate or building order kept in the register specified in section 128; and 2. Allow an ***interested person*** (as defined) to inspect and be provided with a copy of a building record as defined in section 130 of the *Building Act 2011*.
Statutory Power or Duty Delegated	*Building Act 2011* Section 129(2): Copies of permits, certificates in register Section 131(2): Inspection, copies of building records
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority Section 127(3): A local government may only delegate its powers or duties to a local government employee
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other local government employee a power or duty that has been delegated to the CEO
Sub Delegated to:	• Director Planning • Manager Health and Compliance • Coordinator Compliance Services • Senior Development Compliance Officer • Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	The City may, on application provide copies of a permit, building approval certificate, building order or building records as described in Section 129 (2) of the Building Act 2011 to include the following: (a) The owner of the building or incidental structure to which the building record relates; or (b) A person who has the written consent of the owner mentioned in paragraph (a), to inspect or receive a copy of a building record related to the owner; or (c) A person or person(s) defined by Regulation 13 of the Building Regulations 2012, or; (d) A potentially affected property owner. For the purposes of point (d), a potentially affected property owner is defined below:

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Part 2 - Register of Statutory Delegations by Council

	 *Diagram 1 – Typical 'potentially affected' properties for a development located within the middle of a street block.*  *Diagram 2 – Typical 'potentially affected' properties for a development located within a corner property.*
Compliance links	*Building Regulations 2012* Regulation 12: Building records to be kept Regulation 13: Inspection, copies of building records
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PLANNING AND DEVELOPMENT – General Enquiries – 20.115 10D
Period of Validity	Ongoing
Adopted by Council	Special Meeting of Council – 27 March 2013 – P12/3298

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Part 2 - Register of Statutory Delegations by Council

DA-105 Prosecutions and Legal Proceedings – Building Matters

Delegator: Council as permit authority **Process Owner: Director Planning**	**Delegation: DA – 105** **Last Review Date: 25 June 2025**
Description	Authority to commence and have the carriage and conduct of legal proceedings and other matters pursuant to the *Building Act 2011* and *Building Regulations 2012* and exercise the powers set out in section 133.
Statutory Power or Duty Delegated	*Building Act 2011* Section 133(1)(b): Prosecutions may be commenced by a local government or a person authorised to do so by the local government
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority Section 127(3): A local government may only delegate its powers or duties to a local government employee
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other local government employee a power or duty that has been delegated to the CEO
Sub Delegated to:	• Director Planning • Manager Health and Compliance • Coordinator Compliance Services • Senior Development Compliance Officer • Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	None
Compliance links	*Building Act 2011* Part 12 Legal Proceedings
Policy Reference	Building Compliance Work Instruction CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PLANNING AND DEVELOPMENT – Building Inspections – prosecutions, notices, complaints, demolition 20.69 10D
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 21 May 2013 – C13/5291

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Part 2 - Register of Statutory Delegations by Council

DA-126 Building and Demolition Permits

Delegator: Council as permit authority **Process Owner: Director Planning**	**Delegation: DA – 126** **Last Review Date: To be updated**
Description	Authority to grant or refuse to grant a building permit or demolition permit; to impose, vary, and revoke permit conditions and extend the time during which permit has effect.
Statutory Power or Duty Delegated	*Building Act 2011* Section 18: Seek further information Section 20: Grant of building permit Section 21: Grant of demolition permit Section 22: Refuse to grant a building permit or demolition permit Section 27: Impose, add, vary or revoke conditions on a building permit or demolition permit Section 88: Impose a condition specifying the finish of a close wall *Building Regulations 2012* Regulation 23: Application to extend time during which permit has effect Regulation 24: Extension of time during which permit has effect Regulation 26: Approval of new responsible person
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other local government employee a power or duty that has been delegated to the CEO
Sub Delegated to:	• Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	*Building Act 2011* Section 127(3): A local government may only delegate its powers or duties to a local government employee
Compliance links	*Building Act 2011*, Part 2, Division 2 *Building Act 2011*, Part 2, Division 4, Section 32 *Building Regulations 2012*, Part 3 and Schedule 2 *Building Services (Registration Act) 2011*, Section 7 *Home Building Contracts Act 1991*, Part 3A, Division 2 *Building Services (Complaint Resolution and Administration) Act 2011*, Part 7, Division 2 *Building and Construction Industry Training Levy Act 1990* *Heritage Act 2018*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMIN – Delegated Authority – Exercised 5.119 P PLANNING & DEVELOPMENT – Building Licence Applications 20.112 P
Period of Validity	Ongoing
Adopted by Council	Special Meeting of Council – 27 March 2012 – P12/3298

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Part 2 - Register of Statutory Delegations by Council

DA-127 Occupancy Permits and Building Approval Certificates

Delegator: Council as permit authority **Process Owner: Director Planning**	**Delegation: DA – 127** **Last Review Date: To be updated**
Description	Authority to grant or to refuse to grant an occupancy permit or a building approval certificate; to impose, vary and revoke conditions, and to extend duration.
Statutory Power or Duty Delegated	*Building Act 2011* Section 55: Seek further information from applicant Section 58: Grant of occupancy permit or building approval certificate (including power to refuse under section 58(3) Section 62: Impose, add, vary or revoke conditions on an occupancy permit or building approval certificate Section 65: Extend the duration of an occupancy permit or building approval certificate. *Building Regulations 2012* Regulation 40: Extension of period of duration of time limited occupancy permit or building approval certificate
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority. Section 127(3): A local government may only delegate its powers or duties to a local government employee
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other local government employee a power or duty that has been delegated to the CEO
Sub Delegated to:	• Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	None
Compliance links	*Building Act 2011*, Part 2, Division 3 *Building Regulations 2012*, Part 5 and Schedule 2 *Building Services (Registration Act) 2011*, Sections 3 and 11 *Home Building Contracts Act 1991*, Part 3A, Division 2 *Building Services (Complaint Resolution and Administration) Act 2011*, Part 7, Division 2 *Building and Construction Industry Training Levy Act 1990*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMIN – Delegated Authority – Exercised 5.119 P Appropriate index relevant to decision
Period of Validity	Ongoing
Adopted by Council	Special Meeting of Council – 27 March 2012 – P12/3298

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Part 2 - Register of Statutory Delegations by Council

DA-128 Building Orders

Delegator: Council as permit authority **Process Owner: Director Planning**	**Delegation: DA – 128** **Last Review Date: 25 June 2025**
Description	1. Authority to issue building orders, give notice of a building order, revoke a building order and give notice to that effect; and 2. In the event of non-compliance with a building order, cause an authorised person to take any action, or commence or complete any work, specified in the order or to take reasonable steps to cause specified action to cease, and recover the reasonable costs in giving effect to the building order.
Statutory Power or Duty Delegated	*Building Act 2011* Section 110(1): Building orders Section 111: Notice of proposed building order Section 117: Revocation of building order Section 118: Give effect to building order if non-compliance Section 88(3): Specify the finish of a close wall in a building order
Statutory Power to Delegate	*Building Act 2011* Section 127(1): A local government may delegate any of its powers or duties as a permit authority Section 127(3): A local government may only delegate its powers or duties to a local government employee
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Building Act 2011* Section 127(6A): CEO of a local government may delegate to any other local government employee a power or duty that has been delegated to the CEO
Sub Delegated to:	• Manager Health and Compliance • Coordinator Compliance Services • Senior Development Compliance Officer • Manager Development Approvals • Principal Building Surveyor • Senior Building Surveyor
Conditions on Delegation/Sub Delegation	The Senior Building Surveyor is delegated the power to give notice of a building order only (section 111).
Compliance links	*Building Act 2011*, Part 8, Division 5
Policy Reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PLANNING & DEVELOPMENT – Building & Planning Compliance 20.107 5A
Period of Validity	Ongoing
Adopted by Council	Special Meeting of Council – 27 March 2012 – P12/3298

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Division 3 - *Bush Fires Act 1954* and Regulations

2.3.1 Enabling legislative provisions

Council may delegate to:

a) The CEO any of its functions under the Bush Fires Act (section 48(1)).
b) Its bush fire control officer, or other officer, the authority generally or in any case or class of cases, to consider allegations of offences against the Act and to institute and carry on legal proceedings in the name of the local government if they see fit (section 59(3)).
c) The Mayor and the Chief Bush Fire Control Officer, jointly, its powers and duties in relation to varying prohibited burning times under s.17(7) and (8) (section 17(10)).

Sections 48(4) provides that such delegation does not limit the ability of the local government to act through its council, members of staff or agents in the normal course of business.

Sections 59(5) and 17(11) provide that despite any delegation under section 59(3) or section 17(10), the local government is not precluded from exercising its powers or discharging its duties under those sections.

2.3.2 Matters that may not be delegated

A delegation to the CEO made under section 48(1) may not be sub-delegated (section 48(3)).

2.3.3 Sub-delegation

Not permitted (section 48(3)).

2.3.4 Making delegations

A delegation by the Council must be in writing (section 48(1), section 59(3)) but there is no requirement for an absolute majority to make, amend or cancel an instrument of delegation.

2.3.5 Recording and Review Obligations

None specified.

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Part 2 - Register of Statutory Delegations by Council

DA-022 Legal Proceedings – Bush Fires

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA –022** **Last Review Date: 25 June 2025**
Description	Authority to commence and carry on legal proceedings against a person for alleged offences against the *Bush Fires Act 1954*.
Statutory Power or Duty Delegated	*Bush Fires Act 1954* Section 59(1): Prosecution of offences
Statutory Power to Delegate	*Bush Fires Act 1954* Section 59(3): A local government may delegate authority to its bush fire control officer or other officer to consider allegations of offences and if they see fit to institute proceedings against the person
Delegated to	• Chief Bush Fire Control Officer appointed under section 38(1) of the *Bush Fires Act 1954* • Deputy Chief Bush Fire Control Officer appointed under section 38(1) of the *Bush Fires Act 1954*
Statutory Power to sub delegate:	None. Section 48(3) does not permit sub-delegation
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	None
Compliance links	*Bush Fires Act 1954* Section 59A: Alternative procedure – infringement notices Section 65: Proof of certain matters Section 66: Proof of ownership or occupancy *Bush Fires (Infringements) Regulations 1978*
Policy Reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate index relevant to decision
Period of Validity	Ongoing
Adopted by Council	Administration & Community Services Committee – 5 November 1996 – A96/1017

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Part 2 - Register of Statutory Delegations by Council

DA-023 Performance of Functions Under the Bush Fires Act 1954

Delegator: Council **Process Owner: Director Community Development**	**Delegation No. DA – 023** **Last Review Date: 25 June 2025**
Description	Authority to perform any of the functions of a Local Government contained in the *Bush Fires Act 1954*.
Statutory Power or Duty Delegated	All operational functions of a local government under the Act.
Statutory Power to Delegate	*Bush Fires Act 1954* Section 48(1): Delegation by local governments
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	None. Section 48(3) does not permit sub-delegation
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	None
Compliance links	*Bush Fires Act 1954* *Bush Fires Regulations 1954* *Bush Fires (Infringement) Regulations 1978*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P ENVIRONMENTAL MANAGEMENT – Bushfire Management 9.04 7D
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Division 4 *Cat Act 2011* and Regulations

2.4.1 Enabling legislative provisions

1) Council may delegate to:
The CEO the exercise of any of its powers or the discharge of any of its duties under the *Cat Act 2011* (section 44(1)).

2) The CEO may delegate to:
Any employee of the local government – the exercise of any of the CEO's powers or discharge of any of the CEO's duties under the *Cat Act 2011* (section 45(1)).

The delegation of a power or duty does not prevent the Council from performing its functions by acting through a person other than the CEO or the CEO from acting through another person (section 46(2)).

2.4.2 Matters that may not be delegated

Section 79 deals with the making of local laws, which under the *Local Government Act 1995* must be made by Council by absolute majority.

A power or duty under sections 63, 64 and 65 cannot be delegated to an authorised person appointed under section 9.5 of the *Local Government Act 1995* (section 45(6)).

2.4.3 Sub-delegation

The CEO's power to delegate under section 45(1) extends to the delegation of any powers and duties delegated to the CEO, subject to any conditions imposed in the delegation to the CEO (section 45(3)).

2.4.4 Making delegations

1. An absolute majority decision of Council is required to delegate powers and duties to the CEO (section 44(3)).
2. A delegation made under sections 44(1) or 45(1) must be in writing, and may be general or as otherwise provided (section 44(2), section 45(2)).
3. A delegation has effect indefinitely unless otherwise specified in the delegation (section 46(1)(a)).
4. Any decision to amend or revoke a delegation made by a local government is to be by an absolute majority decision (section 46(1)(b)).

2.4.5 Recording and Review Obligations

1. The CEO to keep a register of the delegations made under Part 4, Division 2 to the CEO and to employees (s47(1)).
2. At least once every financial year delegations made under Part 4 Division 2 are to be reviewed by the delegator (s.47(2)).
3. Every person to whom a power or duty is delegated under the *Local Government Act 1995* is to keep records in accordance with the regulations in relation to the exercise of the power or discharge of the duty (section 47(3)).

There are currently no regulations under the *Cat Act 2011* prescribing the form of records to be kept of the exercise of delegated authority.

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Part 2 - Register of Statutory Delegations by Council

DA-125 Delegation of Duties and Powers under the Cat Act 2011

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 125** **Last Review Date: To be updated**
Description	Perform any function or duty and exercise any power of the local government under the *Cat Act 2011*, *Cat Regulations 2012* and *Cat (Uniform Local Provisions) Regulations 2013*.
Statutory Power or Duty Delegated	All operational powers and duties of the local government under the *Cat Act 2011* other than those excluded below.
Statutory Power to Delegate	*Cat Act 2011* Section 44: Delegation by local government
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Cat Act 2011* Section 45: Delegation by CEO of local government
Sub Delegated to:	• Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations • Community Safety Investigations Team Leader ~~Senior Ranger~~ (limited to sections 9(5) & (6), 26(1)) • MelSafe Investigation Officer ~~Rangers~~ (limited to sections 9(5) & (6), 26(1))
Conditions on Delegation/Sub Delegation	This delegation excludes functions in the Act reserved to Council, specifically: • Section 44(1): Delegation of powers and duties to the CEO; • Section 46(1)(b): Decision to amend or revoke a delegation; • Section 70: Dealing with objections to decisions made under sections 9,10, 37 or 38; and • Section 79: Making local laws. This delegation must be exercised in accordance with the *City of Melville Cat Local Law 2025* and any relevant Council policies ~~or local laws~~ as approved from time to time. Sub-delegations to certain officers are limited as listed above.
Compliance links	*Cat Regulations 2012* *Cat (Uniform Local Provisions) Regulations 2013* *Cat Local Law 2025*
Policy Reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index relevant to decision
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council –16 June 2020 – M20/5749 Replaces former DA-106, DA-107, DA-108, DA-109, DA-110, DA-111, DA-112, DA-113, DA-114.

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Division 5 - *Dog Act 1976* and Regulations

2.5.1 Enabling legislative provisions

Council may delegate to the CEO the exercise of any of its powers or the discharge of any of its duties under the *Dog Act 1976* (section 10AA(1)).

Nothing in section10AA limits the ability of the CEO to perform a function through an officer or agent.

2.5.2 Matters that may not be delegated

The following powers must be exercised by Council by absolute majority and therefore cannot be delegated:

- Section 31(2B) – specify a public place under the care, control or management of the local government to be a place where dogs are prohibited.
- Section 31(3A) – specify a public place under the care, control or management of the local government to be a dog exercise area.
- Section 31(3B) – specify a public place under the care, control or management of the local government to be a rural leashing area.
- Sections 26, 27(3), 49 and 51 deal with the making of local laws, which under the *Local Government Act 1995* must be made by Council by absolute majority.

2.5.3 Sub-delegation

The CEO may delegate to another person the exercise of any of the powers or discharge of any of the duties delegated to the CEO (section 10AA(1)) provided the instrument of delegation expressly authorises that the power or duty may be further delegated (section 10AA(3)).

2.5.4 Making delegations

1. An absolute majority decision of Council is required to delegate powers and duties to the CEO (section 10AA(1)).
2. A delegation made under section 10AA(1) must be in writing (section 10AA(2)).

2.5.5 Recording and Review Obligations

1. The CEO is to keep a register of the delegations made under section 10AA(1) and any further delegations made under the authority of such delegations (section 10AB(1)).
2. At least once every financial year delegations made under section 10AA(1) and further delegations made under the authority of such delegations are to be reviewed by the delegator (section 10AB(2)).

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Part 2 - Register of Statutory Delegations by Council

DA-122 Delegation of Duties and Powers under the Dog Act 1976

Delegator: Council **Process Owner: Director Community Development**	**Delegation: DA – 122** **Last Review Date: To be updated**
Description	Perform any function or duty and exercise any power of the local government under the *Dog Act 1976* and the *Dog Regulations 2013*.
Statutory Power or Duty Delegated	All operational powers and duties of the local government under the *Dog Act 1976* other than those excluded below.
Statutory Power to Delegate	*Dog Act 1976* Section 10AA: Delegation of local government powers and duties
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Dog Act 1976* Section 10AA(3): The delegation may expressly authorise the delegate to further delegate Council permits sub-delegation of delegated powers and duties under the *Dog Act 1976*
Sub Delegated to:	• Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations • Community Safety Investigations – Team Leader • MelSafe Investigation Officer ~~Senior Ranger~~
Conditions on Delegation/Sub Delegation	This delegation excludes functions in the Act reserved to Council, specifically: • Delegation of powers and duties to the CEO (section 10AA(1)); • Specifying a public place where dogs are prohibited (section 31(2B)); • Specifying a public place to be a dog exercise area (section 31(3A)); and • Making local laws (section 49A). This delegation must be exercised in accordance with the *City of Melville Dog Local Law 2021* and any relevant Council Policies as approved from time to time.
Compliance links	*Dog Regulations 2013* *City of Melville Dog Local Law 2021*
Policy Reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Appropriate subject index relevant to decision
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 10 December 2019 – M19/5722

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Division 6 - Food Act 2008 and Regulations

2.6.1 Enabling legislative provisions

1) The CEO of the administering State agency may:
   a) delegate any power or duty of the CEO under another provision of the *Food Act 2008* to a local government (section 117(1)(c)) with the written consent of the enforcement agency (section 117(6)); and
   b) expressly authorise the delegate to further delegate the power or duty to another person specified in section 117(1) (section 117(4)).

2) The local government as an enforcement agency may delegate a function conferred or imposed on it, subject to section 117(3)-(4), in accordance with the *Food Act Regulations 2009* (section 118(2)(b)).

2.6.2 Matters that may not be delegated

Nil.

2.6.3 Sub-delegation

There is no sub-delegation power provided for in the *Food Act 2008*.

2.6.4 Making delegations

A delegation made by the CEO of the administering State agency must be in writing signed by the CEO (section 117(3)).

A delegation made by an enforcement agency under section118(2)(b) is subject to conditions or limitations on those functions imposed on it under section 119 and the performance of those functions in accordance with guidelines required by the CEO of the administering State agency under section 120, and in accordance with the *Food Act Regulations 2009* (section 118(2)(b)).

2.6.54 Recording and Review Obligations

None specified.

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Part 2 - Register of Statutory Delegations by Council

DA-073 Delegations Under the Food Act 2008

Delegator: Council as enforcement agency **Process Owner: Director Planning**	**Delegation: DA – 073** **Last Review Date: To be updated**
Description	Any function conferred or imposed on the local government as an enforcement agency under the *Food Act 2008*.
Statutory Power or Duty Delegated	All functions conferred or imposed on the local government as an enforcement agency under the *Food Act 2008*, subject to limitations or conditions below.
Statutory Power to Delegate	*Food Act 2008* Section 118(2)(b): A function conferred or imposed on an enforcement agency may be delegated
Delegated to	• Chief Executive Officer • Manager Health and Compliance (sections 65, 66; 110 and 112 only) • Coordinator Environmental Health • Senior Environmental Health Officer
Statutory Power to sub delegate:	No sub-delegation power is provided for in the *Food Act 2008*.
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	Any conditions or limitations imposed on the performance of functions by the enforcement agency by the Chief Executive Officer of the department principally assisting in the administration of the Act. Authorised officers appointed under the *Food Act 2008* are to be recorded under SA-Food-01. Officers authorised to give infringement notices under the *Food Act 2008* are to be recorded under SA-Food-02. Officers authorised to extend time to pay or withdraw infringements under the *Food Act 2008* are to be recorded under SA-Food-03.
Compliance links	Any guidelines required to be adopted by enforcement agencies under section 120(1) (food standards) or section 122(2) (qualifications of authorised officers) of the Act. Section 53(2): Destroy, sell or dispose of forfeited item Section 56: Compensation for seized item Section 65(1): Prohibition order Section 66: Certificate of clearance to be given Section 70: Determine application for compensation Section 100: Priority classification system and frequency of auditing Section 110(1): Registration of food businesses Section 112: Variation of conditions or cancellation of registration of food businesses Part 10, Division 2: Functions of enforcement agencies Section 122(1): Appointment of authorised officers Section 126(13): Appointment of designated officers
Policy Reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index:

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Part 2 - Register of Statutory Delegations by Council

	COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PUBLIC HEALTH – Food (subject index relevant to the decision)
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 15 June 2010 – C10/5116

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Division 7 - Graffiti Vandalism Act 2016 and Regulations

2.7.1 Enabling legislative provisions

1) Council may delegate to:
The CEO the exercise of any of its powers or the discharge of any of its duties under another provision of Part 3 of the *Graffiti Vandalism Act 2016* (section 16(1)).

2) *The CEO may delegate to:*
Any employee of the local government – the exercise of any of the CEO's powers or discharge of any of the CEO's duties under the *Graffiti Vandalism Act 2016* (section 17(1)).

2.7.2 Matters that may not be delegated

Section 17(1) provides that the CEO may not delegate the power of delegation.

2.7.3 Sub-delegation

The CEO's power to delegate under section 17(1) extends to the delegation of any powers and duties delegated to the CEO, subject to any conditions imposed in the delegation to the CEO (section 17(3)).

2.7.4 Making delegations

1. An absolute majority decision of Council is required to delegate powers and duties to the CEO (section 16(3)).
2. A delegation made under sections 16(1) or 17(1) must be in writing, and may be general or as otherwise provided (section 16(2), section 17(2)).

2.7.5 Recording and Review Obligations

None specified.

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Part 2 - Register of Statutory Delegations by Council

DA-121 Graffiti Vandalism

Delegator: Council **Process Owner: Director Environment and Infrastructure**	**Delegation: DA – 121** **Last Review Date: To be updated**
Description	The exercise of local government powers and the discharge of local government duties under Part 3 of the *Graffiti Vandalism Act 2016*.
Statutory Power or Duty Delegated	*Graffiti Vandalism Act 2016* Section 18: Notice requiring removal of graffiti Section 19: Additional powers when notice is given Section 25: Local government graffiti powers on land not local government property Section 27: Appoint officers authorised to enter land with the consent of the owner or occupier or where notice has been given under section 27, unless the owner or occupier objects to the entry. Section 28: Notice of entry Section 29: Entry under warrant
Statutory Power to Delegate	*Graffiti Vandalism Act 2016* Section 16: Delegation by local government
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Graffiti Vandalism Act 2016* Section 17: Delegation by CEO of local government
Sub Delegated to:	• Director Environment and Infrastructure (Exc. Section 27) • Manager City Buildings and Projects (Exc. Section 27)
Conditions on Delegation/Sub Delegation	This delegation excludes section 22(3), which is a matter reserved to Council
Compliance links	*Graffiti Vandalism Act 2016* *Local Government Act 1995*, Part 9, Division 1: Objections and review Authority to enter land for the purposes of section 27 is only permitted to officers authorised under SA-Graffiti-01.
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P PROPERTY MAINTENANCE – Graffiti 21.02 7D
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council 20 June 2017 M17/5552

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Division 8 - *Health (Miscellaneous Provisions) Act 1911* and *(Health (Asbestos) Regulations 1992*

2.8.1 Enabling legislative provisions

The *Health (Miscellaneous Provisions) Act 1911* does not explicitly provide for local governments to have the power of delegation.

Section 26(1) of the Act authorises and directs every local government to carry out within its district the provisions of that Act and the regulations, local laws and orders made under it.

Section 26(2) provides that a local government may 'appoint and authorise any person to be its deputy and in that capacity exercise and discharge all or any of the functions of the local government'. Section 26(2) is technically a statutory appointment, not a delegation.

Since there is no power of delegation, there is no capacity within this Act to sub-delegate. The appointment of deputies is set out in Part 4.

Section 344(2) of the Act provides for a regulation or local law made under the Act to be made so as to delegate or confer a discretionary authority on a specified person or body or class of person or body.

Regulation 15D(7) of the *Health (Asbestos) Regulations 1992* provides that a local government may delegate a power or duty conferred or imposed on it by regulation 15D (Infringement Notices) to its CEO. No sub-delegation power is provided.

2.8.2 Matters that may not be authorised for performance by a deputy

Council is not fettered in the functions or powers it may authorise any deputy to carry out.

2.8.3 Recording and Review Obligations

None specified with respect to appointment of deputies. Local governments are required to report annually to the Health Department on the performance of their functions under the *Health (Miscellaneous Provisions) Act 1911*.

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Part 2 - Register of Statutory Delegations by Council

DA-123 Authority to Appoint Approved and Authorised Officers for the Purposes of the Criminal Procedure Act

Delegator: Council **Process Owner: Director Planning**	**Delegation: DA – 123** **Last Review Date: To be updated**
Description	Authority to appoint authorised and approved officers for the purposes of issuing and dealing with infringements under section 6 of the *Criminal Procedure Act 2004,* in accordance with the requirements of the *Health (Asbestos) Regulations 1992.*
Statutory Power or Duty Delegated	*Health (Asbestos) Regulations 1992* Regulation 15D(5): A local government may appoint persons or classes of persons to be authorised or approved officers for the purposes of the *Criminal Procedure Act 2004* Part 2.
Statutory Power to Delegate	*Health (Miscellaneous Provisions) Act 1911* Section 26: A local government may appoint and authorise any person to exercise and discharge its powers and functions *Health (Asbestos) Regulations 1992* Regulation 15D(7): A local government may delegate a power or duty under this regulation to the chief executive officer of the local government
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	No sub-delegation power
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	When exercising this delegation, authorised persons must be issued with a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices, in accordance with Regulation 15D(6). Appointment of Authorised Officers are to be recorded under SA-Health-03. Appointment of Approved Officers are to be recorded under SA-Health-04.
Compliance links	*Criminal Procedure Act 2004*, Part 2 *Health (Asbestos) Regulations 1992*, Schedule 1
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 17 March 2020 – M20/5724

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Division 9 - *Planning and Development Act 2005* and Planning and Development (Local Planning Schemes) Regulations 2015

2.9.1 Enabling legislative provisions

The *Planning and Development Act 2005* does not grant any powers of delegation to local governments.

1) Council may delegate to:
   a) The CEO:
      (i) the exercise of any of its powers or the discharge of any of its duties under the *Planning and Development Act 2005,* section 214(2), (3) or (5) (*Local Government Act 1995* section 5.42(1)(b));
      (ii) the exercise of any of the local government's powers or discharge of any of the local government's duties under its Local Planning Scheme (*Planning and Development (Local Planning Schemes) Regulations 2015,* Schedule 2, clause 82(1)).
   (b) A committee – the exercise of any of the local government's powers or discharge of any of the local government's duties under its Local Planning Scheme (*Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 82(1)).
   (c) A Development Assessment Panel – the power of the local government to determine a development application of a class prescribed under regulation 19(1) and to amend or cancel determinations of applications of that kind (*Planning and Development (Development Assessment Panels) Regulations 2011*, regulation 19(2)).

2) The CEO may delegate to any employee of the local government – the exercise of any of the CEO's powers or discharge of any of the CEO's duties under its Local Planning Scheme other than the power of delegation (*Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 83(1)).

2.9.2 Matters that may not be delegated

The CEO may not delegate the power of delegation (*Local Government Act 1995*, section 5.44(1); *Planning and Development (Local Planning Schemes) Regulations*, Schedule 2, clause 83(1)).

2.9.3 Sub-delegation

1) The CEO may delegate to any employee of the local government the power or duty delegated by a local government under section 5.42 of the *Local Government Act 1995*, subject to any conditions imposed in the original delegation related to section 214(2), (3) or (5) of the *Planning and Development Act* (section 5.44(3)).
2) The CEO's power to delegate to an employee under clause 83(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* extends to the delegation of any powers and duties delegated to the CEO under clause 82(1), subject to any conditions imposed in the original delegation to the CEO.

OFFICIAL

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2.9.4 Making delegations

1. The power to delegate can only be exercised by a Council by or in accordance with a decision of an absolute majority (*Local Government Act 1995*, section 5.42(1); *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 82(2); *Planning and Development (Development Assessment Panels) Regulations 2011*, regulation 19(3)).
2. Delegations must be in writing (*Local Government Act 1995*, section 5.42(2); *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 82(3); *Planning and Development (Development Assessment Panels) Regulations 2011*, regulation 19(2)).
3. Delegations made under the *Local Government Act 1995*, section 5.42 and the *Planning and Development (Local Planning Schemes) Regulations 2015* have effect indefinitely unless otherwise specified (*Local Government Act 1995*, section 5.45(1)(a); *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 84).
4. Delegations made under the *Local Government Act 1995*, section 5.42 and the *Planning and Development (Local Planning Schemes) Regulations 2015* can only be amended or revoked by absolute majority (*Local Government Act 1995*, section 5.45(1)(b); *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 84).

2.9.5 Recording and Review Obligations

1. The CEO is to keep a register of the delegations made under Part 5 Division 4 to the CEO and to employees (*Local Government Act 1995*, section 5.46(1)).

2. At least once every financial year delegations made under Part 5 Division 4 are to be reviewed by the delegator (*Local Government Act 1995*, section 5.46(2)).

3. Every person to whom a power or duty is delegated under the *Local Government Act 1995* is to keep records in accordance with the *Local Government (Administration) Regulations 1996* in relation to the exercise of the power or discharge of the duty (*Local Government Act 1995*, section 5.46(3)).

   Regulation 19 of the *Local Government (Administration) Regulations 1996* specifies that where a power or duty has been delegated under the *Local Government Act 1995* to the CEO or any other employee, the person to whom the power or duty has been delegated must keep a written record of:

   - How the person exercised the power or discharged the duty;
   - When the person exercised the power or discharged the duty; and
   - The persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

The *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, clause 84 provides that *Local Government Act 1995* sections 5.45 and 5.46 apply to any delegation made under clauses 82 and 83 of those regulations.

2.9.6 Other obligations on delegates

The following requirements apply to employees who hold a delegation or sub-delegation given under section 5.42 of the *Local Government Act 1995* to exercise the powers or discharge the duties of the local government under section 214(2), (3) or (5) of the *Planning and Development Act 2005* (i.e., DA-061).

OFFICIAL

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Under section 5.71, an employee who has been delegated a power or duty under Part 5 Division 4 relating to a matter, must not exercise that power or discharge that duty if they have an interest in the matter as defined in sections 5.60A or 5.60B, and must disclose the nature of the interest to the Mayor (if the CEO) or to the CEO (any other employee).

Employees holding delegated authority (including sub-delegations) under Part 5 Division 4 of the *Local Government Act 1995* must lodge a primary financial return under section 5.75 of the Act within three months of receiving the delegation and must thereafter, while holding the delegated authority, lodge an annual return under section 5.76 of the Act.

The above requirements do not apply to employees only holding delegations (including (sub-delegations) granted under the *Planning and Development (Local Planning Scheme) Regulations 2015*.

OFFICIAL

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Part 2 - Register of Statutory Delegations by Council

DA-020 Planning and Related Matters

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 020** **Last Review Date: To be updated**
Description	Authority to: • consider and determine all planning applications for approval to commence and carry out development within the district under the City of Melville's local planning scheme; • Provide advice on applications relating to liquor licence and gambling compliance in accordance with local planning requirements; • amend or cancel development approval on application by the landowner; • make recommendations to the Western Australian Planning Commission, Department of Biodiversity, Conservation and Attractions (for Swan River Trust), Heritage Council, State Heritage Office, Metro Inner Development Assessment Panel and other government departments and instrumentalities on matters associated with the subdivision and/or development of land; and • determine the extent and nature of public consultation required for all planning matters having regard for the statutory requirements of Local Planning Scheme No. 6, the Residential Design Codes of Western Australia and relevant Local Planning Policy.
Statutory Power or Duty Delegated	Powers and duties of local government provided for in Schedule 2 Part 8 and Schedule 2 Part 9 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*
Statutory Power to Delegate	*Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, clause 82: Delegations by local government
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, clause 83: Local government CEO may delegate powers
Sub Delegated to:	See attached sub-delegation matrix
Conditions on Delegation/Sub Delegation	The exercise of delegation is subject to the following restrictions and conditions: 1. The provisions of Local Planning Policy 1.1 Planning Process and Decision Making apply (excluding Single House development as per Part 4 s.257C of Planning and Development Amendment Act 2023 and Planning and Development (Local Planning Schemes) Amendment (Single House Development) Regulations 2024); 2. The delegation to determine an application under clause 68 of the *Planning and Development (Local Planning Scheme) Regulations 2015* is not to be exercised where the delegated officer has undertaken the assessment of the application unless the assessment and recommendation is first checked by another appropriate delegated officer listed in this delegation; and

OFFICIAL

OFFICIAL

Part 2 - Register of Statutory Delegations by Council

	3. The delegation is limited in accordance with the following Delegated Authority (Sub-Delegation) Matrix for Planning Matters; and This delegation excludes the following powers: • Adopting or amending a Local Planning Policy other than minor administrative changes to reflect grammatical or numbering changes; • Amendments to the Local Planning Scheme; • Determination of an application for the modification or closure of a Public Access Way; and • Adopting or amending a Local Development Plan; and • Development applications which are call up for Council determination as part of the DAU process under LPP 1.1; and • Providing planning comment on a development application which is to be determined by the Statutory Planning Committee under Part 11B of the Planning and Development Act 2005.
Compliance links	Local Planning Scheme #6 *Planning and Development (Local Planning Schemes) Regulations 2015* *Planning and Development (Planning Codes) Regulations 2024* *Local Government (Development Assessment Panels) Regulations 2025* Metropolitan Region Scheme *Planning and Development Act 2005* *Planning and Development Regulations 2009* State Planning Policies WAPC Delegation 2025/04 – Powers of Local Governments relating to the Metropolitan Region Scheme WAPC Delegation 2020/01 (Powers relating Local Governments relating to the Strata Titles Act 1985) ~~*City of Melville Local Law Relating to Street Numbering 2006*~~ *City of Melville Fencing Local Law 2025* ~~*City of Melville By-Laws Relating to Fences 1996*~~ *Liquor Control Act 1988, Section 40*
Policy Reference	All Local Planning Policies State Planning Policies
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Relevant subject index according to decision
Period of Validity	Ongoing
Adopted by Council	Planning & Development Services Committee – 12 November 2007 – P96/7023

OFFICIAL

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Part 2 - Register of Statutory Delegations by Council

DA-020 Delegated Authority (Sub-delegation) Matrix for Planning Matters

	Director Planning	Manager Development Approvals	Principal Statutory Planner	Senior Statutory Planners
Applications which satisfy all of the requirements of LPS6, the Deemed-to Comply provisions of the Residential Design Codes Volume 1 (R-Codes Volume 1) and Local Planning Policies.	✓	✓	✓	✓
Provide recommendations and information on applications pertaining to liquor licence and gaming compliance.	✓	✓	✓	
Development which involves departures from the requirements of LPS6, the Deemed-to-Comply provisions of the R-Codes Volume 1 and Local Planning Policies and where no objection(s) which raise relevant planning matters have been received.	✓	✓	✓	✓
Development which involves departures from the requirements of LPS6 the Deemed-to-Comply provisions of the R-Codes Volume 1 and Local Planning Policies and where objection(s) which raise relevant planning matters have been received.	(DAU**)	(DAU**)		
Development which satisfies the Element Objectives and Acceptable Outcomes contained in Residential Design Codes Volume 2 Apartments (R-Codes Volume 2) where no objection(s) which raise relevant planning matters have been received.	✓	✓	✓	✓
Development which satisfies the Element Objectives and Acceptable Outcomes contained in R-Codes Volume 2 and where objection(s) which raise relevant planning matters have been received.	(DAU**)	(DAU**)		
Refusal of applications which do not satisfy all of the requirements of LPS6, the Deemed-to-Comply provisions of the R-Codes, the element objectives and acceptable outcomes of R-Codes Volume 2 and Local Planning Policies.	✓	✓	✓	
SAT matters relating to attendance at Directions Hearings, Mediations, Hearings, and the preparation of Witness Statements and other documents ordered by the SAT.	✓	✓	✓	✓
Reconsideration requests made by the SAT.	✓*	✓*	✓*	
Recommendations to the WAPC relating to subdivisions ~~resulting in less than 10 lots~~ (approvals and refusals).	✓	✓	✓	✓
Subdivision and development approval condition clearances.	✓	✓	✓	✓
Recommendations to government agencies (whether to approve or refuse) where no objection(s) which raise relevant planning matters have been received.	✓	✓	✓	✓

OFFICIAL

OFFICIAL

Part 2 - Register of Statutory Delegations by Council

	Director Planning	Manager Development Approvals	Principal Statutory Planner	Senior Statutory Planners
Single House Development which meets the design principles and objectives of relevant Local Planning Policies where objections have been received (noting Single House development as per Part 4 s.257C of Planning and Development Act 2005 and Planning and Development (Local Planning Schemes) Regulations 2015 is automatically delegated to the CEO)	✓	✓	✓***	
Recommendations to other government agencies ~~(whether to approve or refuse) where objection(s) which raise relevant planning matters have been received.~~	✓	✓	✓	
~~Allocation of new or amending existing street numbers.~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
Modification or removal of existing restrictive covenants.	✓	✓	✓	✓

* Where the State Administrative Tribunal requests that the City reconsider its previous decision the matter is to be reconsidered at the same level at which the previous determination was made, i.e., if the matter was refused by the Council, the application returns to the Council for determination; if the matter was determined by the Manager Development Approvals, the application returns to the Manager Development Approvals for determination.

** Delegation following consideration by Development Advisory Unit (DAU) in accordance with Council Policy.

*** For developments up to one storey.

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Part 2 - Register of Statutory Delegations by Council

DA-061 Authority to Issue Written Directions in Relation to Illegal Development

Delegator: Council (as responsible authority) **Process Owner: Director Planning**	**Delegation: DA – 061** **Last Review Date: 25 June 2025**
Description	Authority to issue written directions under section 214(2), (3) and (5) of the *Planning and Development Act 2005 and* issue notices to repair advertisements under Schedule 2, Part 10, Division 1, clause 80 of the *Planning and Development (Local Planning Schemes) Regulations 2015*
Statutory Power or Duty Delegated	*Planning and Development Act 2005* – Part 13 Section 214(2), (3) and (5): Illegal development, responsible authority's powers *Planning and Development (Local Planning Scheme) Regulations 2015* Schedule 2, Part 10, Division 1, clause 80: Repair of existing advertisements
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42(1)(b): Delegation to CEO of powers and duties under the *Planning and Development Act 2005* section 214(2), (3) or (5) *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, clause 82: Delegations by local government
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees. *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, clause 83: Local government CEO may delegate powers
Sub Delegated to:	• Director Planning • Manager Health and Compliance • Coordinator Compliance Services • Senior Development Compliance Officer • Manager Development Approvals • Principal Statutory Planner
Conditions on Delegation/Sub Delegation	
Compliance links	*Planning and Development Act 2005*, Part 13
Policy Reference	Planning Compliance – Directorate Procedure Planning Compliance – Work Instruction CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P Relevant subject index according to decision
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 12 May 2015 – M15/5418

OFFICIAL

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Division 10 - Public Health Act 2016 and Regulations

2.10.1 Enabling legislative provisions

1) Council may delegate to:
   a) The CEO:
      (i) A power or duty imposed on the local government as an enforcement agency (section 21(1)(b)(i)); and
   b) An authorised officer designated by the local government:
      (i) A power or duty imposed on the local government as an enforcement agency (section 21(1)(b)(ii)).

2.10.2 Matters that may not be delegated

Section 21(4) provides that sub-delegation is permitted only when the regulations expressly authorise a delegable power or duty to be further delegated. No sub-delegation has been authorised in the *Public Health Regulations 2017*.

2.10.3 Sub-delegation

Permitted only if expressly authorised in regulations in relation to a delegated power or duty (section 21(4)). No sub-delegation has currently been authorised.

2.10.4 Making delegations

1. A delegation must be in writing (section 21(2)).
2. The delegation may be subject to any condition or restriction imposed on the exercise or performance of the enforcement agency by the Chief Health Officer under section 20 (section 21(3)).
3. The Act does not require that a delegation must be made by absolute majority.

2.10.5 Recording and Review Obligations

Section 22 requires reporting, at intervals determined by the Chief Health Officer, by an enforcement agency on the performance of its functions under the Act, including those performed under delegated authority.

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Part 2 - Register of Statutory Delegations by Council

DA-124 Designation of Authorised Officers (Public Health Act)

Delegator: Council **Process Owner: CEO**	**Delegation: DA – 124** **Last Review Date: To be updated**
Description	Authority to designate persons or classes of persons under the *Public Health Act 2016* as authorised officers for the purposes of certain Acts.
Statutory Power or Duty Delegated	*Public Health Act 2016* Section 24: Designation of authorised officers for the purposes of specified Acts
Statutory Power to Delegate	*Public Health Act 2016* Section 21(1)(b): Local government as enforcement agency may delegate to the CEO or a designated authorised officer
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	No sub-delegation permitted under *Public Health Act 2016*.
Sub Delegated to:	Not applicable
Conditions on Delegation/Sub Delegation	Persons designated as authorised officers must be issued with a certificate or card stating they are authorised in accordance with section 30 of the *Public Health Act 2016*. Additionally, in designating a person or class of persons as authorised officers, the authoriser must be satisfied that they are appropriately qualified and experienced, in accordance with section 25(1)(a). Persons designated as authorised officers through this delegation are to be recorded under SA-Health-01 or SA-Health-02.
Compliance links	*Public Health Act 2016* Sections 18, 24(4), 25-32 *Health (Miscellaneous Provisions) Act 1911* Section 3(2A)
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Adopted by Council	Ordinary Meeting of Council – 13 May 2016 – P16/3733

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Part 3 - Register of Statutory Delegations by the CEO (excluding sub-delegations)

Reviewed annually by the CEO under section 5.46(2) of the *Local Government Act 1995*.

Powers delegated to the CEO by the Council and further delegated by the CEO to other officers are included as sub-delegations in the Register of Council delegations in Part 2 of this document.

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Division 1 - *Local Government Act 1995* and Regulations and Local Laws

3.1.1 Enabling legislative provisions

Section 5.44(1) permits the CEO to delegate to any employee of the local government the exercise of any of the CEO's powers or discharge of any of the CEO's duties under the Act, other than the power of delegation. This extends to powers and duties delegated to the CEO, subject to any conditions imposed by the local government on its delegation to the CEO.

The power to delegate does not prevent the CEO from performing any of their functions by acting through another person.

3.1.2 Matters that may not be delegated

Regulation 6 of the *Local Government (Financial Management) Regulations 1996* prohibits the delegation of the duty to conduct an internal audit to an employee (including a CEO) who has been delegated the duty of maintaining the local government's day to day accounts or financial management operations.

Section 5.44(1) of the Act provides that the CEO may not delegate the power of delegation.

3.1.3 Making delegations

1. A delegation made under section 5.44 must be in writing and may be general or as otherwise provided (section 5.44(2)).
2. A delegation has effect indefinitely unless otherwise specified in the delegation (section 5.45(1)(a)).

3.1.4 Recording and Review Obligations

1. The CEO to keep a register of the delegations made under Part 5 Division 4 to the CEO and to employees (section 5.46(1)).

2. At least once every financial year delegations made under Part 5 Division 4 are to be reviewed by the delegator (section 5.46(2)).

3. Every person to whom a power or duty is delegated under the *Local Government Act 1995* is to keep records in accordance with the *Local Government (Administration) Regulations 1996* in relation to the exercise of the power or discharge of the duty (section 5.46(3)).

   Regulation 19 of the *Local Government (Administration) Regulations 1996* specifies that where a power or duty has been delegated under the *Local Government Act 1995* to the CEO or any other employee, the person to whom the power or duty has been delegated must keep a written record of:

   - How the person exercised the power or discharged the duty;
   - When the person exercised the power or discharged the duty; and
   - The persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

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3.1.5 Other obligations

Under section 5.71, an employee who has been delegated a power or duty under Part 5 Division 4 relating to a matter, must not exercise that power or discharge that duty if they have an interest in the matter as defined in sections 5.60A or 5.60B, and must disclose the nature of the interest to the Mayor (if the CEO) or to the CEO (any other employee).

Employees holding delegated authority (including sub-delegations) under Part 5 Division 4 of the *Local Government Act 1995* must lodge a primary financial return under section 5.75 of the Act within three months of receiving the delegation and must thereafter, while holding the delegated authority, lodge an annual return under section 5.76 of the Act.

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-003C Destruction of Records

Delegator: CEO **Process Owner: Director Corporate Services**	**Delegation: DA – 003C** **Last Review Date: To be updated**
Description	Authority to approve the destruction of records in accordance with the 202310 General Retention and Disposal Authority for Local Government Records (DA 2023-005RD 2010046), published by the State Records Office of Western Australia.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 5.41: Functions of CEO – (e) ensuring that records and documents of the local government are properly kept for the purposes of this Act and any other written law. ~~(h) ensure that records and documents of the local government are properly kept; and~~ ~~(i) any other function imposed under any other written law~~ *Local Government (Elections) Regulations 1997* Regulation 82(3) & (4): (3) The CEO is to keep the parcels in safe custody and retain them for a period of at least 4 years after the declaration of the result of the election. (4) If, after the period mentioned in subregulation (3), the parcels are to be destroyed — (a) the destruction is to be carried out by or under the supervision of the CEO in the presence of at least 2 employees; or (b) the parcels are to be conveyed securely to a secure paper destruction company, or placed in a locked bin provided by such a company, by or under the supervision of the CEO in the presence of at least 2 employees.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• Director Corporate Services • Chief Information Officer
Conditions on Delegation	None
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *State Records Act 2000*
Policy Reference	City of Melville Recordkeeping Plan 2019 as approved by the State Records Commission under section 23 of the *State Records Act 2000*
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COUNCIL ADMINISTRATION – Records Management
Period of Validity	Ongoing
Granted by CEO	16 June 2009

OFFICIAL

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-004C Rates or Service Charge Payment Agreements

Delegator: CEO **Process Owner: Director Corporate Services**	**Delegation: DA – 004C** **Last Review Date: To be updated**
Description	Authority to accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 6.49: Agreement as to payment of rates and service charges *Local Government (Financial Management) Regulations 1996* Regulation 5(1)(a): Proper collection of all money owing to the local government
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• Director Corporate Services – up to $100,000 outstanding for each ratepayer • Chief Financial Officer – up to $50,000 outstanding for each ratepayer • Revenue Coordinator – up to $15,000 outstanding for each ratepayer
Conditions on Delegation	The agreed re-payment amount and period, where possible, should ~~must~~ ensure that the amount paid over a 12-month period substantially exceeds the estimated value of rates and service charges that will become due over the ensuing 12-month period.
Compliance links	*Local Government Act 1995* Section 5.41(d): Functions of the CEO – … (d) day to day operations Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government (Financial Management) Regulations 1996* Regulation 5(1)(a): CEO's duties - proper collection of all money owing to the local government
Policy Reference	CP-115 Financial Hardship Policy ~~None~~
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P FINANCIAL MANAGEMENT – Rates Payment Arrangements 11.53 7D
Period of Validity	Ongoing
Granted by CEO	16 June 2009

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-006C Authority to Approve Deputations

Delegator: CEO **Process Owner: ~~Director Corporate Services~~ Director Legal, Governance & Risk**	**Delegation: DA – 006C** **Last Review Date: To be updated**
Description	Authority to approve applications for deputations.
Statutory Power or Duty Delegated	*City of Melville Local Government (Meeting Procedures) Local Law 2022* Clause 6.12(5): The CEO may approve the request to make a deputation or refer the request to the Mayor or Presiding Member for decision.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• ~~Director Corporate Services~~ • Head of Governance
Conditions on Delegation	A deputation must be relevant to a report on the agenda.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *City of Melville Local Government (Meeting Procedures) Local Law 2022* Clause 1.5: ***deputation*** means an oral submission by one or more members of the public at an agenda briefing forum or at a Council or committee meeting on an item listed on the agenda of that meeting
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Granted by CEO	1 November 2010

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-007C Access to Electoral or Ratepayer Details

Delegator: Chief Executive Officer **Process Owner: Director Corporate Services**	**Delegation: DA – 007C** **Last Review Date: To be updated**
Description	Authority to determine that information requested relating to the provision of rate record, electoral or ratepayer details will not be used for a commercial purpose.
Statutory Power or Duty Delegated	*Local Government (Administration) Regulations 1996* Regulation ~~29A~~ 29B(a): the request for the information is made in the manner and form approved by the CEO of the local government; Regulation 29B(b): the CEO of the local government is satisfied, by statutory declaration or otherwise, that the information will not be used for commercial purposes.
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• Director Corporate Services • Director Legal, Governance & Risk • Chief Financial Officer • Head of Governance
Conditions on Delegation	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Compliance links	*Local Government Act 1995* Section 5.94: Public can inspect certain information – … (m) any rate record (s) any register of owners and occupiers under section 4.32(6) Section 5.95(2),(6): Limits on right to inspect
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Granted by CEO	

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-008C Authority to Extend Time to Pay and to Withdraw Infringement Notices

Delegator: CEO **Process Owner: ~~Director Corporate Services~~ Director Legal, Governance & Risk**	**Delegation: DA – 008C** **Last Review Date: To be updated**
Description	1. Authority to extend the period of 28 days within which a modified penalty may be paid; and 2. Authority to withdraw an infringement notice within one year of the notice being given, whether or not the modified penalty has been paid.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 9.19: Extension of time Section 9.20: Withdrawal of notice *Cat Act 2011* Section 64: Extension of time Section 65: Withdrawal of notice
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees *Cat Act 2011* Section 45: Delegation by CEO of local government
Delegated to	• Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations • Director Environment and Infrastructure • Director Planning • Manager Health and Compliance • Coordinator Compliance Services • Coordinator Environmental Health
Conditions on Delegation	Each delegate may exercise these powers only with respect to infringements issued by officers who report directly or indirectly to them. Delegates may not be appointed as authorised persons for the purposes of ~~issue~~ issuing infringement notices (appointed under SA-Local-08). *Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Compliance links	~~None~~ *City of Melville Cat Local Law 2025* *City of Melville Fencing Local Law 2025*
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P COMMUNITY SAFETY, SECURITY AND LAW ENFORCEMENT – Infringement Notices 4.13 7D

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

Period of Validity	Ongoing
Granted by CEO	13 November 2019

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Part 3 - Register of Statutory Delegations by Chief Executive Officer

DA-009C Appointment of Authorised Persons (Local Government Act)

Delegator: CEO **Process Owner: ~~Director Corporate Services~~ Director Legal, Governance & Risk**	**Delegation: DA – 009C** **Last Review Date: To be updated**
Description	Authority to appoint authorised persons under: 1. the *Local Government Act 1995;* 2. the *Caravan Parks and Camping Grounds Act 1995* 3. the *Cat Act 2011;* 4. the *Cemeteries Act 1986;* 5. the *Control of Vehicles (Off-road Areas) Act 1978;* 6. the *Dog Act 1976;* 7. Any subsidiary legislation made under the above Acts; and 8. Any written law prescribed for the purposes of section 9.10 of the *Local Government Act 1995.*
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 9.10(2): The CEO may, in writing, appoint persons or classes of persons to be authorised persons for the purposes of 1 or more specified laws or specified provisions of 1 or more specified laws
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• All Directors for functions for which they are responsible.
Conditions on Delegation	Persons appointed as authorised persons must be issued with an identity card in accordance with the requirements of section 9.10(4) of the *Local Government Act 1995.* *Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns.
Compliance links	*Local Government Act 1995*, section 9.10 *Caravan Parks and Camping Grounds Act 1995*, section 17 *Cat Act 2011*, section 3(1) *Cemeteries Act 1986*, section 64 *Control of Vehicles (Off-road Areas) Act 1978*, section 38 *Dog Act 1976*, section 11A
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Granted by CEO	22 June 2022 – Note this delegation replaced Council delegation DA-055 revoked on 15 June 2021 as a result of amendments to section 9.10 of the *Local Government Act 1995.*

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DA-010C Receive, Determine and Process Electoral Eligibility and Maintain Owner Occupier Register

Delegator: CEO **Process Owner: CEO**	**Delegation: DA – 010C** **Last Review Date: To be updated**
Description	Authority to receive, determine and process electoral eligibility and maintain the owner and occupier register.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 4.32(4): power to determine the eligibility of enrolment under section 4.30(1)(a) and (b) and accept or reject the claim accordingly Section 4.32(5A): power to accept or reject a claim made before the close of enrolments, not less than 14 days before the close of nominations accordingly Section 4.32(5): power to make any enquiries necessary in order to make a decision of an eligibility claim Section 4.32(6): duty to record the decisions made under sections 4.32(4) and (5A) in a register (owner and occupiers register), and to give notice of the decision to the claimant without delay Section 4.32(7): duty to, if a claim is rejected, provide reasons for the rejection in the notice sent to the claimant Section 4.34: duty to maintain details recorded from enrolment eligibility claim forms in an up-to-date and accurate form (duty to maintain the owner and occupiers register) Section 4.35: power to determine a person is no longer eligible under section 4.30 to be enrolled to vote under section 4.30(1)(a) and (b) for the reasons given in section 4.35(1) Section 4.35(2): duty to give relevant person written notice before making a decision under section 4.35(1)(c) and receive and consider any submissions made Section 4.35(3): duty to give relevant person written notice of a decision under subsection 4.35(1)(c) (a decision that a person is no longer eligible to be enrolled) Section 4.35(6): duty to give relevant person written notice that they are still eligible under section 4.30 Section 4.35(7): duty to record any decision made under section 4.35(1) or (6) in the owner and occupiers register Sections 4.3(9) and 4.35(5): power to determine and take any action necessary to give effect to advice received/decision made from or by the Electoral Commissioner *Local Government (Elections) Regulations 1997* Regulation 13(1A)(c): power to confirm with the WAEC that a person is a silent elector Regulation 13(2)-(3): power to omit from the owner and occupiers register, details specified in regulation 13(1)(a)(ii) and (ii) and (d)(ii) and to instead of that information, include the notation "address omitted under regulation 13(2)" where the delegatee is satisfied that a person is a silent elector Regulation 13(4): power to amend the owner and occupiers register so as to ensure the information is up to date Regulation 13(5): duty to amend the owner and occupiers register to include the previously omitted information, where the delegatee

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	believes a person is not, or is no longer, a silent elector. Regulation 13A: duty to amend the owner and occupiers register when notice given of change of name or enrolment address Regulation 13B: duty to amend owner and occupiers register when notice given of change to postal address Regulation 17: Retention of documents
Statutory Power to Delegate	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Delegated to	• Director Corporate Services • Director Legal, Governance & Risk • Head of Governance • Chief Financial Officer
Conditions on Delegation/Sub Delegation	Nil.
Compliance links	*Local Government Act 1995* Section 5.74: Delegates are designated employees under s.5.74 and are required to provide Primary and Annual Returns. *Local Government Act 1995,* Part 4, Division 8 *Local Government (Elections) Regulations 1997*, Part 3
Policy Reference	None
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMIN – Elections – Electoral Roll COUNCIL ADMIN – Elections – Accepted Electoral Enrolments COUNCIL ADMIN – Elections – Rejected Electoral Enrolments COUNCIL ADMIN – Elections – Requests for Addresses not to be shown on Electoral Roll *Local Government (Elections) Regulations 1997* Regulation 17: enrolment eligibility claims and notices given must be kept for 2 years after either the claim expires (if accepted) or the claim is rejected.
Period of Validity	Ongoing
Granted by CEO	25 June 2025

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Part 4 - Statutory Authorisations and Appointments by Council

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Division 1 - *Local Government Act 1995* and Regulations and Local Laws

4.1.1 Legislative provisions

Certain powers and functions may only be exercised or performed by persons explicitly authorised by the local government to do so.

Two types of authorisation of persons to perform functions are reserved to the Council:

1. Section 9.6(1) – authorisation of a committee to deal with an objection to a local government decision made by Council or under delegated authority regarding:
   a) A licence, permit, approval or other authorisation granted, renewed, varied or cancelled under Part 3 of the Act;
   b) A notice given under section 3.25 of the Act; and
   c) A decision made under a local law which states that it is one to which Part 9 Division 1 of the Act applies and that the person specified in it is an affected person as defined in section 9.2 of the Act.

   There are no committees that currently hold this authorisation. Council will authorise a committee under section 9.6(1) as required on receipt of an objection under Part 9 Division 1 of the Act.

2. Section 9.49A(4) – authorisation, by resolution, of the CEO, another employee or an agent of the local government to sign documents on behalf of the local government, including (if specified) deeds. Section 5.43(ha) specifically prohibits this power being delegated to the CEO.

For other functions and powers that are required to be performed by persons specifically authorised to exercise them, section 9.10(2) of the *Local Government Act 1995* provides that the CEO of the local government may, in writing, appoint persons or classes of persons to be authorised persons for the purposes of one or more specified laws or specified provisions of one or more specified laws as defined in section 9.10(1):

(a) the *Local Government Act 1995*;
(b) the *Caravan Parks and Camping Grounds Act 1995*;
(c) the *Cat Act 2011*;
(d) the *Cemeteries Act 1986*;
(e) the *Control of Vehicles (Off-road Areas) Act 1978*;
(f) the *Dog Act 1976*;
(g) subsidiary legislation made under an Act referred to in any of paragraphs (a) to (f); and
(h) a written law prescribed for the purposes of this section.

The Act also separately provides for the CEO to authorise employees to certify certain documents as being true copies or statements of fact (sections 9.31, 9.41 and 9.48).

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Part 4 - Statutory Authorisations and Appointments

CSA-Local-01 Persons Authorised by Council to Sign Documents on Behalf of the City

Authorising Body: Council **Process Owner: CEO**	**Statutory Authorisation: CSA-Local-01** **Last Review Date: To be updated**
Function Authorised	Sign documents of behalf of the local government.
Statutory power to authorise	*Local Government Act 1995* Section 9.49A(4): A local government may, by resolution, authorise the CEO, another employee or an agent of the local government to sign documents on behalf of the local government.
Authorised officer(s)	• Chief Executive Officer – any document that is necessary or appropriate to sign in carrying out the CEO's functions under any written law. • All Directors - any document where the matter is specifically resolved by Council, excluding a resolution to execute the document under the Common Seal, or any document necessary for the betterment of the daily operations of the City, under the guidance of the CEO. • Manager Engineering – signing/initialling construction plans and pages of accepted tenders and related contract documents. • Manager Natural Areas and Parks – signing/initialling construction plans and pages of accepted tenders and related contract documents. • Manager City Buildings and Projects - signing/initialling construction plans and pages of accepted tenders and related contract documents. • Head of Property – signing/initialling leases/licenses and related contract documents.
Conditions on authorisation	1. A person authorised by this instrument to sign a document that may be classified as a deed is authorised to execute that document as a deed (section 9.49A(5)). 2. For the purposes of this authorisation, ***document*** means any paper or electronic document, including communications such as letters and emails, which: (a) conveys a decision; (b) establishes an obligation on the City; or (c) is ceremonial. 3. Where a City employee holds a delegated authority, a statutory authority or an operational authorisation, to make a decision, that person also has the authority to sign documents which give effect to that decision. 4. Financial limits (goods and services contracts which are not the subject of a tender process): • CEO: $550,000 +GST per contract, per financial year • Directors: $250,000 + GST per contract, per financial year 5. A document signed under this authorisation must not be inconsistent with a Council policy or resolution.
Compliance references	*Local Government Act 1995* Section 9.49A(1)(b): Execution of documents

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	Section 9.49A(5): Document not regarded as deed unless executed as a deed
Policy reference	
Recordkeeping	All records to be retained in ECM under appropriate subject index
Resolved by Council	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Delegations DA-012 and DA-117 were revoked and replaced by this authorisation.
Term of Authorisation	Ongoing

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Division 2 - *Health (Miscellaneous Provisions) Act 1911* and Regulations and Local Laws made thereunder

4.2.1 Enabling legislative provisions

Section 26(1) of the *Health (Miscellaneous Provisions) Act 1911* authorises and directs every local government to carry out within its district the provisions of that Act and the regulations, local laws and orders made under it.

Section 26(2) provides that a local government may 'appoint and authorise any person to be its deputy and in that capacity exercise and discharge all or any of the functions of the local government, subject to such conditions and limitations (if any) that the local government shall see fit to prescribe'.

The appointment of a deputy or deputies does not affect the exercise or discharge by the local government itself of any power or function (section 26(2).

Section 26(2) is technically not a delegation power, although in practice the role of a deputy and the role of a delegate are essentially the same. There is no capacity within this Act to sub-delegate or sub-deputise.

Section 344(2) of the Act provides for a regulation or local law made under the Act to be made so as to delegate or confer a discretionary authority on a specified person or body or class of person or body.

Section 374 of the Act provides for a local government to authorise by resolution any officer or member to appear before any court or in any legal proceeding.

4.2.2 Matters that may not be undertaken by deputy

Council is not fettered in the functions or powers it may authorise any deputy to carry out.

4.2.3 Recording and Review Obligations

None specified with respect to appointment of deputies.

Local governments are required to report annually to the Health Department on the performance of their functions under the Act.

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Part 4 - Statutory Authorisations and Appointments

CSA-Health-01 Appointment of Deputies under the Health (Miscellaneous Provisions) Act 1911

Appointing Body: Council **Process Owner: Chief Executive Officer**	**Statutory Appointment: CSA-Health-01** **Last Review Date: 25 June 2025**
Statutory power to appoint and authorise	*Health (Miscellaneous Provisions) Act 1911* Section 26: A local government may appoint and authorise any person to be its deputy, and in that capacity to exercise and discharge all or any of the powers and functions of the local government granted or imposed under *Health (Miscellaneous Provisions) Act 1911* and the regulations, local laws and orders made thereunder.
Persons appointed and authorised as deputies	• Chief Executive Officer • Director Corporate Services (section 353 – take possession of land) • Director Environment and Infrastructure (Part IV – Sanitary provisions) • Coordinator Environmental Health • Senior Environmental Health Officer
Statutory powers and functions authorised to be exercised and discharged by deputies	*Health (Miscellaneous Provisions) Act 1911* Section 38: Report annually to the Chief Health Officer Part IV: Sanitary provisions Part V: Dwellings Part VI: Public buildings Part VII: Nuisances and offensive trades Section 353: Take possession of land where expenses are due and unpaid for 3 years Section 357: Suspend or cancel any licence or registration of persons convicted for any offence under the Act Section 358(1): Prosecution of offences Section 374: Appearance of local government in legal proceedings
Conditions and limitations on appointment	The authority held by the deputies appointed above excludes the following powers reserved to Council: • Part III: Financial • Section 342: Make, repeal, amend or suspend local laws with the consent or at the direction of the Chief Health Officer • Section 344C: Fix fees and charges
Compliance references	*Health (Miscellaneous Provisions) Act 1911* Section 36: Review of orders and decisions by local governments by SAT Section 354: Service of notice *Health (Asbestos) Regulations 1992* *Health (Offensive Trades Fees) Regulations 1976* *Health (Public Buildings) Regulations 1992* *City of Melville Health Local Laws 1997*
Policy reference	
Recordkeeping	All records to be retained in ECM under appropriate subject index
Appointment Approved by Council	Ordinary Meeting of Council – 16 June 2020 – M20/5749

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	Delegations DA-065, DA-067, DA-069, DA-070 and DA-071 were revoked and replaced by this appointment of deputies on 16 June 2020.
Term of Appointment	Ongoing

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Division 3 - *Litter Act 1979*

4.3.1 Enabling legislative provisions

Section 30(4) of the *Litter Act 1979* provides that an infringement notice issued under section 30(1) of the Act may be withdrawn at any time within 28 days after the service of the notice by sending a notice in the prescribed form advising that the infringement notice has been withdrawn.

Section 30(4a) specifies that a withdrawal notice sent under section 30(4) must be signed by 'a person appointed in writing to withdraw infringement notices by the public authority on behalf of which the infringement notice was served.'

The definition of the term 'public authority' under the *Litter Act 1979* includes 'a local government within its district'. By convention, unless otherwise specified or made obvious by the context, the term 'local government' in legislation is generally interpreted as referring to the Council when it is used in relation to a decision-making power.

The *Litter Act 1979* does not confer a delegation power on local governments, so an appointment under section 30(4a) giving authority to sign withdrawal notices must be made by the Council.

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CSA-Litter-01 Appointment of Person Authorised to Withdraw Infringement Notices Issued under Part V of the *Litter Act 1979*

Authorising Body: Council **Process Owner: Director Community Development**	**Statutory Appointment: CSA-Litter-01** **Last Review Date: 25 June 2025**
Function or Power Authorised	*Litter Act 1979* Section 30(4): Withdraw infringement notices issued under section 30(1) of the *Litter Act 1979*.
Statutory power to authorise	*Litter Act 1979* Section 30(4)(a): A withdrawal notice sent under subsection (4) shall be signed by a person appointed in writing to withdraw infringement notices by the public authority on behalf of which the infringement notice was served
Person(s) appointed	• Chief Executive Officer • Director Community Development • Head of Community Safety • Service Lead – Community Safety Investigations
Conditions on appointment	
Compliance references	*Litter Act 1979*
Policy reference	CP-114 Compliance and Enforcement Policy Compliance and Enforcement Guideline
Recordkeeping	All records to be retained in ECM under appropriate subject index
Appointment approved by Council	Ordinary Meeting of Council – 20 September 2022 – C22/5931
Term of Appointment	Ongoing

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Part 5 - Statutory Delegations and Authorisations to the City of Melville from External Agencies

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Part 5 Statutory Delegations and Authorisations from External Agencies

Division 1 - Environmental Protection Act 1986

5.1.1 Noise Control – Environmental Protection Notices

19 March 2004 GOVERNMENT GAZETTE, WA 919

ENVIRONMENT

EV401

ENVIRONMENTAL PROTECTION ACT 1986

SECTION 20

Delegation No. 52

Pursuant to section 20 of the *Environmental Protection Act 1986*, the Chief Executive Officer hereby delegates as follows—

Powers and duties delegated—

All the powers and duties of the Chief Executive Officer, where any noise is being or is likely to be emitted from any premises not being premises licensed under the Act, to serve an environmental protection notice under section 65(1) in respect of those premises, and where an environmental protection notice is so served in such a case, all the powers and duties of the Chief Executive Officer under Part V of the Act in respect of that environmental protection notice.

Persons to whom delegation made—

This delegation is made to any person for the time being holding or acting in the office of Chief Executive Officer under the *Local Government Act 1995*.

Pursuant to section 59(1)(e) of the *Interpretations Act 1984*, Delegation No. 32, dated 4 February 2000 is hereby revoked.

Dated this 9th day of January 2004.

Approved—

FERDINAND TROMP, A/Chief Executive Officer.
Dr JUDY EDWARDS MLA, Minister for the Environment.

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.1.2 Noise Management Plans in relation to Specific Works or Venues, Keeping Log Books, Noise Control Notices, Calibration and Approval of Non-Complying Events

6282 GOVERNMENT GAZETTE, WA 20 December 2013

EV402*

ENVIRONMENTAL PROTECTION ACT 1986

DELEGATION NO. 112

I, Jason Banks, in my capacity as Acting Chief Executive Officer of the Department of Environment Regulation responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to any person for the time being holding or acting in the office of a Chief Executive Officer under the *Local Government Act 1995*, my powers and duties under the *Environmental Protection (Noise) Regulations 1997*, other than this power of delegation, in relation to—

(a) waste collection and other works—noise management plans relating to specified works under regulation 14A or 14B;

(b) bellringing or amplified calls to worship—the keeping of a log of bellringing or amplified calls to worship requested under regulation 15(3)(c)(vi);

(c) community activities—noise control notices in respect of community noise under regulation 16;

(d) motor sport venues—noise management plans in relation to motor sport venues under Part 2 Division 3;

(e) shooting venues—noise management plans in relation to shooting venues under Part 2 Division 4;

(f) calibration results—requesting, under regulation 23(b), details of calibration results undertaken and obtained under Schedule 4;

(g) sporting, cultural and entertainment events—approval of events or venues for sporting, cultural and entertainment purposes under Part 2 Division 7, subject to the following limitation—

(i) Subregulation 18(13)(b) is not delegated.

Under section 59(1)(e) of the *Interpretation Act 1984*, Delegation No. 68, gazetted 22 June 2007 is hereby revoked.

Dated the 12th day of December 2013.

JASON BANKS, Acting Chief Executive Officer.

Approved by—

JOHN DAY, Acting Minister for Environment; Heritage.

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.1.3 Noise Management Plans

EV405*

ENVIRONMENTAL PROTECTION ACT 1986

DELEGATION NO. 119

I, Jason Banks, in my capacity as the Acting Chief Executive Officer of the Department responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to the holder for the time being of the offices of—

(a) Chief Executive Officer under the *Local Government Act 1995*; and

(b) to any employee of the local government under the *Local Government Act 1995* who is appointed as an Authorised Person under section 87 of the Act,

all my powers and duties in relation to noise management plans under regulation 13 of the *Environmental Protection (Noise) Regulations 1997*, other than this power of delegation.

Under section 59(1)(e) of the *Interpretation Act 1984*, Delegation No. 111, gazetted 20 December 2013, is hereby revoked.

Dated the 1st day of May 2014.

JASON BANKS, Acting Chief Executive Officer.

Approved by—

Hon ALBERT JACOBS JP MLA, Minister for Environment; Heritage.

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Division 2 - Planning and Development Act 2005

5.2.1 Instrument of Authorisation – Sign Development Applications for Crown Land as Owner

DoL FILE 1738/2002v8; 858/2001v9

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF AUTHORISATION

I, **Donald Terrence Redman MLA**, Minister for Lands, a body corporate continued by section 7(1) of the *Land Administration Act 1997*, under section 267A of the *Planning and Development Act 2005*, HEREBY authorise, in respect of each local government established under the *Local Government Act 1995* and listed in Column 2 of the Schedule, the person from time to time holding or acting in the position of Chief Executive Officer of the relevant local government, to perform the powers described in Column 1 of the Schedule subject to the conditions listed in Column 3 of the Schedule.

Dated the 2nd day of June 2016

HON DONALD TERRENCE REDMAN MLA
MINISTER FOR LANDS

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Part 5 Statutory Delegations and Authorisations from External Agencies

SCHEDULE

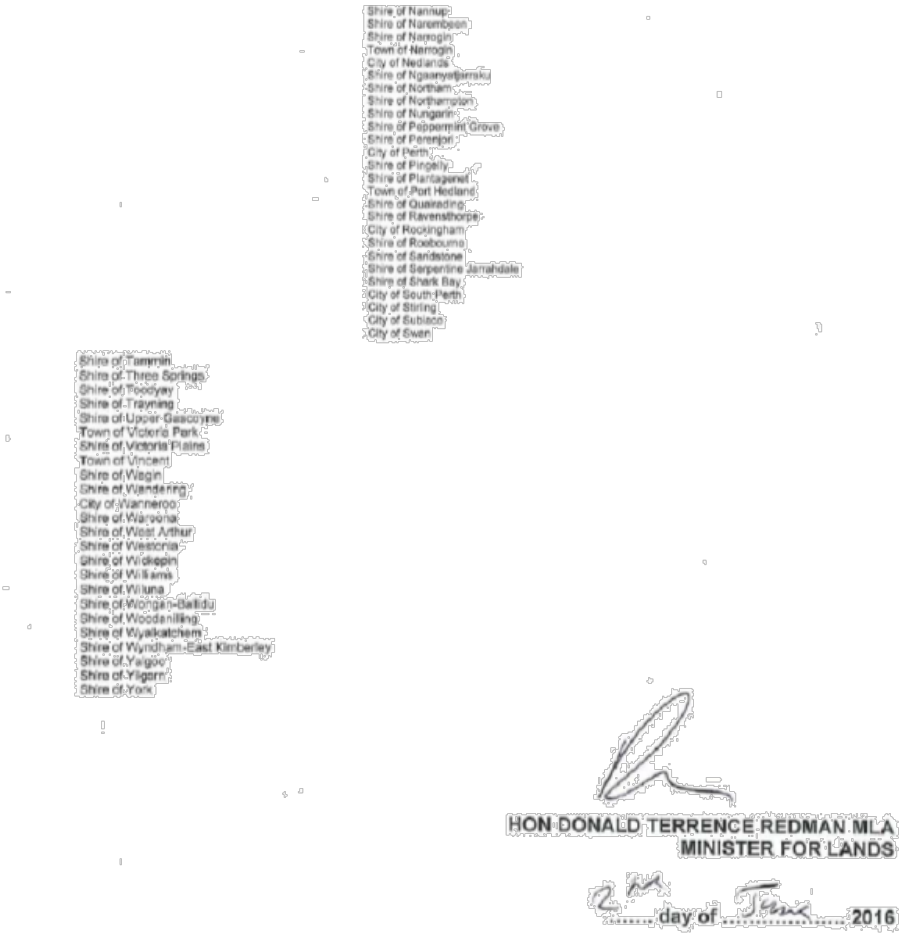
This is the Schedule referred to in an Instrument of Authorisation relating to Development Applications under the *Planning and Development Act 2005*

Column 1	Column 2	Column 3
The power to sign as owner in respect of Crown land that is: (a) a reserve managed by the local government pursuant to section 46 of the *Land Administration Act 1997* and the development is consistent with the reserve purpose and the development is not for a commercial purpose; or (b) the land is a road of which the local government has the care, control and management under section 55(2) of the *Land Administration Act 1997* and where there is no balcony or other structure proposed to be constructed over that road unless that structure comes within the definition of a "minor encroachment" in the Building Regulations 2012 (Regulation 45A), or is an "awning, verandah or thing" (Regulation 45B), or is a ground anchor, and where the development is consistent with the use of the land as a road in respect of development applications being made under or referred to in: (i) section 99(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a regional interim development order (as that term is defined in that Act); (ii) section 103(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a local interim development order (as that term is defined in that Act); (iii) section 115 of the *Planning and Development Act 2005* in respect of development within a planning control area (as that term is defined in that Act); (iv) section 122A of the Planning and Development Act 2005 in respect of which approval is required under an improvement scheme (as that term is defined in that Act); (v) section 162 of the *Planning and Development Act 2005* in respect of developments for which approval is required under a planning scheme or interim development order (as those terms are defined in that Act); (vi) section 163 of the *Planning and Development Act 2005* in respect of development on land which is comprised within a place entered in the Register maintained by the Heritage Council under the *Heritage of Western Australia Act 1990*, or of which such a place forms part; (vii) section 171A of the *Planning and Development Act 2005* in respect of a prescribed development application (as that term is defined in that section of that Act).	City of Albany City of Armadale Shire of Ashburton Shire of Augusta-Margaret River Town of Bassendean City of Bayswater City of Belmont Shire of Beverley Shire of Boddington Shire of Boyup Brook Shire of Bridgetown-Greenbushes Shire of Brookton Shire of Broome Shire of Broomehill-Tambellup Shire of Bruce Rock City of Bunbury Shire of Busselton Town of Cambridge City of Canning Shire of Capel Shire of Carnamah Shire of Carnarvon Shire of Chapman Valley Shire of Chittering Shire of Christmas Island Town of Claremont City of Cockburn Shire of Cocos (Keeling) Islands Shire of Collie Shire of Coolgardie Shire of Coorow Shire of Corrigin Town of Cottesloe Shire of Cranbrook Shire of Cuballing Shire of Cue Shire of Cunderdin Shire of Dalwallinu Shire of Dandaragan Shire of Dardanup Shire of Denmark Shire of Derby/West Kimberley Shire of Donnybrook-Balingup Shire of Dowerin Shire of Dumbleyung Shire of Dundas Town of East Fremantle Shire of East Pilbara Shire of Esperance Shire of Exmouth City of Fremantle City of Greater Geraldton Shire of Gingin Shire of Gnowangerup Shire of Goomalling City of Gosnells Shire of Halls Creek Shire of Harvey Shire of Irwin Shire of Jerramungup City of Joondalup Shire of Kalamunda City of Kalgoorlie-Boulder Shire of Katanning Shire of Kellerberrin Shire of Kent Shire of Kojonup Shire of Kondinin Shire of Koorda Shire of Kulin City of Kwinana Shire of Lake Grace Shire of Laverton Shire of Leonora City of Mandurah Shire of Manjimup Shire of Meekatharra City of Melville Shire of Menzies Shire of Merredin Shire of Mingenew Shire of Moora Shire of Morawa Town of Mosman Park Shire of Mount Magnet Shire of Mt Marshall Shire of Mukinbudin Shire of Mundaring Shire of Murchison Shire of Murray	In accordance with and subject to approved Government Land policies Any signature subject to the following endorsement: Signed only as acknowledgement that a development application is being made in respect of a proposal that includes Crown land, Crown reserves under management for the purpose, or a road and to permit this application to be assessed under the appropriate provision of the *Planning and Development Act 2005*, (including any planning scheme). The signature does not represent approval or consent for planning purposes. Further, in the event that development approval is granted for the proposal, the above signature should not be taken as an acknowledgement of or consent to the commencement or carrying out of the proposed development or to any modification of the tenure or reservation classification of the Crown land component.

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Part 5 Statutory Delegations and Authorisations from External Agencies



HON DONALD TERRENCE REDMAN MLA
MINISTER FOR LANDS

2nd day of June 2016

EXERCISE OF THIS AUTHORISATION WITHIN THE CITY OF MELVILLE

Consistent with the Minister's Instrument of Authorisation, only the Chief Executive Officer or an officer given explicit written authority to sign on the CEO's behalf in these matters may exercise the powers in Column 1 of this Instrument.

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5.2.3 WA Planning Commission – Section 25 of the Strata Titles Act 1985

3 November 2023 GOVERNMENT GAZETTE, WA 3615

PL402

PLANNING AND DEVELOPMENT ACT 2005

NOTICE OF AMENDMENT TO INSTRUMENT OF DELEGATION—POWERS OF LOCAL GOVERNMENTS

Notice of amendment to the Instrument of Delegation 2020/01 Powers of Local Governments gazetted on 29 January 2021 (and as amended).

Preamble

Under section 16 of the *Planning and Development Act 2005* (the Act) the Western Australian Planning Commission (the WAPC) may, by resolution published in the *Government Gazette*, delegate any function under the Act or any other written law to a local government, a committee established under the *Local Government Act 1995* or an employee of a local government.

In accordance with section 16(4) of the Act, a reference in this instrument to a function or a power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or imposed on the WAPC by the Act or any other written law as the case requires.

Resolution under s16 of the Act (delegation)

On 31 August 2022, pursuant to section 16 of the Act, the WAPC RESOLVED—

A. TO AMEND the Instrument of Delegation 2020/01 Powers of Local Governments as gazetted on 29 January 2021 (and as amended), as set out in Schedule 1 below.

SAM FAGAN, Secretary, Western Australian Planning Commission.

Schedule 1

1. Instrument of delegation amended

The amendments within this Schedule are to the Schedules set out in the Instrument of Delegation 2020/01 Powers of Local Governments as gazetted on 29 January 2021, and as amended.

2. Amendments to clause 1 of Schedule 1

Add the following immediately after 1(e)—

(f) in the opinion of the relevant local government as notified to the WAPC in writing, propose development of a type which the local government considers would warrant the imposition of a condition requiring the ceding of land for public open space or payment in lieu thereof.

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PL402

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF DELEGATION

Del 2020/01 Powers of Local Governments

Delegation to local governments of certain powers and functions of the Western Australian Planning Commission relating to certain applications under the *Strata Titles Act 1985*

Preamble

Under section 16 of the *Planning and Development Act 2005* (the Act) the Western Australian Planning Commission (the WAPC) may, by resolution published in the *Government Gazette*, delegate any function under the Act or any other written law to a local government, a committee established under the *Local Government Act 1995* or an employee of a local government.

In accordance with section 16(4) of the Act, a reference in this instrument to a function or a power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or imposed on the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 20 January 2021, pursuant to section 16 of the Act, the WAPC RESOLVED—

A. TO DELEGATE to local governments, and to members and officers of those local governments, its powers and functions under section 15 of the *Strata Titles Act 1985* as set out in clause 1 of Schedule 1, within their respective districts, subject to the conditions set out in clause 3 of Schedule 1;

B. TO DELEGATE to local governments, and to members and officers of those local governments, its powers and functions under sections 21 and 22 of the *Strata Titles Act 1985* as set out in clause 2 of Schedule 1, within their respective districts, subject to the conditions set out in clause 3 of Schedule 1;

C. TO AMEND "Del 2020/01—Powers of Local Governments" to give effect to its resolution and to publish an updated, consolidated instrument.

SAM FAGAN, Western Australian Planning Commission.

Schedule 1

1. Applications made under section 15 of the *Strata Titles Act 1985*

Power to determine applications under section 15 of the *Strata Titles Act 1985*, except those applications that—

(a) propose the creation of a vacant lot;

(b) propose vacant air stratas in multi-tiered strata scheme developments;

(c) propose the creation or postponement of a leasehold scheme;

(d) propose a type 1 (a) subdivision or a type 2 subdivision (as defined in section 3 of the *Strata Titles Act 1985*);

(e) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to—

i. a type of development; and/or

ii. land within an area,

which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.

2. Applications under sections 21 and 22 of the *Strata Titles Act 1985*

Power to determine applications under—

(a) section 21 of the *Strata Titles Act 1985*;

(b) section 22 of the *Strata Titles Act 1985* where the amendment or repeal of scheme by-laws requires the approval of the WAPC.

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Part 5 Statutory Delegations and Authorisations from External Agencies

450 GOVERNMENT GAZETTE, WA 29 January 2021

3. Reporting requirements

A local government that exercises the powers referred to in clause 1 and/or clause 2, is to provide the WAPC with data on all applications determined under this Instrument of Delegation. This must be provided at the conclusion of each financial year in the format prescribed by the WAPC.

EXERCISE OF THIS DELEGATION WITHIN THE CITY OF MELVILLE

The powers delegated in WAPC Instrument of Delegation 2020/01, gazetted on 29 January 2021, may only be exercised by the Chief Executive Officer, Director Planning, Manager Development Approvals, Principal Statutory Planner and Senior Statutory Planners.

The Director Planning is responsible for meeting the reporting requirements.

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5.2.4 Powers of Local Governments – Metropolitan Region Scheme

NOTE: WAPC Delegation 2025/04 must be read in conjunction with the conditions set out in WAPC Resolution 2021/01 (reproduced in section 5.2.2A of this document).

Planning and Development Act 2005

INSTRUMENT OF DELEGATION

Del 2025/04 Powers of Local Governments Metropolitan Region Scheme

Delegation of certain powers and functions of the Western Australian Planning Commission relating to the Metropolitan Region Scheme.

Preamble

Unless exempted by clause 29 and 30, under clause 27 of the Metropolitan Region Scheme (MRS), on reserved land, a person must not commence or carry out development unless that person has planning approval. Development on zoned land requires planning approval if it is of a kind or class set out in a resolution of the Western Australian Planning Commission (WAPC) under clause 28 of the MRS.

Under section 16 of the *Planning and Development Act 2005* (the Act) the Western Australian Planning Commission (the WAPC) may, by resolution published on a website maintained by, or on behalf of, the WAPC, delegate any function to an officer of a public authority or to a local government, a committee established under the *Local Government Act 1995* or an employee of a local government

In accordance with section 16(4) of the Act, a reference in this instrument to a function or a power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or conferred upon the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 19 FEBRUARY 2025, pursuant to section 16 of the Act, the WAPC resolved—

A. TO DELEGATE to local governments, and to members and officers of those local governments, its functions in respect of the determination, in accordance with Parts 8, 9 and 10 of the Metropolitan Region Scheme, of applications (within their respective districts) for approval to commence and carry out development of the type specified in Column 1 of Schedule 1, subject to the conditions specified in Column 2 of Schedule 1 and the requirements in Schedule 2.

B. TO REVOKE its delegation of powers and functions to local governments as detailed in the notice entitled "DEL 2022/03 Powers of local governments (MRS)" published in the *Government Gazette* on 18 January 2022, to give effect to this delegation.

C. TO RESOLVE that this resolution takes effect on 31 March 2025.

Sam Boucher Secretary,

Western Australian Planning Commission.

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Part 5 Statutory Delegations and Authorisations from External Agencies

SCHEDULE 1 – TYPES OF DEVELOPMENT AND LOCATION

Column 1 (Land and Application type)	Column 2 (Conditions)
1. Proposals concerning **reserved land** and for which approval is required.	
1.1. Application concerns land on or abutting a regional road reservation.	Power may be exercised: 1. if the delegate complies with referral requirements set out in Schedule 2 below; 2. all public authorities consulted, concur; and 3. the delegate accepts the advice and/or recommendations (if any received) of the public authority/s. 4. the application is not for public works undertaken by a public authority.
2. Proposals concerning **zoned land** and for which approval is required. Does not apply to public works undertaken by a public authority, the Kwinana Industrial Area, North Coogee Area and Parliament House - Inner Precinct.	
2.1. Application concerns zoned land which abuts a primary regional road reservation.	Power may be exercised if the delegate: 1. complies with the referral requirements set out in Schedule 2 below; and 2. accepts and applies the advice and/or recommendation (if any) from the public authority specified in cl.2, Schedule 2 below.
2.2. Application concerns zoned land which abuts an other regional road reservation	
2.3. Application concerns zoned land which abuts a regional open space reservation.	
2.4. Application concerns zoned land which is adjacent to a railway reservation or abuts a port installation reservation	
2.5. Application concerns zoned land within a Bush Forever Area	Power may be exercised if the delegate: 1. consults the DPLH; 2. provides DPLH at least 30 days within which to respond; and

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Part 5 Statutory Delegations and Authorisations from External Agencies

	3. accepts the advice and / or recommendation received (if any) from DPLH.
2.6. Application concerns development within an Activity Centre	Power may be exercised if the delegate: 1. consults the DPLH; 2. provides DPLH at least 30 days within which to respond; and 3. accepts the advice and / or recommendation received (if any) from DPLH.
2.7. Application concerns zoned land which is in or abuts the Swan and Canning Development Control Area	Power may be exercised if the delegate: 1. consults the Swan River Trust in accordance with clause 45; and 2. accepts the advice and / or recommendation (if any) received from the Swan River Trust.
2.8. Application to extend or change a non-conforming use on zoned land.	Power may be exercised if the delegate: 1. consults the DPLH; 2. provides DPLH at least 30 days within which to respond; and 3. accepts the advice and / or recommendation received (if any) from DPLH.

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Part 5 Statutory Delegations and Authorisations from External Agencies

SCHEDULE 2

Referral Requirements

1) An application for development in or abutting land reserved under the Metropolitan Region Scheme must be referred to the public authority responsible for that reserved land within 7 days of the delegate receiving the application or, if further information or material is required, within 7 days of the process in clause 38 to 40 concluding.

2) For the purposes of paragraph (1) of this delegation, the public authority responsible for reserved land is:
   (a) In the case of reservation for regional open space: the Department of Planning Lands and Heritage;
   (b) In the case of reservation for primary regional roads: Main Roads Western Australia;
   (c) In the case of reservation for other regional roads: the Department of Planning Lands and Heritage;
   (d) In the case of other reservations: the public authority for which the land is reserved or that owns or manages the reserved land.
   (e) In the case of a development in or adjacent to a Bush Forever area (as defined in the Metropolitan Region Scheme): the Department of Planning Lands and Heritage.

3) Each public authority to which the application is referred must be:
   (a) provided at least 30 days within which to respond; and
   (b) informed that if no response is received within that time, the application may be determined on the information available.

4) Where the advice and/or recommendation provided by the public authority specified in clause 2 above, is not acceptable to the delegate, the application, together with the advice and/or recommendations provided by all public authorities consulted and the reasons why the recommendation is not acceptable to the delegate, shall be referred immediately to the WAPC for determination.

Interpretation and Guidance

In this Instrument of Delegation, unless the context otherwise requires—

- Powers delegated under this instrument may only be exercised by a member or officer who has been delegated power from the local government to consider and determine applications for approval to commence and carry out development within the local government district under the local government's local planning scheme

- *"development"* has the same meaning given to it in and for the purposes of the *Planning and Development Act 2005*.

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Part 5 Statutory Delegations and Authorisations from External Agencies

- "other regional roads" are delineated in blue and identified on plan SP 694, as amended from time to time (copy attached).
- "primary regional roads" are delineated in red and identified on plan SP 693, as amended from time to time (copy attached).
- "*public authority*" has the meaning given in the *Planning and Development Act 2005*.
- If the conditions set out in Column 2 cannot be met, the power cannot be exercised by the delegate and the application, together with the advice and/or recommendations provided by all public authorities consulted and the reasons why the recommendation is not acceptable to the delegate, must be sent to the WAPC for determination.
- Note, clause 45 applies where development is of land affecting the Swan and Canning Development Control Area.
- The Kwinana Industrial Area covers land within WAPC plan No. 3.2859, as per the WAPC's Notice of resolution made under clause 28 of the Metropolitan Region Scheme
- North Coogee Area covers land within WAPC plan No. 4.1675 as per the WAPC's Notice of resolution made under clause 28 of the Metropolitan Region Scheme
- Parliament House Inner Precinct covers land within WAPC plan No. 3.2858 as per the WAPC's Notice of resolution made under clause 28 of the Metropolitan Region Scheme

EXERCISE OF THIS DELEGATION WITHIN THE CITY OF MELVILLE

Consistent with the WAPC Instrument of Delegation 2025/04, the powers delegated in this instrument may only be exercised by a member or officer who has been delegated powers from the local government to consider applications for approval to commence and carry out development within the local government district under the local government's local planning scheme, in accordance with the delegated authority matrix listed in Council Instrument of Delegation DA–020.

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Division 3 - Main Roads Act 1930

1. Parking

Section 15(2) of the *Main Roads Act 1930* provides that the Commissioner (of Main Roads) has the care, control and management of the land over which a highway or main road is declared.

Section 16(2) of the *Main Roads Act 1930* states that the exercise of any local government over any highway or main road shall be subject to the control and direction of the Commissioner.

2. Signs and Signals

Under clause 297(1) of the *Road Traffic Code 2000*, the Commissioner of Main Roads may erect, establish, or display, alter or take down any road sign or traffic signal signals on the State's road network.

Under clause 297(2) of the Code, the Commissioner can delegate this authority to 'Authorised Bodies' such as local governments, subject to the conditions set out in an Instrument of Authorisation.

3. Unattended Animals and Vehicles

Clause 275(3) of the Code provides for local government officers to seize and impound any stock that are unattended on or obstructing any portion of a road.

4. Advertisements

Section 33B of the *Main Roads Act 1930* provides for regulations to control or prohibit the erection of hoardings or other advertising structures on or in the vicinity (including on private land) of highways, main roads and controlled-access roads; and to enforce the removal of those deemed hazardous or exceptionable.

Section 33C of the *Main Roads Act 1930* permits the Commissioner of Main Roads to delegate powers under section 33B to a local government.

Main Roads WA has published a Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves which provides a framework for the Commissioner's powers under s.33B to be delegated to local governments. At the time of preparing this manual, the Commissioner had not delegated these powers to the City of Melville.

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.3.1 Parking Regulation on Verges of Main Roads and Highways

Enquiries: Theo Hazebroek on 9323 4545
Our Ref: 04/9019 (D04#23029)
Your Ref:

29 October 2004

Mr J. J. McNally
Chief Executive Officer
City Of Melville
Locked Bag 1
BOORAGOON WA 6954

Dear Mr McNally

VEHICLES PARKED ON VERGES OF MAIN ROADS AND HIGHWAYS.

Recently I have been approached by more than one metropolitan Local Government for a delegation to enable those local governments to issue parking infringements for vehicles offered for sale on Main Roads and Highways verges (where these form part of the Main Road or Highway).

I understand that the Local Laws of most Metropolitan Local Governments for regulating parking exclude from the Parking Region to which those Local Laws apply:

"*...any road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road has been delegated by the Commissioner of Main Roads to the local government.*"

I understand that this exclusion is based on Schedule 1 of the Model Local Laws for Parking developed in conjunction with WALGA. Those Model Local Laws have been enacted by most, if not all of the metropolitan Local Governments.

Subsection 16(2) of the Main Roads Act provides:

"*Subject to the provisions of section 15[*], the powers of any local government over any highway or main road shall not be deemed to be taken away by this Act, but the exercise of such powers shall be subject to the control and direction of the Commissioner.*"

* Section 15 doesn't appear to have any impact in the current scenario.

The effect of section 16(2) of the Main Roads Act is that the Commissioner may control and direct the powers of Local Governments in respect of highways and main roads but the provision does not otherwise prohibit the exercise of such powers. The power of local governments to regulate parking on Main Roads or Highways is one of those powers.

There has been some confusion between some Metropolitan Local Governments and Main Roads about whether a delegation is actually required under 16(2) of the Main Roads Act. Main Roads officers have discussed this issue with WALGA with a view to resolving the confusion in so far as section 16(2) relates to parking.

Don Aitken Centre, Waterloo Crescent, East Perth or PO Box 6202 EAST PERTH Western Australia 6892
Telephone: (08) 9323 4111 Facsimile: (08) 9323 4136 TTY: (08) 9428 2230
Email: dac@mainroads.wa.gov.au Website: www.mainroads.wa.gov.au

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In order to clarify the powers of your Local Government in relation to regulating parking on Main Roads or Highways and to avoid the need for amendment of each metropolitan local government's local laws on parking, a direction under section 16(2) of the Main Roads Act is warranted.

Please accept this as a direction under section 16(2) of the Main Roads Act that:

a) Council may control parking on the verges of any Main Roads and Highways in your district (where these verges form part of the Main Road or Highway) other than those mentioned in paragraph "b" below but only for the purposes of:
   i) prohibiting parking on those verges including any parked vehicles offered for sale on those verges; and
   ii) enforcing any such prohibition.

b) Council may not control parking on any part of any freeways in your district.

This direction is not intended to affect any existing arrangements Council has for the regulation of parking on the carriageway of any Main Roads or Highways in your district.

Please note that I do not mean to suggest that any Local Government is required to exercise any relevant powers.

If you require any further information please contact Theo Hazebroek on 9323 4545. In reply please quote file reference 04/9019 (D04#23029).

Yours faithfully

M Henneveld
COMMISSIONER OF MAIN ROADS

Page 2 of 2

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.3.2 Traffic Management Signs – Road Works

Government of Western Australia

MAIN ROADS
Western Australia
ABN: 50 860 676 021

Enquiries: Kamal Weeratunga on (08) 9323 4604
Our Ref: 04/1706-02
Your Ref:

13 October 2004

CITY OF MELVILLE
916454

Chief Executive Officer
City of Melville
Locked Bag 1
BOORAGOON WA 6954

Dear Sir/Madam

AUTHORITY TO USE TRAFFIC SIGNS AND DEVICES AT ROADWORKS
NEW INSTRUMENT OF AUTHORISATION

Please find herewith enclosed an Instrument of Authorisation executed by the Commissioner of Main Roads, for your retention. This Instrument of Authorisation enables the City of Melville and its Representatives to use traffic signs and devices for works on roads within its jurisdiction, subject to the conditions attached to the Instrument of Authorisation, without further approval from Main Roads. The City of Melville will be added to the list of Authorised Bodies on Main Roads' website at www.mainroads.wa.gov.au (Traffic < Roadworks < Administration).

I thank you for taking the opportunity to become an Authorised Body by signing the Instrument of Authorisation and trust that the City of Melville will use traffic signs and devices for works on roads in a safe and appropriate manner as per the Main Roads' Traffic Management for Works on Roads Code of Practice.

If you require any further information please contact Kamal Weeratunga on (08) 9323 4604. In reply please quote file reference 04/1706-02.

Yours faithfully

Kamal Weeratunga
ROAD SAFETY ENGINEER

Enc - Instrument of Authorisation executed by the Commissioner of Main Roads

Don Aitken Centre, Waterloc Crescent, East Perth or PO Box 6232 EAST PERTH Western Australia 6892
Telephone: (08) 9323 4111 Facsimile: (08) 9323 4192 TTY: (08) 9428 2230
Email: doc@mainroads.wa.gov.au Website: www.mainroads.wa.gov.au
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WESTERN AUSTRALIA
ROAD TRAFFIC CODE 2000
REGULATION 297(2)
INSTRUMENT OF AUTHORISATION

Pursuant to Regulation 297(2) of the Road Traffic Code 2000 the Commissioner of Main Roads ("the Commissioner") hereby authorises City of Melville ("Authorised Body") by itself, its employees, consultants, agents and contractors (together "Representatives") to, from the date indicated below, erect, establish, display, alter or take down such traffic signs and traffic control devices of whatsoever type or class (except for permanent traffic control signals) as may be required for the purpose and duration of any works, survey or inspection, associated with the construction, maintenance or repair on a road (other than a main road or highway), any adjoining land or any portion thereof within its jurisdiction, SUBJECT ALWAYS to the following terms and conditions:

(a) the Authorised Body shall at all times observe, perform and comply with the provisions of the "Traffic Management for Works on Roads Code of Practice" (as amended or replaced from time to time in consultation with the Traffic Management for Roadworks Advisory Group) issued by Main Roads Western Australia ("the Code") referring to the version which is current at the time of the relevant works, a copy of which can be obtained from Main Roads Western Australia from www.mainroads.wa.gov.au or by contacting Main Roads by phone;

(b) the Authorised Body shall develop and implement procedures that will satisfy the Commissioner that traffic management implemented by the Authorised Body, its employees, agents and contractors will in all respects conform to and comply with the requirements of the Code; and

(c) the Authorised Body shall ensure that its Representatives comply with the terms and conditions identified above at paragraphs (a) and (b) as if they were named in those paragraphs in place of the Authorised Body.

By executing and returning the acknowledgment at the foot of this authorisation, the Authorised Body agrees to observe, perform and comply with the above terms and conditions.

This Instrument of Authorisation replaces any prior Instrument of Authorisation under Regulation 297(2) of the Road Traffic Code 2000 between the Commissioner and the Authorised Body. The Commissioner's delegation dated 17 July 1975 to a number of Local Governments outside the Perth metropolitan area, is not affected by this Instrument of Authorisation except that this Instrument of Authorisation prevails wherever roadworks are concerned. That 1975 delegation was made under Regulation 301 of the Road Traffic Code 1975 and related to non-regulatory signage.

File No. 04/1706
Document No. DOC# 251142
Date Sent N/A
Action Officer N/A

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Dated: 24/9/04

THE COMMON SEAL OF THE
COMMISSIONER OF MAIN ROADS
WAS AFFIXED BY

COMMISSIONER OF MAIN ROADS
FOR THE TIME BEING IN THE PRESENCE OF:

Signature of Witness

Neville Binning MEDFS
Name of Witness

ACKNOWLEDGMENT BY AUTHORISED BODY

City of Melville agrees to observe, perform and be bound by the above conditions.

THE COMMON SEAL OF THE

CITY OF MELVILLE
WAS AFFIXED PURSUANT TO A RESOLUTION
OF THE COUNCIL IN THE PRESENCE OF

JOHN McNALLY
Chief Executive Officer

KATHERINE JACKSON JP
MAYOR

Witness Rebecca Dougall

EXERCISE OF THIS AUTHORISATION WITHIN THE CITY OF MELVILLE

The powers delegated in this Instrument of Authorisation dated 24 September 2004 may only be exercised by the Chief Executive Officer and the officers from time to time holding the following positions:

- Director Environment and Infrastructure
- Manager Engineering

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.3.3 Traffic Management Signs – Events on Roads

Government of Western Australia

mainroads WESTERN AUSTRALIA

ABN: 50 860 676 021

Enquiries: John Moore on 9323 4604
Our Ref: 06/7845 (D07#11342)
Your Ref: 1596009

10 April 2007

Mr R Willis
Director Technical and Development Services
City of Melville
Locked Bag 1
BOORAGOON WA 6954

Dear Sir

AUTHORITY TO USE TRAFFIC SIGNS AND DEVICES AT EVENTS
INSTRUMENT OF AUTHORISATION

I refer to your letter of 19 January 2007 regarding the above.

Please find enclosed an Instrument of Authorisation executed by the Commissioner of Main Roads, for your retention. This Instrument of Authorisation enables the City of Melville and its Representatives to use traffic signs and devices on roads within its jurisdiction for the purposes of managing traffic for events, subject to the conditions attached to the Instrument of Authorisation, without further approval from Main Roads. The City of Melville will be added to the list of Authorised Bodies on Main Roads' website at www.mainroads.wa.gov.au (go to 'Traffic' > 'Events').

I thank you for taking the opportunity to become an Authorised Body relating to traffic management for events by signing the Instrument of Authorisation and trust that the City of Melville will use traffic signs and devices in a safe and appropriate manner as per Main Roads' Traffic Management for Events Code of Practice.

If you require any further information please contact me on 9323 4604. In reply please quote file reference 06/7845.

Yours faithfully

J A Moore
ROAD SAFETY OFFICER

Enc – Instrument of Authorisation executed by the Commissioner of Main Roads.

CITY OF MELVILLE
RECEIVED
17 APR '07
Doc No 1662224
Info
Action

Don Aitken Centre, Waterloo Crescent, East Perth or PO Box 6202 EAST PERTH Western Australia 6892
Telephone: (08) 9323 4111 Facsimile: (08) 9323 4174 TTY: (08) 9428 2230
Email: roadsafe@mainroads.wa.gov.au Website: www.mainroads.wa.gov.au
C:\Documents and Settings\s1373\Local Settings\Application Data\TOWER Software\TRIM\TEMP\CONTEXT 4618WVYLR3.DOC

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Part 5 Statutory Delegations and Authorisations from External Agencies

WESTERN AUSTRALIA
ROAD TRAFFIC CODE 2000
REGULATION 297(2)
INSTRUMENT OF AUTHORISATION

RELATING TO
TRAFFIC MANAGEMENT FOR EVENTS

Pursuant to Regulation 297(2) of the *Road Traffic Code 2000* the Commissioner of Main Roads ("the Commissioner") hereby authorises ....City of Melville..... (Authorised Body") by itself, its employees, consultants, agents and contractors (together "Representatives") to, from the date indicated below, erect, establish, display, alter or take down such road signs of whatsoever type or class (except for permanent traffic control signals) as may be required for the purpose and duration of any:

i) "event" subject to an order from the Commissioner of Police pursuant to Part VA of the *Road Traffic Act 1974*;

ii) race meeting or speed test for which the Minister referred to in section 83 of the *Road Traffic Act 1974* has, under that provision, temporarily suspended the operation of any provisions of the *Road Traffic Act 1974* or regulations made under that Act; or

iii) public meeting or procession the subject of a permit granted by the Commissioner of Police under the *Public Order in Streets Act 1984*;

or as may be required for the purpose of controlling traffic on a road adjacent to, or in the vicinity of, any event or organised activity approved by the Authorised Body under its local laws, on a road (other than a main road or highway) within its jurisdiction, SUBJECT ALWAYS to the following terms and conditions:

(a) the Authorised Body shall at all times observe, perform and comply with the provisions of the "Traffic Management for Events Code of Practice" (as amended or replaced from time to time in consultation with the Traffic Management for Events Advisory Group) issued by Main Roads Western Australia ("the Code") referring to the version which is current at the time of the event, a copy of which can be obtained from Main Roads Western Australia from www.mainroads.wa.gov.au or by contacting Main Roads by phone;

(b) the Authorised Body shall develop and implement procedures that will satisfy the Commissioner that traffic management implemented by the Authorised Body, its employees, agents and contractors will in all respects conform to and comply with the requirements of the Code; and

(c) the Authorised Body shall ensure that its Representatives comply with the terms and conditions identified above at paragraphs (a) and (b) as if they were named in those paragraphs in place of the Authorised Body.

By executing and returning the acknowledgment at the foot of this authorisation, the Authorised Body agrees to observe, perform and comply with the above terms and conditions.

The powers in this Instrument of Authorisation do not change or replace:

1) any prior Instrument of Authorisation from the Commissioner of Main Roads for the purposes of undertaking traffic management for works on roads; and

2) any powers and responsibilities of a local government provided in regulation 9 of the *Road Traffic (Events on Roads) Regulations 1991*.

Page 1 of 2

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Part 5 Statutory Delegations and Authorisations from External Agencies

Dated: 27 MAR 2007

THE COMMON SEAL OF THE COMMISSIONER OF MAIN ROADS

WAS AFFIXED BY

COMMISSIONER OF MAIN ROADS

FOR THE TIME BEING IN THE PRESENCE OF:

Signature of Witness

Name of Witness (please print)

ACKNOWLEDGMENT BY AUTHORISED BODY

City of Melville agrees to unconditionally observe, perform and be bound by the above conditions.

THE COMMON SEAL of

City of Melville

[Insert name of Local Government]

Was hereunto affixed pursuant to a resolution of the Council in the presence of:

Signature of Chief Executive Officer

Signature of Witness

KATHERINE J JACKSON

Name of Witness (please print)

Page 2 of 2

EXERCISE OF THIS AUTHORISATION WITHIN THE CITY OF MELVILLE

The powers delegated in this Instrument of Authorisation dated 27 March 2007 may only be exercised by the Chief Executive Officer and the officers from time to time holding the following positions:

- Director Environment and Infrastructure
- Manager Engineering

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Part 5 Statutory Delegations and Authorisations from External Agencies

5.3.4 Removal of Unattended Animals and Unattended Vehicles from the Main Roads Network

WESTERN AUSTRALIA
Main Roads Act 1930
INSTRUMENT OF AUTHORISATION

As the Commissioner of Main Roads ("Main Roads") I hereby authorise the City of Melville (the "City of Melville") by itself, its employees, consultants, agents and contractors to, from the date indicated below, remove any Unattended Vehicles or Unattended Animals from the State Road Network, and store and dispose of those vehicles and animals (when unclaimed), SUBJECT ALWAYS to the following terms and conditions:

(a) In this Instrument of Authorisation:
- (i) "Control of Access Highway" means any main road or highway within the district of the City of Melville which has been proclaimed as being subject to control of access under section 28A of the *Main Roads Act 1930*;
- (ii) "State Road Network" means any road or portion of road proclaimed as either a main road or highway under the *Main Roads Act 1930* within the district of the City of Melville and including any Control of Access Highway and all adjoining road reserves which are under the care, control and management of Main Roads;
- (iii) "Unattended Animal" means any live animal which is unattended on the State Road Network;
- (iv) "TNC7" means Main Roads's Term Network contractor [Currently CSR Emoleum: Contact through our Customer Contact Centre on 138 138]
- (v) "Unattended Vehicle" means a vehicle which is left unattended on the State Road Network and:
  - I) the presence of which has been reported to the Police; or
  - II) which any officer of Main Roads, the City of Melville or TNC7 reasonably considers to have been abandoned;

(b) Subject to the terms of this Instrument (including the attached documents entitled "Annexure 'A'), the City of Melville shall respond within a reasonable time to remove and store any Unattended Vehicles or Unattended Animals from the State Road Network whenever notified by either Main Roads, TNC7 or the Police as if the State Road Network was part of the road networks for which the City of Melville is responsible.

(c) Main Roads shall provide assistance to the City of Melville for the management of traffic associated with the removal of any Unattended Vehicle or Unattended Animal from the State Road Network wherever requested by the City of Melville

(d) In cases where the Police are not present, or alternatively the Police present are not in a position to manage traffic, the City of Melville shall contact TNC7 prior to attempting to remove any Unattended Vehicles or Unattended Animals from the land within the boundaries of any Control of Access Highway;

(e) Nothing in this instrument shall be construed as requiring the City of Melville to monitor the State Road Network for the presence of Unattended Vehicles or Unattended Animals.

(f) In the course of exercising its authority under this Instrument, the City of Melville shall comply with its own policies, procedures and practices for the removal, storage and disposal of any Unattended Vehicle or Unattended Animal and ensure that those policies, procedures and practices:
- (i) comply with all applicable laws;
- (ii) require the recording of the identifying features, serial numbers, name tags, animal implanted microchips and number plates (as applicable) of any relevant vehicle or animal prior to disposal including taking photographs of each animal or vehicle; and
- (iii) require for the City of Melville to liaise with the Western Australia Police Service prior to removing or disposing of any relevant vehicle;

(g) The City of Melville may claim reimbursement from Main Roads on an annual basis for the difference between:
- (i) the reasonable collection storage and disposal costs incurred by the City of Melville in respect of; and

MAIN ROADS Western Australia

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(ii) any proceeds from the sale by the City of Melville of;
any Unattended Vehicles and Unattended Animals removed from the State Road Network by the City of Melville in accordance with this Instrument.

(h) Main Roads shall reimburse the City of Melville for a claim under paragraph "g" of this instrument within 30 days of the receipt of an invoice from the City of Melville for that claim together with suitable substantiating documentation showing the basis of the amount claimed. When the City of Melville is claiming reimbursement for the first time under paragraph "g" of this Instrument, Main Roads is required to reimburse within 45 days of the notice. The City of Melville shall comply with Main Roads's reasonable request for information regarding the subject matter of a claim under paragraph "g".

(i) There is no requirement for the City of Melville to reimburse Main Roads for any surplus amount after offsetting their annual costs.

(j) The right of reimbursement in paragraphs "g" and "h" of this Instrument only applies for claims for reimbursement made by the City of Melville within 3 months of the end of the calendar year to which the subject matter of the claims relate.

(k) Either party may terminate the arrangements under this Instrument by 14 days notice in writing to the other party. Any obligations accrued under paragraphs "g", "h" and "j" survives the termination of this Instrument.

(l) Any variation to the instrument must be agreed in writing by both parties.

By executing this Instrument both the Commissioner of Main Roads and the City of Melville respectively agree to observe, perform and comply with their respective obligations as set out in this Instrument.

Dated:

THE COMMON SEAL OF THE)
COMMISSIONER OF MAIN ROADS)
WAS AFFIXED BY)
)
COMMISSIONER OF MAIN ROADS)
FOR THE TIME BEING IN THE PRESENCE OF:

_____
Signature of Witness

_____
Name of Witness (please print)

THE COMMON SEAL of the)
City of Melville was affixed pursuant)
to a resolution of the Council)
in the presence of:)

_____
Chief Executive Officer

_____
Witness

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Annexure "A"

Arrangements for the City of Melville
Unattended Animals & Unattended Vehicles on State Road Network

Authority for Removal

Authority for the removal of unattended animals and unattended vehicles is contained within the Instrument of Authorisation.

Removal of Unattended Animals from Main Roads network:

Ordinary Main Roads & Highways

During ranger /pound hours – City to remove from network and admit animal/s to City pound and follow procedures that would be applied for animals on a local road.

Outside of ranger/pound hours – Main Roads may arrange for removal of animal/s where circumstances warrant the urgent removal of an animal from Main Roads network, and liaise to have the animal admitted to the pound during operating hours.

Main Roads Term Network Contractor (who is currently CSR Emoleum Roads Services can be contacted through our Customer Contract Centre on 138 138) may be contacted in any circumstances in which the City requires assistance for traffic management.

Control of Access Highways (including Freeways)

During ranger /pound hours – City to remove from network and admit animal/s to City pound, and follow procedures that would be applied for animals on a local road.

Outside of ranger/pound hours – Main Roads may arrange for removal of animal/s where circumstances warrant the urgent removal of an animal from Main Roads network, and liaise to have the animal admitted to the pound during operating hours.

Main Roads Term Network Contractor (who is currently CSR Emoleum Road Services can be contacted through our Customer Contact Centre on 138 138) may be contacted in any circumstances in which the City requires assistance for traffic management.

It is essential that Main Roads Term Network Contractor be contacted prior to access onto a control of access road where the Police are not in attendance or where the activities of any police in attendance prevents them from satisfactorily undertaking traffic management.

Removal of unattended vehicles from Main Roads network:

Timing of removal of unattended vehicles to be governed by requirements of local laws unless the unattended vehicle in question pose an urgent hazard to safety or the free movement of traffic. Queries on Day to Day operational issues with regard to this, can be made to the Traffic Operational Centre on 9 428 2222.

It is essential that Main Roads Term Network Contractor be contacted prior to access onto a control of access road where the Police are not in attendance or where the activities of any police in attendance prevents them from satisfactorily undertaking traffic management.

MAIN ROADS Western Australia
Summary of conditions (– animals abandoned vehicles for the City of Melville 04 08 2006.DOC

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Part 5 Statutory Delegations and Authorisations from External Agencies

City of Melville

ORDINARY MEETING OF COUNCIL
20 FEBRUARY 2007

C07/5000 – COMMON SEAL REGISTER (REC)

Section 70A Notification	Chui Heng Yip	21 Tweeddale Road, Applecross	1594548
Deed of Licence	Minister for Education	Shared Use of Facilities for Melville Primary School	1479409
Instrument of Authorisation	Main Roads WA	West Australian Road Traffic Code Regulation 297(2) Instrument of Authorisation relation to Traffic Management for events.	1596009
Section 70A Notification		Lots 137-139 Brentwood	
Withdrawal of Caveat	Starworld Holdings Pty Ltd	26 Kintail Road and 13 Tweeddale Road, Applecross	1604106
Instrument of Authorisation	Main Roads WA	Removal of unattended animals and unattended vehicles from the Main Roads Network	1593887

EXERCISE OF THIS AUTHORISATION WITHIN THE CITY OF MELVILLE

The powers delegated in this Instrument of Authorisation may only be exercised by the Chief Executive Officer and the officers from time to time holding the following positions:

- Service Lead – Community Safety Investigations
- Senior Ranger
- Rangers

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Division 4 – Road Traffic (Vehicles) Act 2012

5.4.1 Approval under Regulation 327(4) for Certain Local Government Vehicles as Special Use Vehicles

Government of Western Australia
Department of Transport
Driver and Vehicle Services

ROAD TRAFFIC (VEHICLES) ACT 2012

Road Traffic (Vehicles) Regulations 2014

RTVR-2017-202046

APPROVAL UNDER REGULATION 327(4)(f) FOR CERTAIN LOCAL GOVERNMENT VEHICLES AS SPECIAL USE VEHICLES

Pursuant to the *Road Traffic (Vehicles) Regulations 2014* (the *Regulations*), I, Christopher Davers, Assistant Director Strategy and Policy, Driver and Vehicle Services, Department of Transport, and delegate of the Chief Executive Officer of the Department of Transport by way of a delegation instrument dated 7 August 2017, hereby approve vehicles owned by a local government and ordinarily used by persons authorised or appointed by that local government to perform functions on its behalf under:

(a) the *Local Government Act 1995*;
(b) regulations made under the *Local Government Act 1995*;
(c) a local law;
(d) any other legislation empowering a local government to authorise or appoint persons to perform functions on the behalf of the local government (including but not limited to the *Dog Act 1976*); or
(e) any combination of the above paragraphs (a) to (d),

as special use vehicles for the purposes of paragraph 'f' of the definition of *special use vehicle* in regulation 327(4) of the *Regulations*, with the effect that those vehicles may be fitted with one or more yellow flashing lights under regulation 327(3)(b) of the *Regulations*, subject to the following conditions:

CONDITIONS

1. Those lights must emit rotating, flashing yellow coloured light(s) and must not be a strobe light.
2. At least one flashing light shall be mounted on top of the vehicle and when lit, shall be visible in normal daylight up to a distance of not less than 200 metres to vehicles approaching from any direction.
3. No part of the lens of the flashing lights is visible either directly or indirectly to the driver when seated in the normal driving position.
4. If more than one flashing light is fitted, they must be placed symmetrically about the centre line of the vehicle or combination of vehicles.
5. An on/off switch for the flashing lights must be installed so as to be easily operated from the driver's seat.
6. Any additional equipment fitted to the vehicle must not interfere with the overall safe operation of the vehicle.
7. Any vehicle fitted with flashing lights for the purposes of this approval must

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Part 5 Statutory Delegations and Authorisations from External Agencies

Government of Western Australia
Department of Transport
Driver and Vehicle Services

(a) have words clearly set out on the sides of the vehicle which state the name of the local government in question together with the words "Ranger", "Ranger Services", or words to similar unambiguous effect; and

(b) where the vehicle is a station wagon or van, have the words "Ranger", "Ranger Services", or words to similar unambiguous effect clearly set out on the back of the vehicle.

This condition 7 is not intended to prevent the use of additional words on the vehicle.

Christopher Davers
Assistant Director, Strategy and Policy
Driver and Vehicle Services
Department of Transport

Dated the 5th day of September 2017

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5.4.2 Approval Under Regulation 289(1)(a)(ii) to Display Flashing Warning Lights on Ranger Vehicles

Government of Western Australia
Department of Transport
Driver and Vehicle Services

ROAD TRAFFIC ACT 1974

Road Traffic Code 2000

RTC 2017-202046.2

APPROVAL UNDER REGULATION 289(1)(a)(ii) TO DISPLAY YELLOW FLASHING WARNING LIGHTS ON RANGER VEHICLES

Pursuant to regulation 289(1)(a)(ii) of the *Road Traffic Code 2000* (the Code), I, Christopher Davers, Assistant Director Strategy and Policy- Driver and Vehicle Services, Department of Transport, and delegate of the Chief Executive Officer of the Department of Transport by way of a delegation instrument dated 7 August 2017, hereby approve vehicles ("Approved Vehicles") owned by a local government while used by a person authorised or appointed by that local government ("Authorised Person") to perform functions on the behalf of the local government under:

(a) the *Local Government Act 1995*;

(b) regulations made under the *Local Government Act 1995*;

(c) a local law;

(d) any other legislation empowering a local government to authorise or appoint persons to perform functions on the behalf of the local government (including, but not limited to the *Dog Act 1976*); or

(e) any combination of the above paragraphs (a) to (d),

in the course of carrying out their duties, to use yellow flashing warning lights subject to the following conditions:

CONDITIONS

1. The yellow flashing warning lights may only be used when the Authorised Person is using the vehicle in the course of carrying out their duties.
2. The yellow flashing warning lights may only be used while the vehicle is occupying a hazardous position on a road, while stationary, or while manoeuvring at a speed not exceeding 20 km/h.
3. Approved Vehicles must only use yellow flashing warning lights and no other colours of flashing warning lights.
4. The yellow flashing warning lights must be removed or covered when an Approved Vehicle is not being operated in accordance with the conditions of this approval.
5. This approval only applies to a vehicle if it:
   (a) has words clearly set out on the sides of the vehicle which state the name of the local government in question together with the words "Ranger", "Ranger Services", or words to similar unambiguous effect; and

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Part 5 Statutory Delegations and Authorisations from External Agencies

Government of Western Australia
Department of Transport
Driver and Vehicle Services

(b) where the vehicle is a station wagon or van, has the words "Ranger", "Ranger Services", or words to similar unambiguous effect clearly set out on the back of the vehicle.

This condition 5 is not intended to prevent the use of additional words on the vehicle.

Christopher Davers
Assistant Director, Strategy and Policy
Driver and Vehicle Services
Department of Transport

Dated the [illegible] day of [illegible] 2017

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Division 5 – *Road Traffic Administration Act 2008* and *Road Traffic (Administration) Regulations 2014*

5.5.1 Nomination of Prescribed Persons under the *Road Traffic Administration Act 2008* and *Road Traffic (Administration) Regulations 2014*

Government of Western Australia
Department of Transport
and Major Infrastructure

Our ref: A2318971
Enquiries: Lynne Hopper (08) 6551 6929

Gail Bowman
City of Melville
Locked Bag 1
Booragoon WA 6954

Dear Gail

Approved – Disclosure of driver and vehicle licensing information contained in the Department of Transport and Major Infrastructure (DTMI) TRELIS database.

Thank you for your letter dated 25 November 2025 requesting licensing information contained within DTMI's TRELIS database for your agency City of Melville. DTMI is authorised to disclose this information to Local Government Authorities under regulation 7(2)(n) of the *Road Traffic (Administration) Regulations 2014*, authorised by section 14 of the *Road Traffic (Administration) Act 2008*. It is understood that your agency requires this information on an ongoing basis.

I wish to advise that the Director General of DTMI is in receipt of your Letter of Nomination and has approved your agency's request for information contained in DTMI's TRELIS database. DTMI acknowledges that the information is disclosed in order for your agency to carry out its functions under the provisions of the *Bush Fires Act 1954*; *Building Act 2011*; *Cat Act 2011*; *Caravan Parks and Camping Grounds Act 1995*; *Dog Local Law 2021*; *Parking Local Law 2023*; *Local Government Property Local Law 2010*; *Activities in Thoroughfares, Public Places and Trading Local Law 2014*; *Dog Act 1976*; *Dog Regulations 2013*; *Environment Protection Act 1986*; *Food Act 2008*; *Health (Miscellaneous Provisions) Act 1911*; *Litter Act 19709*; *Local Government Act 1995*; *Local Government (Miscellaneous Provisions) Act 1960*; *Planning and Development Act 2005* and *Public Health Act 2016*.

I acknowledge receipt of the list of nominated persons in your agency to whom the information requested may be disclosed, and confirm that the nominated person(s) is/are:

Michael EMERY	Head of Community Safety
Michaela SUNICH	Service Lead – MelSafe Operations Support
Andrew COOK	Service Lead – MelSafe Operations
Radomir PETROVICH	Service Lead – Community Safety Investigations

Driver and Vehicle Services, GPO Box R1290, Perth WA 6844
Telephone: 13 11 56 or (08) 9427 6404 (if outside WA) Fax: 1300 609 965
www.transport.wa.gov.au/dvs ABN 27 285 643 255

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Part 5 Statutory Delegations and Authorisations from External Agencies

Jay CUNNINGHAM	Senior Community Safety Technology and Compliance Officer
Thalia LANGE	Community Safety Support Officer
Natalie CONNOLLY	Community Safety Support Officer
Holly MENEZES	Community Safety System Support Officer
Matthew PRYCE	Community Safety System Support Officer
Andrew MELVILLE	Manager Health and Compliance
Tsyr Chiat CHEW	Coordinator Environmental Health
Jessica WOTHERSPOON	Coordinator Compliance Officer
Daniel SHARPLES	Senior Development Compliance Officer
John BALCOMBE	Senior Development Compliance Officer
Tony NGUYEN	Senior Environmental Health Officer
Michael CHILDS	Senior Environmental Health Officer
Dora ZEGREAN	Environmental Health Assistant
Lydia KOH	Business Support Officer - Environmental Health

Disclosure of information held within TRELIS to your agency will continue under the following conditions:

- information will be disclosed only to the person(s) nominated above whilst they continue to hold the position title as stated on the nomination form.
- for the purposes of your agency carrying out its functions under the provisions of the *Bush Fires Act 1954; Building Act 2011; Cat Act 2011; Caravan Parks and Camping Grounds Act 1995; Dog Local Law 2021; Parking Local Law 2023; Local Government Property Local Law 2010; Activities in Thoroughfares, Public Places and Trading Local Law 2014; Dog Act 1976; Dog Regulations 2013; Environment Protection Act 1986; Food Act 2008; Health (Miscellaneous Provisions) Act 1911; Litter Act 19709; Local Government Act 1995; Local Government (Miscellaneous Provisions) Act 1960; Planning and Development Act 2005 and Public Health Act 2016* and for no other purpose.

Should you wish to add, remove, or by any way vary any of the above names, position titles or legislation; a new nomination letter will be required.

Please be advised that information provided by the Department of Transport and Major Instructure cannot be used for a purpose other than the authorised purpose for which it was disclosed.

Driver and Vehicle Services, GPO Box R1290, Perth WA 6844
Telephone: 13 11 56 or (08) 9427 6404 (outside WA) Fax: 1300 669 995
www.transport.wa.gov.au/dvs ABN 27 285 643 255

Please be advised this nomination approval is valid for two (2) years from the date of this letter. A new nomination will be required prior to 01 December 2027.

If you have any other questions or concerns, please do not hesitate to contact Release of Information on (08) 6551 6654 or at releaseofinformation@transport.wa.gov.au.

Yours sincerely

Poonam Kapoor
Executive Director, Drivers and Vehicles

1 December 2025

Note: This approval for the appointment of prescribed persons is valid for 2 years and The City will need to re-nominate officers prior to December 2027.

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Division 6 – Emergency Management Agencies

5.6.1 Nomination of Local Government Recovery Group Positions

Legislative Context
The *Emergency Management Act 2005* (EM Act) section 36 prescribes that local governments are required to prepare and maintain local emergency management arrangements (LEMA), which covers the emergency management aspects of PPRR for their district. Additionally, it is a requirement of section 41(4) that LEMA are to include a recovery plan and nomination of a local recovery coordinator. Officers with a role in recovery are to be suitably trained and experienced.

Additionally, section 41(3) specifies LEMAs are to be consistent with the State emergency management policies and State emergency management plans. These documents are available below:

- State Emergency Management Plan
- State Emergency Management Policy

City of Melville Local Emergency Management Arrangements
The City of Melville Emergency Management Arrangements were last adopted in 2023, and is available below:

- City of Melville LEMA

This document is certified by the Chair of the Local Emergency Management Committee (LEMC) and the Mayor, following adoption by the LEMC and the Council. In 2023, the following appointments were made:

LRCG Chair	Mayor
Recovery Coordinator	Manager Natural Areas and Parks
Deputy Recovery Coordinator	Manager Resource Recovery and Waste
Support Officer	Coordinator Rangers & Emergency Management

Note: Upon Council endorsement of any revised LEMA, the above appointments will be administratively revised to reflect any new or amended appointments.

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Part 6 - Guidance Notes for the Granting and Exercise of Delegations of Authority

In managing delegations and sub-delegations the following principles apply:

(a) A statutory power, duty or function may only be delegated if the relevant legislation provides for its delegation and may only be delegated by the person or body on whom it is conferred or imposed by the legislation. Delegated powers may only be sub-delegated if the legislation provides for sub-delegation.

(b) Where an Act provides for a power of delegation, that power may only be exercised in relation to powers and duties provided for in that Act, unless otherwise specified in the provision.

(c) Delegations cannot authorise anything to be done that could not be done by the person or body delegating the function.

(d) Prior to making a delegation, consideration should be given to whether the power, duty or function is already included in the statutory functions or duties of the CEO, or whether it could be effectively undertaken by authorisation or by acting through, particularly where decision-making discretion is limited by rules or statutory requirements.

(e) All delegations and sub-delegations must be made in writing and in accordance with the relevant legislation (including Acts, Regulations, Local Laws).

(f) Delegations are to be worded so that they are exercisable by the holder of a position (or by a class of persons or positions), including anyone acting in that role, not by a specified individual. Delegations may be made to certain committees.

(g) A delegator may at any time, regardless of their delegation:

  (i) Exercise the delegated function; or
  (ii) Revoke or vary the delegation, in writing, in accordance with the relevant legislation

(h) A delegate exercises a delegated function in their own right, in accordance with section 58 of the *Interpretation Act 1984* and is not expected to seek prior or retrospective approval for their decisions from the delegator or any other person or body.

(i) The exercise of delegations and sub-delegations must be consistent with any conditions or limitations set by the delegator, including qualifications and exceptions, and with relevant City policies, procedures and work instructions.

(j) A delegation authorising the expenditure of City funds is to be limited to authorising expenditure within the budget approved by the Council. A delegate who incurs expenditure beyond that listed in the budget or without an approved source of funds may be liable for that expenditure.

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(k) Sub-delegations should reflect the City's organisational structure, responsibility and accountability.

(l) Sub-delegation should only be made to roles that will regularly be expected to make that decision and that are occupied by personnel who are qualified to make that decision. Unless the function requires the significant exercise of discretion in non-standard circumstances, acting through is preferred to sub-delegation.

(m) All conflicts of interest must be declared by delegates and sub-delegates in accordance with the Local Government Act and the "Local Government Operational Guidelines – Disclosure of Interests Affecting Impartiality" published by the Department of Local Government, Sport and Cultural Industries and managed in accordance with the document "Conflicts of Interest – Guidelines for the WA Public Sector" published by the WA Integrity Coordinating Group.

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Revision History (Major Changes/Amendments)

Title	Amendments
DA-006	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended title to clarify function.
DA-007	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to incorporate delegations previously recorded in DA009, DA011 and DA-087. Special Meeting of Council – 25 June 2025 – C25/282 Sub-delegation to CEO amended to clarify conditions of delegation/sub-delegation apply to renewals and lease extensions.
DA-008	Ordinary Meeting of Council – 15 June 2021 – M21/5842 Amended sub-delegation thresholds for Manager Financial Services and Manager City Buildings. 8 August 2023 Amended sub-delegation to extend to Director Community Development.
DA-015	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amend to clarify circumstances when delegation exercised. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation to extend to Manager Environmental Health and Compliance.
DA-016	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to align with legislative provisions, add policy and legislative references. 24 June 2020 Updated sub-delegate position titles, add sub-delegation for purposes of Parking Local Law to Manager Engineering, and sub-delegation for purposes of Thoroughfares Local Law to Manager Cultural Services; revoke sub-delegation to Manager Natural Areas and Parks in relation to Street Numbering Local Law. 22 August 2024 Amended sub-delegation for the Thoroughfares, Fencing and Street Numbering local laws in accordance with re-structure in Planning directorate. 3 September 2024 Amended sub-delegation for Activities in Thoroughfares, Public Places and Trading and Health Local Laws to extend to Senior Environmental Health Officer. Special Meeting of Council – 25 June 2025 – C25/282 Amended sub-delegation for the Street Numbering, Health, Fencing and Thoroughfares local law in accordance with operational responsibilities in the Planning directorate.

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	Amended sub-delegation for the Parking Local Law so Manager Healthy Melville and Healthy Melville Coordinator (Recreation Development) can exercise the powers of the local government under clauses 5.4 and 5.8(b).
DA-024	Nil
DA-026	Nil
DA-027	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove reference to expressions of interest (covered in DA-030) and unnecessary reference to 'capital projects'.
DA-028	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Simplified description. 22 August 2024 Addition of Research and Liaison Advisor, which is a new position. Special Meeting of Council – 25 June 2025 – C25/282 Addition of Executive Manager and Chiefs and Heads reporting to a director to list of sub-delegates.
DA-030	Nil
DA-031	Ordinary Meeting of Council – 15 June 2021 – M21/5842 Amended title to clarify function. 22 August 2024 Addition of Research and Liaison Advisor, which is a new position. Special Meeting of Council – 25 June 2025 – C25/282 Addition of Executive Manager and Chiefs and Heads reporting to a director, and addition of all Directors, to list of sub-delegates.
DA-032	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended conditions to differentiate from waivers and concessions granted under the Community Partnership Fund under DA-115. Special Meeting of Council – 25 June 2025 – C25/282 Amended sub-delegation to extend to Manager Healthy Melville and Revenue Coordinator to allow these positions to offer concessions as a customer service measure.
DA-033	Ordinary Meeting of Council – 20 June 2023 – C23/25 Manager Organisational Development removed as position no longer exists. 17 September 2024 Amended sub-delegation to extend to Director Environment and Infrastructure.
DA-035	Nil 17 September 2024 Position IDs added to Senior Accountant (Management) and Management Accountant as only select position IDs exercise this power.
DA-038	Nil
DA-044	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to insert a requirement to consult with Mayor before referring a dispute and to prohibit sub-delegation.

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DA-046	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to consolidate delegated powers under sections 3.25 and 3.26 by incorporating powers previously recorded in DA-047 and DA-048. Special Meeting of Council – 25 June 2025 – C25/282 Revoked from delegation manual – Section 3.24 of the Local Government Act 1995 requires this to be an authorisation and not a delegation.
DA-049	Special Meeting of Council – 25 June 2025 – C25/282 Revoked from delegation manual – Section 3.24 of the Local Government Act 1995 requires this to be an authorisation and not a delegation.
DA-050	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Added power to enter in an emergency under section 3.34. Special Meeting of Council – 25 June 2025 – C25/282 Amended sub-delegation to extend to Manager Health and Compliance, Coordinator Compliance Services and Coordinator Environmental Health. Update to delegation title, description and statutory powers / duty delegated.
DA-051	Nil
DA-053	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove redundant reference to authorising officers. 24 June 2020 Amended to restrict sub-delegates to coordinator/manager level and above. Special Meeting of Council – 25 June 2025 – C25/282 Update to delegation title and description. Addition of Service Lead – Community Safety Investigations to sub-delegates.
DA-054	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to delegate power under section 3.46. 24 June 2020 Amended to restrict sub-delegates to coordinator/manager level and above. Special Meeting of Council – 25 June 2025 – C25/282 Amended title to clarify function. Removed any reference to arranging to humanely dispose of an animal, as this is covered by new delegation DA-130. Extended sub-delegation to extend to Manager Health and Compliance, Coordinator Compliance Services and Coordinator Environmental Health.
DA-130	Special Meeting of Council – 25 June 2025 – C25/282 Delegation created. Initial sub-delegates are the Director Community Development, Head of Community Safety and Service Lead – Community Safety Investigations.
DA-062	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to restrict to notices and permissions under the *Local Government (Uniform Local Provisions) Regulations.*

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	24 June 2020 Approved sub-delegations. Special Meeting of Council – 25 June 2025 – C25/282 Amended sub-delegation to extend to Manager Development Approvals, Principal Building Surveyor and Senior Building Surveyor, who issue Materials of Verges permits under these regulations. Also added Manager Health and Compliance, Coordinator Compliance Services and Senior Development Compliance Officer to enable compliance activities.
DA-063	Nil
DA-074	Nil
DA-075	Nil
DA-076	Nil
DA-077	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove reference to lodging caveats which is covered in DA-076.
DA-079	Nil
DA-081	Nil
DA-083	Nil
DA-085	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended title and description to align with the power as described in the Parking Local Law. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended delegation to read Parking Local Law 2023, not Parking Local Law 2016 in line with adoption of new Parking Local Law 2023.
DA-088	Ordinary Meeting of Council – 20 June 2023 – C23/25 $10,000 limit added to delegates and sub-delegates.
DA-115	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to clarify statutory power being delegated. Special Meeting of Council – 25 June 2025 – C25/282 Sub-delegates updated to revoke Manager Customer and Community Participation and replace with Manager Healthy Melville.
DA-129	Nil
DA-131	Special Meeting of Council – 25 June 2025 – C25/282 Delegation created.
DA-098	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to incorporate delegation of appointment of approved and authorised officers under regulation 70 of the *Building Regulations 2012*, previously recorded in DA-123.
DA-103	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to include authority under section 129 to provide copies of documents on register. Ordinary Meeting of Council – 19 March 2024 – UP24/35 Inclusion of new condition. Special Meeting of Council – 25 June 2025 – C25/282 Amended sub-delegation to extend to Coordinator Compliance Services and Senior Development Compliance Officer, and Principal Building Surveyor in accordance with operational responsibilities. Also added Manager Development Approvals.

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DA-105	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove redundant matters and provide for authorising a person to commence prosecution in accordance with s 133. 24 June 2020 Approved sub-delegation to Building Compliance Officer. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation to extend to Building Compliance Coordinator and Building Services Coordinator. 22 August 2024 Amended sub-delegation to include Coordinator Compliance Services and Senior Building Surveyor – Compliance in accordance with re-structure in Planning directorate. Also revoked delegation to Building Compliance Officer. 3 September 2024 Amended sub-delegation to include Senior Building Surveyor. Special Meeting of Council – 25 June 2025 – C25/282 Sub-delegation to Director Corporate Services revoked. Also extended sub-delegation to Manager Development Approvals.
DA-126	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to incorporate delegations formerly recorded in DA-089, DA-090, DA-091, DA-092, DA-097, DA-104, add delegation of power to seek further information under section 18. Special Meeting of Council – 25 June 2025 – C25/282 Sub-delegation to Manager Environmental Health and Compliance revoked as position is not involved in the issuing of building and demolition permits. Manager Development Approvals added as manager responsible for the team issuing building and demolition permits.
DA-127	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to incorporate delegations formerly recorded in DA-093, DA-094, DA-095, DA-096. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation to extend to Manager Statutory Planning and Building. Special Meeting of Council – 25 June 2025 – C25/282 Sub-delegation to Manager Environmental Health and Compliance revoked as position is not involved in the issuing of occupancy and building approval certificates.
DA-128	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to incorporate delegations recorded in instruments DA-097, DA-099, DA-100, DA-101, DA-102. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation to extend to Building Compliance Coordinator and Manager Statutory Planning and Building.

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	22 August 2024 Amended sub-delegation to include Coordinator Compliance Services and Senior Building Surveyor – Compliance in accordance with re-structure in Planning directorate.
DA-022	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove delegation from CEO and grant it to the Chief and Deputy Chief Bush Fire Control Officers in accordance with section 59(3).
DA-023	Nil
DA-125	Special Meeting of Council – 25 June 2025 – C25/282 Addition of Service Lead – Community Safety Investigations to sub-delegates
DA-122	Special Meeting of Council – 25 June 2025 – C25/282 Addition of Service Lead – Community Safety Investigations to sub-delegates
DA-073	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to extend delegation to Manager Building and Environmental Health Services, Coordinator Environmental Health and Senior Environmental Health Officer. Special Meeting of Council – 25 June 2025 – C25/282 Statutory power to sub delegate updated to note no sub-delegation power is provided for in the Food Act 2008
DA-121	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to cover all Part 3 powers and duties of local government.
DA-123	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to remove delegation under regulation 70 of the *Building Regulations 2012* (transferred to DA-098).
DA-020	Ordinary Meeting of Council – 10 December 2019 – M19/5723 Amended with respect to RAR submitted to JDAP. Ordinary Meeting of Council – 16 June 2020 – M20/5749 Amended to align description to WAPC delegation and to relevant legislative provisions. 24 June 2020 Amended sub-delegation matrix to remove redundant entries. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation matrix to reflect changes to the decision-making pathway for single house developments, and to add a new line in regards to liquor licensing and gaming compliance. Special Meeting of Council – 25 June 2025 – C25/282 New WAPC2025/04 in effect from 1 May 2025 added, therefore conditions on delegations updated to revoke point 4 (Call up by Council) as no longer able to be implemented. Compliance links also updated to reflect these changes and removed some delegations resolved by the WAPC to be revoked. Sub-delegation matrix updated.
DA-061	Ordinary Meeting of Council – 16 June 2020 – M20/5749

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	Amended to remove non-delegable powers. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended sub-delegation to extend to Manager Environmental Health and Compliance. 3 September 2024 Amended sub-delegation to extent to Senior Statutory Planner. Special Meeting of Council – 25 June 2025 – C25/282 Revoked sub-delegation to Senior Statutory Planner. Granted sub-delegation Coordinator Compliance Services, Senior Development Compliance Officer and Principal Statutory Planner.
DA-124	Ordinary Meeting of Council – 16 June 2020 – M20/5749 Record of delegation transferred from instrument DA-055 to DA-124.
DA-003C	Nil
DA-004C	19 June 2020 Delegates restricted to Director Corporate Services and Manager Financial Services. Function performed by acting through other staff.
DA-006C	19 June 2020 Amended to apply to all meetings to which deputations may be made.
DA-007C	19 June 2020 – Amended to limit delegates to manager level and above. Special Meeting of Council – 25 June 2025 – C25/282 Amended to include Regulations 29A and 29B and new delegate, Head of Governance.
DA-008C	24 March 2020 Added Director Technical Services. Ordinary Meeting of Council – 18 June 2024 – C24/157 Amended delegation to extend to Manager Statutory Planning and Building and Building Compliance Coordinator. 22 August 2024 Amended sub-delegation to include Coordinator Compliance Services in accordance with re-structure in Planning directorate. Special Meeting of Council – 25 June 2025 – C25/282 Revoked sub-delegation to Manager Development Approvals. Added delegation to Service Lead – Community Safety Investigations
DA-009C	Nil Special Meeting of Council – 25 June 2025 – C25/282 Revoked sub-delegation to Head of Community Safety and Service Lead – Community Safety Investigations.
DA-010C	Special Meeting of Council – 25 June 2025 – C25/282 Delegation created. Initial sub-delegate is the Head of Governance.
CSA-Local-01	Ordinary Meeting of Council – 18 June 2024 – C24/157 Director Corporate Services, Director Community Development, Director Planning, Manager City Buildings authorised to sign certain documents. Existing authorisation to Director Environment and Infrastructure amended to match other director authorisations.

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	Special Meeting of Council – 25 June 2025 – C25/282 Added financial limit for goods and services contracts not the subject of a tender process. Consolidated authorised officers into one bullet point for Directors. Updates to compliance references.
CSA-Health-01	Nil
CSA-Litter-01	Special Meeting of Council – 25 June 2025 – C25/282 Added person(s) appointed – Service lead – Community Safety Investigations.

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Revoked Delegations

(from June 2020)

Number	Title	Date of Revocation	Notes
DA-009	Negotiation of community/sporting leases and licences	16/06/2020	Incorporated into DA-007
DA-011	Assignment of commercial leases	16/06/2020	Incorporated into DA-007
DA-012	Authority to sign documents	16/06/2020	Replaced with authorisation under s.9.49A of Local Government Act
DA-036	Release of confidential information	19/07/2022	Not required – part of CEO function
DA-039	Boundary review consultation	16/06/2020	Not required – part of CEO function
DA-047	Additional powers when notice is given	16/06/2020	Incorporated into DA-046
DA-048	Recovery of costs in performing unactioned notice requirements	16/06/2020	Incorporated into DA-046
DA-052	Authorise persons for removal and impoundment of goods	16/06/2020	Covered under DA-055
DA-055	Appointment of authorised persons under Local Government Act	14/06/2021	Superseded by amendments to s.9.10 of Local Government Act
DA-065	Establishment of offensive trades premises	16/06/2020	The Act does not contain delegation powers. Replaced with the appointment of deputies under s.26 of the Health (Miscellaneous Provisions) Act
DA-067	Connection to sewer mains	16/06/2020	
DA-068	Prosecutions under the Health Act	16/06/2020	
DA-069	Health orders	16/06/2020	
DA-070	Health Act licences and registrations	16/06/2020	
DA-071	Public building occupancy	16/06/2020	
DA-082	Revoke an order to close a thoroughfare	16/06/2020	Regulatory head of power ceased to have effect
DA-084	Residential parking permits under local law	16/06/2020	Duplicates part of DA-016
DA-087	Commercial parking leases	16/06/2020	Incorporated into DA-007
DA-089	Grant of building permit	16/06/2020	Consolidated into DA-126
DA-090	Grant of demolition permit	16/06/2020	
DA-091	Refuse an application for a building or demolition permit	16/06/2020	
DA-092	Impose conditions on a building or demolition permit	16/06/2020	
DA-093	Seek further information	16/06/2020	Consolidated into DA-127
DA-094	Grant occupancy permit or building approval	16/06/2020	
DA-095	Impose conditions on occupancy permits and building approval	16/06/2020	
DA-096	Extend period of duration	16/06/2020	
DA-097	Finishes of walls close to boundaries	16/06/2020	Incorporated into DA-126 and DA-128
DA-099	Building orders	16/06/2020	Consolidated into DA-128
DA-100	Notice of proposed building orders	16/06/2020	
DA-101	Revocation of building orders	16/06/2020	
DA-102	Give effect to building orders	16/06/2020	
DA-104	Extend period of duration for building or demolition permit	16/06/2020	Incorporated into DA-126
DA-106	Authority to appoint authorised persons under the Cat Act	16/06/2020	Consolidated into DA-125, but delegation rendered

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Number	Title	Date of Revocation	Notes
			invalid in 2021 by amendments to s.9.10 of the Local Government Act
DA-107	Authority to notify person of a decision in relation to breeding cats	16/06/2020	Consolidated into DA-125
DA-108	Authority to recover costs of having a cat destroyed	16/06/2020	
DA-109	Authority to require an applicant to submit information re cat registration	16/06/2020	
DA-110	Authority to cancel registration of a cat	16/06/2020	
DA-111	Authority to refuse application to breed cats if applicant has had an infringement	16/06/2020	
DA-112	Authority to grant, renew or refuse application to breed cats	16/06/2020	
DA-113	Authority to issue a cat control notice	16/06/2020	
DA-114	Authority to approve an operator of a cat management facility	16/06/2020	
DA-117	Authority to sign documents	16/06/2020	Not a delegable power: replaced by authorisation in accordance with s.9.49A of Local Government Act
DA-123	Appointment of authorised and approved officers for the purpose of the Criminal Procedure Act	16/06/2020	Incorporated into DA-098
DA-046	Notice to owner requiring certain actions to be undertaken	25/06/2025	Section 3.24 of the Local Government Act requires this to be an authorisation
DA-049	Power to carry out works on Private Land	25/06/2025	

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City of Melville
POLICY FRAMEWORK

INCLUDES ELT COMMENTS
MAY 2026

This is a **DRAFT** working document
Formatting, proof-reading and styling will be undertaken following endorsement

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City of Melville

CONTENTS

1 **CORPORATE VALUES** 2
1.2 Vision statement 2
1.3 Mission statement 2
2 **INTRODUCTION** 3
2.1 Purpose 3
2.2 What is a Policy? 3
2.3 Why do local governments have policies? 3
2.4 Continuous Improvement 3
3 **LEGISLATIVE BASIS** 4
3.1 Local Government Act 1995 4
3.1.1 Role of Council 4
3.1.2 Development and review of policies and procedures 4
4 **POLICY CATEGORIES AND APPROVAL AUTHORITY** 5
4.1 Policy Review Protocol 6
4.2 Policy Administration 6
4.3 Policy Development 7
5. **POLICY DEVELOPMENT GUIDELINES** 7
Stage 1 - Approval/Support to proceed 7
Stage 2 – Drafting 8
Stage 3 - Consultation 8
Stage 4 - Document Control 9
Stage 5: Document Approval 9
Stage 6: Publication and Communication 9
Stage 7: Implementation 10
Stage 8: Evaluation and Review 10
6. **MAINTENANCE AND REPORTING** 10
7. **TIPS & HINTS - HOW TO WRITE A POLICY** 11
7.1 Drafting Hints 12

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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 past, present and emerging.

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1 CORPORATE VALUES

The City of Melville's values require Elected Members and staff to operate in an environment where our behaviours are guided by **EPIC** values:

- **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.

This ethos is further supported by the City's ***Council Plan for the Future 2024 – 2034*** key outcome areas:

- **Healthy, Safe and Inclusive** – healthy, safe and inclusive communities with a sense of belonging and well-being.
- **Clean and Green** – a clean, green and sustainable City for current and future generations.
- **Sustainable and Connected Development** – sustainable, connected development and transport infrastructure across out City.
- **Vibrant and Prosperous** – economic prosperity and vibrant resilient communities and businesses.
- **Good Governance and Leadership** – leadership and good governance for the benefit of the whole community.

1.2 Vision statement

Vibrant, Sustainable, Inclusive Melville

1.3 Mission statement

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

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2 INTRODUCTION

2.1 Purpose

To ensure that City of Melville (**City**) policy documents are developed, reviewed, amended applied and repealed in a consistent and transparent way.

The purpose of this Framework is to provide guidance on:

- the development and review of the City's policies;
- the approval authority process for each type of policy;
- the City's approach to developing or reviewing policies.

2.2 What is a Policy?

A Policy is a document consisting of clear policy statements and objectives in relation to how the City intends to conduct its services, actions or business. Policies provide current guiding principles to help with consistent decision making to achieve the City's strategic goals and fulfil statutory requirements.

2.3 Why do local governments have policies?

A Policy is a statement of principles or position that is intended to guide or direct decision-making and operations that support the achievement of the Council's vision and objectives.

Policies provide high level direction, a long-term focus and are applied across the City as a whole. Along with legislation they underpin the City's governance processes and decision making.

Policies support the achievement of consistent outcomes and mitigate risk by establishing standards and internal controls. The principles outlined in policies are shaped by:

- the legislation and regulations that govern the City ;
- national standards, best practice and community expectations;
- the values and vision the Council articulates in its Council Plan.

All Policies are living documents until such time as they are amended, replaced or repealed, all of which must be actioned through the appropriate approval process.

Where there is conflict with an Act or Regulation, the legislation overrides the Policy.

2.4 Continuous Improvement

The City undertakes regular review of this Framework to ensure that the Framework remains relevant and current, and that the City's policies are in accordance with legislative and regulatory requirements, best practices and Council's strategic direction.

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3 LEGISLATIVE BASIS

3.1 Local Government Act 1995

3.1.1 Role of Council

Section 2.7 of the *Local Government Act 1995* "Role of council" has recently been further defined as part of Local Government Reform, and makes particular reference to policy:

(2) The council's governing role includes the following —
(b) determining the local government's policies;

3.1.2 Development and review of policies and procedures

The City is responsible under the Local Government Act for determining a variety of local government policies to provide the Council and City with the detail and framework needed to make decisions and provide services in a way that is consistent, fair and proper.

Policy development is one of the most important roles that Elected Members participate in. An essential element of policy development is identifying community needs, setting objectives to meet those needs, establishing priorities between competing needs and allocating appropriate resources.

There are three types of policies developed by the City:

- **Council Policies:** these are strategic policies which guide the management and development of the City of Melville's resources, facilities, assets and services. These policies are brought into effect through a decision of the Council and set out agreed views and direction with respect to particular areas of responsibility, and support the Council's achieveing its vision and objectives.

  Council Policies may also be required under legislation, for example a Code of Conduct for Elected Members.

- **Local Planning Policies:** provide a consistent approach to the way in which certain types of planning applications and forms of development are assessed and determined by the City. These policies are endorsed by the Council and in accordance with clauses 3, 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* are required to be made available for public comment for a period of 21 days.

- **Operational Policies:** these are administrative and operational policies for internal purposes and guide officers in relation to administrative matters. These policies are endorsed by the CEO in consultation with the Executive Leadership Team. These documents generally articulate the Chief Executive Officer's (**CEO**) direction on matters that fall within the executive function of the CEO under section 5.41 of the Local Government Act.

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4 POLICY CATEGORIES AND APPROVAL AUTHORITY

Categories assist the organisation in determining the basis of policies and ensure that the appropriate 'arm' of the organisation is considering and adopting policies. The following outlines the City's framework for policy types.

Policy Category	Policy Category	Rationale	Approval Authority	Requirements	Example
Council Policies	Statutory	Legislative requirement or prescribed in the relevant legislation	Council	Endorse by Council resolution (some instances require an Absolute Majority decision)	CP-092 Elected Member Professional Devleopment
	Service Specific	Defines delivery of a service and guides discretionary administrative decisions regarding this service			CP-103 Improving Public Place
	Administrative	Provide direction for internal management of the day to day operations of Council. These policies don't have a direct impact on the community			CP-004 Use of Elected Member Meeting Rooms and Facilities
Local Planning Policies	Legislative	Relating to planning or development in the Scheme areas.	Council	Endorse by Council resolution	LPP1.1 Planning Process and Decision MakingE
Operational Policies	Legislative	Legislative requirement or prescribed in relevant legislation	CEO	Approved at ELT Meeting.	OP-Reportable Conduct
	Operational	Provide direction for internal management of the day to day operations of the City.	CEO	Approved at ELT Meeting.	OP-024 Business Continuity Management
Supporting documents (including forms/procedures/processes)	Operational	Forms, flow charts, checklists that support the implementation or execution of a business activity	Positions within the Senior Leadership Team	Business as Usual	Standard Operating Procedures for machinery
Work Instructions	Operational	A structured step by step guide to achieve a specific outcome	Immediate supervisor	Business as Usual	Contractor Sign in and Our Work Instruction

Clauses 3, 4 and 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Local planning policies are required to be made available for public comment for a period of 21 days

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4.1 Policy Review Protocol

To ensure Policies remain relevant and effictive the City must review its policies on a regular basis . Whilst there is generally no statutory requirement for when Policies are to be reviewed, the City aims to review all policies at least every two years. Some Policies, such as those dealing with high risk areas, budgetary considerations or subject to frequent change may require reviewing more frequently. The City maintains a Policy Register which includes a review commencement date for each policy. Where there is a statutory requirement to review a Policy, the stipulated timeframe will be adhered to and the Policy reviewed in accordance with statutory requirement.

In some cases it may be appropriate to undertake a Major review every second review period, with a Minor Review in between.

A Major review would involve each Policy review officer updating and ensuring Policies are effective, current and compliant. A report detailing the review process and outlining any proposed changes, and the reasons, is to be forwarded to the approving authority, outlined in the table above, for considering for re-adoption.

A Minor review allows for the correction of typographical errors (spelling, grammar and formatting), update of responsible director and a series of questions to to determine that a Major Review is not required. Minor amendments are changes that do not impact on the scope, intent or application of the Policy (for example changes to position titles as a result of organisational change, broken hyperlinks, typographical errors). See checklist (attachment)

It is noted that reviews or updates to policies do not have to wait for the formal review periods. If a Policy requires updating, business units are encouraged to progress this at any time to ensure City's policies are up to date and reflect best practice.

The Council may request an earlier review of a Policy through a Council resolution.

4.2 Policy Administration

The Policy Register and Policy Review Cycles are administered by the Governance Team, in consultation with the relevant Business Unit.

All authorised and adopted Policies will be published in a manual on Council's website and on the City's Business Management System.

The Governance Team manages version control on all adopted policies and ensures the Policy Register records all amended, replaced and repealed policies.

Once a Policy has been adopted by the Council or an Operational Policy approved by the CEO, the Governance Team is to be advised, and evidence of approval provided.

A final version of a Policy will be prepared for publication, including but not limited to:

- The Policy number, adoption date, future review date and relevant information being updated on the policy;
- Removing the draft watermark;
- Updating the City of Melville Policy Manual
- Publishing the updated Policy on the City's website.

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When developing and submitting a Policy for approval, any community consultation, education or training required, along with budget implications. must be considered when developing and submitting the policy. This is the responsibility of the Policy owner, responsible business unit, or Director.

All policies will be owned by a Director.

4.3 Policy Development

The Governance Team will provide advice on Policy development, compliance with Framework requirements and Local Government Act/Regulation compliance however it is noted that the Policy owner/responsible department is the content and knowledge expert. The Policy owner/business unit is responsible for developing, consulting and requesting approval for their Policies.

5. POLICY DEVELOPMENT PRINCIPLES

This provides the development stages and guidance for all Policies, whether they are new or amended. It is noted that all Policies are living documents until they are amended, replaced or repealed, which must all be actioned through the appropriate approval authority.

The Policy development phase (including amendment) involves the following stages:

Stage 1 - Approval/Support to proceed

The need for a Policy must be determined and may arise for the following reasons:

- As a result of a legislative requirement
- A direction from the Council, CEO and/or ELT
- To provide clear and unambiguous guidance for decision-making and for the community
- To mitigate risk
- To formalise a strategic position or program

When considering the development of a new Policy or amending a current Policy, also consider the following:

- Is a new Policy required, or can an existing Policy be amended?
- Is there an opportunity to consolidate Policies?
- Does creating or amending a Policy impact on other Policies or procedures or an existing Council position?

The development of a new Policy should not be a reactive response, but instead be guided by a clear strategic directive or legislative requirement. It is not appropriate to develop a Policy to deal with or respond to a single one-off issue, as there may be more appropriate mechanisms to deal with one-off issues, however when doing so, consider any unintended consequences and creation of a precedent.

All new Policies and substantial amendments to existing Policies require approval to proceed from the relevant Director, or if applicable CEO/ELT, prior to drafting or re-drafting.

Local Planning Polices require a formal review process and the review and any proposed changes including minor changes require approval of the Council.

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Stage 2 – Drafting

Policies must be drafted using the approved template and include the word 'DRAFT' in the title and in the footer of the document. Definitions used in policies must be consistent with the City's terminology, etc.

If you are reviewing a Policy, all changes must be made in mark-up to clearly identify the amendments.

Unless mandatory in nature, refrain from including procedural matters/steps in a Policy. Where procedures, guidelines or forms are required to support a Policy, they should be developed and submitted for approval with the Policy.

Ensure that the correct legislation, standards and/or directives are referred/quoted. This should be included in any supporting procedure or documentation.

When drafting a new Policy, the Governance Team must be advised before Policy development work has commenced.

Stage 3 – Consultation (Community and Internal)

Consultation should be widespread, inclusive and provide sufficient time for the provision of feedback.

However Draft Policies should not be made available externally, except where community consultation is:

- mandated by legislation; or
- recommended by the Policy and Legislation Working Group.

Council approval for a Draft Policy is required prior to community consultation.

Where the application of a Policy has a significant impact on more than one functional area, it is appropriate to ensure widespread consultation has been undertaken and all parties support the document to progress for approval.

It is recommended that consultation occurs with other stakeholders. Proposed new Policies should be raised at a Senior Leadership Team (SLT) meeting for information and indication of stakeholders to be involved.

For quality assurance and document control purposes, the Governance Team must be consulted on final drafts prior to submission for approval. This provides for a review to ensure compliance with this Framework requirements prior to the approval process.

All new Policies and those subject to Major review must be submitted to the Policy and Legislation Working Group for endorsement to proceed to the Council for consideration.

All Operational Policies that impact workplace relations, human resources and other staffing matters must be referred to the People and Culture Team for consultation with staff, as appropriate, in accordance with Industrial Relations Agreements and similar documents.

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Stage 4 – Document Control

All draft Policies must be provided to the Governance Team PRIOR to seeking approval from the relevant approval authority. The Governance Team will complete the document control process including:

- Issuing a Policy identifier and version control.
- Adding a 'DRAFT' watermark to the document.
- Performing a quality check on the formatting and style of the document.
- Including the policy details in the Policy Register.

Once complete the documents will be provided to the document owner in a pdf format so that they can seek document approval.

Stage 5 – Policy Approval

The approval authority for Policies is as outlined above.

Approval from all stakeholders must be documented. A covering report and final approved version of the Policy must be included in a formal Council agenda when seeking the Council's approval.

When submitting a Policy for approval, the author must always ensure the appropriate recommendation wording is provided in consultation with the Governance Team. In particular, if the Policy is replacing another policy and/or repealing a policy. The example below may be used as a reference.

APPROVAL AUTHORITY	AMENDED POLICY	NEW POLICY	REPEAL
Council	That the Council adopts the updated policy [insert policy number and policy title].	That the Council adopt the new policy [insert policy number and policy title].	That the Council repeal policy [insert policy number and policy title].
CEO / Executive Leadership Team	That the Executive Leadership Team / Chief Executive Officer endorses the updated [insert policy number and policy title].	That the Executive Leadership Team / Chief Executive Officer endorses the new policy [insert policy number and policy title].	That the Executive Leadership Team / Chief Executive Officer repeal policy [insert policy number and policy title].

Stage 6 – Publication and Communication

Once the Policy is formally adopted, the Governance Team will ensure the Policy Register is updated to reflect the action taken (new, amended, replaced, repealed, not approved).

Once recorded the Policy will be included in the Policy Manual and updated on the City's website and BMS. The Governance Team will notify the Policy owner/responsible business unit once this has occurred.

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Stage 7 – Implementation

Policy owners/responsible business units are responsible for advising staff of new or substantially revised policies via relevant existing communication methods. The responsible business unit may need to develop an implementation and communication plan for major amendments or new policies. The plans must as a minimum outline any potential impacts on systems and business processes and list any required training.

Stage 8 – Evaluation and Review

Evaluation and review of all Policies shall occur as outlined in the Policy Review Protocol section of this framework.

The Policy Review Schedule will be facilitated by the Governance Team.

6. MAINTENANCE AND REPORTING

All Policies will remain in force unless:

- formally repealed by the relevant approval authority (i.e. no longer required);
- superseded by an updated version of the Policy (this also could include where a policy has been consolidated or renamed – which would require the previously named document/version to be repealed); or
- new enacted legislation renders the Policy (or parts of the Policy) illegal or ultra vires.

Details of repealed or superseded versions will be maintained by the Governance Team in the Policy Register.

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7. TIPS & HINTS - HOW TO WRITE A POLICY

The City has a standard template that must be used for all policies – see attachment.

The following provides a summary of the key areas within the template.

Section	
Format	The styles in the template must be used – Do not modify the template or styles, including the order of headers.
Policy Title	Ensure the title of the policy captures the subject of the policy as unambiguously as possible. Consider the perspective of the reader when naming the policy.
Details Table	Complete the Policy Owner. The Governance Team will complete the remainder of the table.
Policy Objective	This section must provide a succinct purpose of the policy. If the policy is responding to a legislative requirement, refer to the relevant Act or Regulation. Other inclusions to consider are codes of practice, international standards and government directions.
Policy Scope	Provide a clear statement about when and to whom the policy applies (staff, volunteers, contractors, Councillors etc.).
Definitions	Provide definitions where the meaning of words are at risk of being interchangeable and/or interpreted differently. Also use this section to note any acronyms. If no content is required for this section, include the words 'not applicable'. Ensure consistency with organisational terminology.
Policy Statement	Clearly state the standards or essential features which underpin decision-making and /or the way activities are conducted.
References	Identify relevant legislation and/or codes etc. that influence this policy and/or internal and external reference materials that provide further guidance to users, including relevant forms, templates, guidelines or procedures. Ensure references are to current versions.
Creation / Revision Authority	Documents the creation and historical changes to the policy.

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7.1 Drafting Hints:

- Use Plain Language – Write the policy in plain language. Be clear and concise, and avoid industry specific jargon, complex language and long paragraphs. Aim to communicate as simply and effectively as possible with consideration for the intended audience.
- Must not be ambiguous – Do not allow for every possible interpretation of the policy, try to close every loophole or attempt to accommodate all exceptions, as this can complicate the policy unnecessarily.
- Be precise and clear – If an action is mandatory, use 'must'. If the action is recommended, use 'recommended' or 'may'. Avoid the use of 'should' and 'shall'. Try to limit the use of 'will' to occasions when it is describing a future action; and not as a synonym for 'must'.
- Use the present tense and active voice where possible.
- Avoid gender-specific pronouns: for example, use 'they' instead of 'he or she'.
- Where acronyms are considered helpful, give the full term/title before using the acronym: for example, 'Goods & Services Tax (GST)' in the first instance and then use the acronym throughout the document. (optionally, provide reference in the Definition section).
- Do not repeat legislation: this increases the risk of conflict if the Act has been amended and the Act is the source of truth and should remain so; and for consideration. If relevant legislation covers the policy objective, intent or powers, there is no need for a policy.
- Unless mandatory, procedures should not be included in the policy. Develop a supporting procedure that can be amended more readily if required.
- Include key criteria for decision making, e.g. community grants.
- Policies should not replace an officers responsibilities or delegation but provide guidance as to applicable criteria to consider in decision-making.



Note: it is important to differentiate between what is a Policy, Guideline or Procedure and which is the appropriate tool for the purpose.

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Attachment – Policy Template

Policy Title

Policy Type: Council Policy **Policy Owner: Responsible Director/ CEO**	**Policy No. CP- 0XX** **Last Review Date: XX Month 2026**

Policy Objectives

This section must provide a succinct purpose of the policy. If the policy is responding to a legislative requirement, refer to the relevant Act or Regulation. Other inclusions to consider are codes of practice, international standards and government directives.

Policy Scope

Provide a clear statement about when and to whom the policy applies (staff, volunteers, contractors, Councillors etc.).

Definitions / Abbreviations Used In Policy

Word means text text text

Policy Statement

Clearly state the standards or essential features which underpin decision-making and /or the way activities are conducted.

1. .....

References that may be applicable to this Policy	
Legislative Requirements:	*Local Government Act 1995,* *Local Government (Administration) Regulations 1996,*
Procedure, Process Maps, Work Instructions:	City of Melville XXXXX Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	City of Melville XXXX Framework,
Delegated Authority No:	DA-XXX - Title

CREATION/ REVISION AUTHORITY		**Item No.**
Ordinary Meeting of Council	XX/XX/XX	X26/XXX
Reviews		
Ordinary Meeting of Council	XX/XX/XX	X26/XXX

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Attachment

Minor Review Checklist

Policy Number: Policy Title:

Responsible Director:

In undertaking a Minor Review, please undertake this review in consultation with other relevant business units.

Reviewing Officer/s:

Minor Review Process

Has it been more than two years since a Major Review of the Policy undertaken?	YES	NO

If the response is YES, a major review may be required.

Does the Policy require change to align with the objectives of the Council Plan and/or recent decisions of the Council?	YES	NO

If the response is YES, a major review may be required.

Does the Policy require repeal	YES	NO

If the response is Yes, a major review and request to repeal may be required

Has there been legislative changes that impact the content of the Policy?	YES	NO

If the response is YES, a major review may be required.

If the response is YES to any of the above questions, a Major Review may be required – please discuss with Responsible Position and/ or the Governance Team.

Has the responsible position changed?	YES	NO

If the response is YES update in track changes

Are there typographical errors (spelling, grammar, formatting)	YES	NO

If the response is YES make these in track changes

Is there a delegated authority or authorisation associated with this policy?	YES	NO
Is it correct?	YES	NO

If the response is No please provide details, a member of the Governance Team will contact you.

Details _____

Have you confirmed that references to legislation other policies, procedures, frameworks documents etc are correct and current	YES	NO

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Attachment

Please provide this checklist and a copy of the Policy, with any changes made in track changes, to the Responsible Director

I ... insert name and position .... Approve the Minor Review of Policy XXXX – insert policy name.
Signature and Date

Submit to Governance Inbox

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Attachment

MAJOR REVIEW PROCESS

Policy Number: Policy Title:

Responsible Director:

Please ensure this Major Policy review is undertaken in consultation with other relevant business units.

Reviewing Officer/s:

Major Review Considerations

- Is the Policy still relevant or should it be considered for repeal?
- Can the policy be amalgamated with an existing policy?
- Does the Policy require changes to better align with the objectives of the Council Plan and/or recent decisions of the Council?
- Has there been legislative changes that impact the content of the Policy?
- Is the Policy consistent with sector best practice? Is a desktop review required?
- Is the policy compliant with legislation?
- Will changes to the Policy impact other policies, guidelines or Local Laws?

Engagement

- Have all relevant Business Units been consulted?
- Is there mandatory community engagement required?
- Has the Policy been presented to the Policy and Legislation Working Group
- Is input from the Executive Leadership Team required?
- Does the Policy warrant presentation and an Elected Member Engagement Session?

Administrative matters

- Is the responsible Director correct?
- Ensure definitions and terminology are correct and align with organisational practices.
- Has the revised policy been proof read and checked?
- Is there/ should there be delegated authority or authorisations associated with the Policy?
- Have all internal documents referenced been checked and confirmed?
- Are all legislative references correct?

Prepare a report for consideration

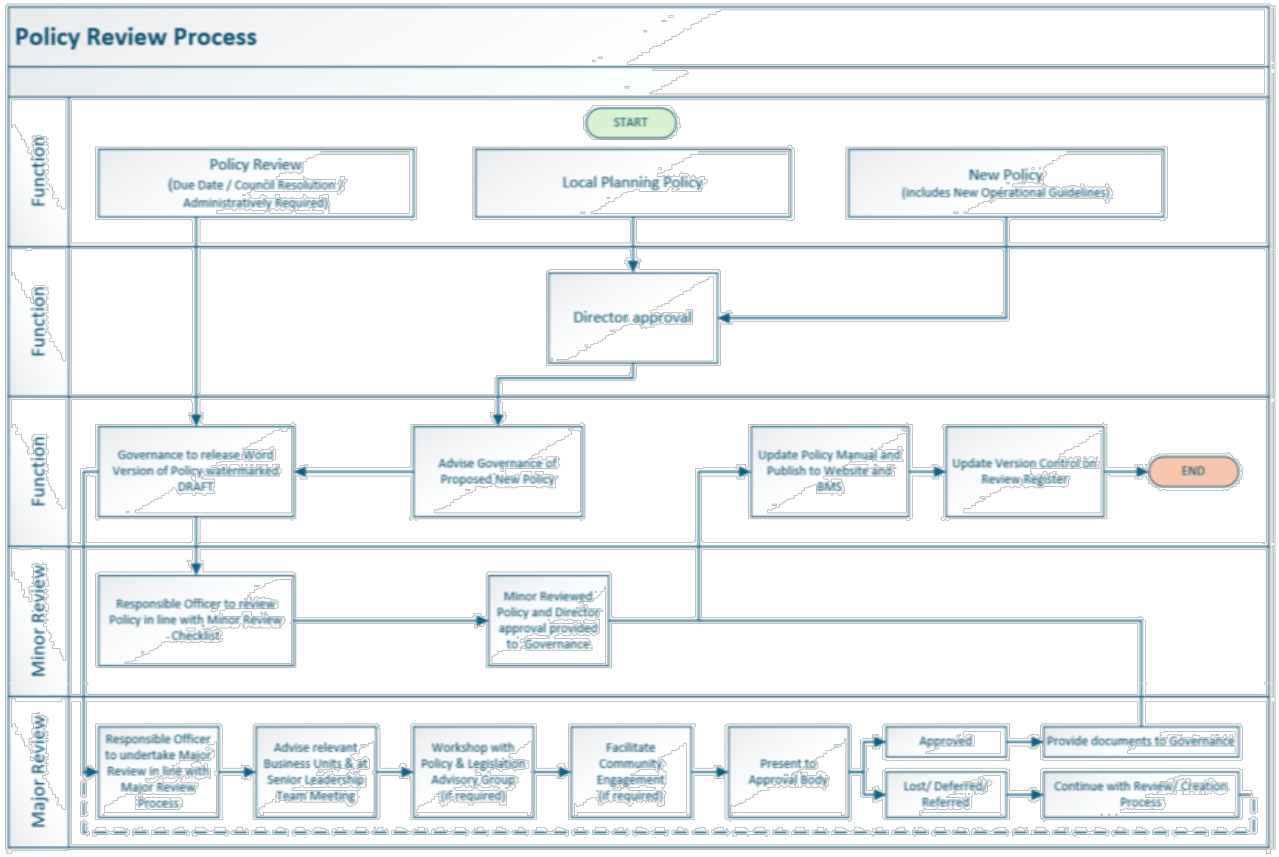
- Include a brief overview of the trigger for the review and why the policy is required.
- Where there are numerous changes, show these in a table within the report and in attachments (both track changed and clean copy may be required).
- Include information and evidence to support the changes proposed.
- Discuss any engagement required/ undertaken.
- Include an appropriate recommendation for the consideration of the approving authority.

Following decision

- Provide the Governance Team with a copy of the approved changes.

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Attachment – Review Process



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DRAFT TERMS OF REFERENCE
POLICY AND LEGISLATION WORKING GROUP

Purpose
The purpose of the Policy and Legislation Working Group is to support the Council in translating legislative requirements and strategic intent/objectives into compliant, current and effective City of Melville Council Policies and Local Laws and the consideration of key local planning policy issues that arise.

The *Local Government Act 1995:*
- Section 2.7(2) of a role of Council is to determine the local government's policies; and
- Section 3.11 provides for the making of Local Laws under the Local Government Act and other Acts of State Parliament, and the procedure for doing so.

Working Group Function
The Policy and Legislation Working Group is not a Committee of the Council. The Working Group is established in an advisory capacity to:
- Monitor legislative and strategic changes and ensure the Council's suite of policies are reviewed regularly to reflect the legally compliant and aligned with the City's strategic direction.
- Provide guidance and Elected Member input to inform the development and review of Council Policies.
- Ensure consistency across the Policy Framework to avoid gaps, conflict and duplication.
- Encourage a shared understanding of policy requirements and industry best practice; and
- Consider, as required, key planning policy issues that arise.

Each Working Group will be in a workshop style to allow greater engagement with Elected Members and for Elected Members to express their views and positions regarding polices and local laws.

This forum does not consider Operational Policies, which are the responsibility of the Chief Executive Officer.

Membership
All Elected Members are deemed to have membership of the Policy and Legislation Working Group.

There is no external membership associated with this Group.

Other employees under the direction of the CEO, may be required to attend to provide advisory or business support.

Term of Membership
Elected Member membership of the Working Group will be updated after every Local Government Election.

Officer membership ongoing for all members who hold nominated positions.

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Presiding Member
The Working Group shall elect a Chair and a Deputy Chair from the Working Group membership to preside over the Working Group meetings. In the circumstance that the Chair and the Deputy Chair are not available, the Working Group shall elect a Chair from the Working Group Members in attendance.

The Chair will:
- Ensure an efficient and effective meeting process;
- Foster a positive culture of collaboration within the meeting that provides an opportunity for all Elected Members to participate, and promotes openness and honesty;
- Encourage appropriate questioning and input from Elected Members; and
- Ensure the clarity of the roles of Elected Members and Officers.

Meeting Schedule
Meetings will be held at least every 2 months, and where possible will be set annually in advance. Additional meetings may be convened at the request of the Chair to deal with topical or urgent matters.

Where there are no items for discussion at a particular meeting, the meeting may be cancelled at the direction of the Working Group Chair and the CEO.

Delegated Authority
There is no delegated authority (under s5.16 of *the Act*) associated with this Committee.

Working Group Governance
(a) Working Group meetings will be convened by the CEO, as required by the Meeting Schedule above;
(b) When required, Working Group deliberations will be resolved by a general consensus.
(c) A quorum for the Working Group is 7.

Administration
City officers, under the direction of the CEO, will:
- Be responsible for coordinating Working Group meetings.
- Circulate an agenda before each meeting to all Elected Members and other required officers.
- Take notes of the meeting, including actions, to be taken and registered in the City's Document Management System and made available to all Elected Members via the Elected Members Portal.
- Progress the Working Group's consensus views and direction in respect of draft Policies through to Council meetings for adoption and repeal as applicable.

Agenda Setting
Items for inclusion on the agenda are to be sent to the governance.team@melville.wa.gov.au for scheduling in consultation with the Working Group Chair.

Code of Conduct
Elected Members are bound by the City of Melville Code of Conduct for Elected Members, Committee Members and Candidates.

Officers are bound by the City of Melville Code of Conduct Employees.

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Part 2 - Register of Statutory Delegations by Council

DA-007 Leasing/Licensing of Property

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 007** **Last Review Date: 25 June 2025**
Description	Authority to: • Dispose of property by way of lease/licence or hire agreement including to advertise disposal in accordance with section 3.58 of the Act; and • Negotiate, execute and administer lease and other contractual documents for the purposes of a lease, licence or hire agreement, including assignment, extension and renewal.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.58(2)-(3): Disposing of property
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development (restricted to leases and management licences with community, sporting groups, government agencies, artists and cultural organisations, and to commercial parking leases) • Director Corporate Services (any lease/licence)
Conditions on Delegation/Sub Delegation	Delegation to CEO limited to disposal of an interest in land/property by lease licence or a hire agreement to an annual property rental value of $100,000 per annum (excl. GST) and a maximum lease term of ten years. This includes lease extensions and renewals. Sub-delegation is limited to disposal of property by way of lease/licence or hire agreement to a value of $50,000 per annum (excl. GST) and a maximum term of five years.
Compliance links	*Local Government (Functions & General) Regulations 1996* Regulation 30: Dispositions of property with market value less than $20,000 excluded from section 3.58 of Act. *Property Law Act 1969* *Commercial Tenancy (Retail Shops) Agreements Act 1985*
Policy Reference	CP-005 – Land and Property Retention, Disposal and Acquisition Related Delegation: DA-008 Disposition of Land and Other Assets
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: PROPERTY MANAGEMENT – Leases-Licences-Agreements-Contracts 22.07 7D COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P
Period of Validity	Ongoing
Confirmed by Council	Ordinary Meeting of Council – 15 May 2007 – C07/5007

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Part 2 - Register of Statutory Delegations by Council

DA-008 Disposition of Land and Other Assets

Delegator: Council **Process Owner: Director Corporate Services**	**Delegation: DA – 008** **Last Review Date: 25 June 2025**
Description	Authority to initiate and conclude the disposal (excluding disposal by way of lease) of land and property up to $500,000.
Statutory Power or Duty Delegated	*Local Government Act 1995* Section 3.58: Disposing of property Section 3.59: Commercial enterprises by local government
Statutory Power to Delegate	*Local Government Act 1995* Section 5.42: Delegation of some powers or duties to the CEO
Delegated to	Chief Executive Officer
Statutory Power to sub delegate:	*Local Government Act 1995* Section 5.44: CEO may delegate powers and duties to other employees
Sub Delegated to:	• Director Community Development • Director Corporate Services • Chief Financial Officer • Director Environment and Infrastructure • Manager City Buildings and Projects
Conditions on Delegation/Sub Delegation	Delegation thresholds per transaction: • Chief Executive Officer – up to $500,000 • Director Community Development- $19,999/ $74,999 • Director Corporate Services – $19,999 / $74,999 • Chief Financial Officer – $5,000 / $19,999 • Director Environment and Infrastructure – $19,999 / $74,999 • Manager City Buildings and Projects – $5,000/$19,999 Note the $74,999 above relates to property which is provided as consideration for the purchase of other property up to the value of $75,000, e.g., a motor vehicle trade in. This is in accordance with Regulation 30(3)(b).
Compliance links	*Local Government Act 1995* Section 5.43(d): Limit on value of disposed property *Local Government (Functions and General) Regulations 1996* Regulation 8A: Amount prescribed for major land transactions, exempt land transactions Regulation 8: Exempt land transactions Regulation 30: Dispositions of property excluded from Act section 3.58
Policy Reference	CP-005 Land and Property Retention, Disposal and Acquisition Related Delegation: DA-007 Leasing/Licensing of Property
Recordkeeping	Records of exercise of delegated authority and associated contracts to be retained in ECM index: COUNCIL ADMINISTRATION – Delegated Authority – Exercised 5.119 P STRATEGIC PROPERTY MANAGEMENT – Land and Property Acquisition / Disposal / Development 20.71 5A
Period of Validity	Ongoing

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City of Melville

Strategic Land Management

Policy Type: Council Policy **Policy Owner: Chief Executive Officer**	**Policy No. CP- 005** **Last Review Date: 18 July 2023**

Policy Objectives

1. To provide a policy framework through which the City can consider its freehold and vested reserve land and property assets and make decisions, using a systematic informed approach, with respect to the retention, disposal or acquisition of such assets or a combination thereof.

2. To ensure that decisions made in relation to the use of the City of Melville land and property assets provide a benefit aligned to the visions and values of the City of Melville.

3. To align and facilitate delivery of the Strategic Land Optimisation Strategy recommendations.

4. To ensure all land and property assets owned or controlled by the City deliver social, environmental, and economic benefit to the community.

5. To ensure the City has control and access to appropriately located land to deliver necessary services and facilities to the community.

6. To where consistent with the above objectives, create greater revenue from current and potential land, property, and facility holdings to support the City's financial sustainability.

Policy Scope

This policy applies to all City owned or controlled land and property assets, including Crown Land vested to the City under management orders.

Definitions / Abbreviations Used In Policy

Reserves	Properties owned by the State of Western Australia that are vested in the City for care, control, and management, and are generally required to be used for the specific purposes outlined in the applicable management order.
Freehold Land	Land owned by the City in fee simple.

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Policy Statement

This policy acknowledges that land and property assets form an integral part in facilitating the attainment of the City's visions and values.

The City aims to deliver effective and sustainable management of City freehold and managed Crown land, including strategic acquisitions and disposal of properties, to support long-term intergenerational financial sustainability for the community.

The City will ensure that open and transparent community engagement is undertaken as a fundamental component of any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995*..

Property Classifications

Classification	Description
Surplus	• No current, or likely future, City or community services are provided from the property. • The property is not let to a third party for a beneficial purpose. • The property has no capacity to influence or support any other current, or possible future, desired planning outcome or redevelopment project.
Investment	• No City of Melville or community services are provided from the property. • The property may be sold or leased in accordance with the requirements of section 3.58 of the *Local Government Act 1995*. • The property is considered to have the capacity to influence or support other desired planning outcomes or redevelopment projects.
Civic	• Properties from which non infrastructure related City of Melville services are provided. • Portions of the property may be let to a third party.
Commercial	• Properties from which independent commercial activities are or can be conducted. • The property may be let to a third party.
Residential	• Properties which are primarily used to provide residential accommodation. • The property may be let to a third party.
Community	• Properties from which community support activities or services are provided on behalf of the City or for the broader benefit of the community. • The property may include both freehold and Crown Land vested in the City. • Portions of the property may be let to a third party.
Utilities	• Properties used by the City for the provision of essential infrastructure, e.g., water management, road reserves, parking, telecommunications, public access, etc. • The property may be Crown Land vested in the City. • Portions of the property may be let or sold to a third party.
Public Spaces and Other Reserves	• Property held by the City for the purpose of providing parks and nature reserves or some other community purpose. • The property may be Crown Land vested in the City. • Portions of the property may be let to a third party.

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Acquisition and Disposal of Land and Building Assets

The acquisition, disposal, lease, or other deal structure relating to land and building assets will be undertaken in accordance with the City's strategic objectives, adopted plans, and the principles of the Land Optimisation Strategy.

All proposed transactions are to be assessed having regard to strategic, financial, community, planning, operational, and risk considerations, together with the long-term optimisation of the City's land and property portfolio.

Acquisition opportunities will be assessed against the relevant acquisition criteria contained within the Land Optimisation Strategy, including:

- Commercial Investment Acquisition Criteria; and
- Community Based Acquisition Criteria.

The City may pursue acquisition or disposal opportunities through auction, tender, expressions of interest, private treaty, direct negotiation, market-led proposals, unsolicited proposals, or other appropriate market mechanisms, depending on the nature of the opportunity, market conditions, and legislative requirements under the *Local Government Act 1995*.

Appropriate due diligence is to be undertaken proportionate to the scale, value, complexity, and risk of the transaction and may include financial, legal, valuation, planning, environmental, commercial, and operational considerations.

Significant acquisitions, disposals, redevelopment proposals, or commercial investment opportunities will generally require a detailed Business Case addressing applicable financial, strategic, social, environmental, and community considerations in accordance with the Land Optimisation Strategy and associated policies and procedures.

Low-value community leases, licences, tenure arrangements, or disposals with limited financial or strategic impact may be assessed through a simplified assessment and approval process where considered appropriate by the Chief Executive Officer and consistent with legislative requirements and adopted delegations.

The acquisition or disposal of land and property assets may be considered on a case-by-case basis having regard to the strategic purpose, classification, future use, and optimisation objectives applicable to the property.

Community engagement relating to land and property transactions will be undertaken in accordance with the requirements of the *Local Government Act 1995*

References that may be applicable to this Policy

Legislative Requirements:	Local Government Act 1995
Procedures, Process Maps, Work Instructions:	Land and Property Retention, Disposal and Acquisition Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Strategic Land Optimisation Strategy Council Plan 2024-2034 Local Planning Strategy Public Spaces Strategy CP-103 Improving Public Spaces CP-120 Climate Action Policy and Corporate Climate Action Plan
Delegated Authority No:	DA-007 Leasing / Licencing of Property DA-008 Disposition of Land and Other Assets

ORIGIN/AUTHORITY **Item No.**

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City of Melville

Ordinary Meeting of Council	18 July 2023	M23/9
Reviews Insert name of Council Meeting	Insert date of meeting	Insert Item No.

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City of Melville

Strategic Land Management

Policy Type: Council Policy	**Policy No. CP- 005**
Policy Owner: Chief Executive Officer	**Last Review Date: 18 July 2023**

Policy Objectives

1. To provide a policy framework through which the City can consider its freehold and vested reserve land and property assets and make decisions, using a systematic informed approach, with respect to the retention, disposal or acquisition of such assets or a combination thereof.
2. To ensure that decisions made in relation to the use of the City of Melville land and property assets provide a benefit aligned to the visions and valuesobjectives of the City of Melville.
3. To align and facilitate delivery of the Strategic Land Optimisation Strategy ~~Land Asset Management Plan~~ recommendations.
4. To ensure all land and property assets owned or controlled by the City deliver social, environmental, and economic benefit to the community.
5. To ensure the City has control and access to appropriately located land to deliver necessary services and facilities to the community.
6. To where consistent with the above objectives, create greater revenue from current and potential land, property, and facility holdings to ~~reduce the necessity of future rate increases~~ support the City's financial sustainability.

Policy Scope

This policy applies to all City owned or controlled land and property assets, including Crown Land vested to the City under management orders.

Definitions / Abbreviations Used In Policy

Reserves	Properties owned by the State of Western Australia that are vested in the City for care, control, and management, and are generally required to be used for the specific purposes outlined in the applicable management order.
Freehold Land	Land owned by the City in fee simple.

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City of Melville

Policy Statement

This policy acknowledges that land and property assets form an integral part in facilitating the attainment of the City's visions and ~~objectives~~values.

The City aims to deliver effective and sustainable management of City freehold and managed Crown land, including strategic acquisitions and disposal of properties, to support long-term intergenerational financial sustainability for the community.
~~The City aims to ensure its land assets are used as a mechanism for intergenerational equity, facilitating agility in adapting to evolving demographic, social, environmental and economic trends within the community.~~

The City will ensure that open and transparent community engagement is undertaken as a fundamental component of any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995*~~, and for a minimum period of 12 weeks~~.

Property Classifications

Classification	Description
Surplus	• No current, or likely future, City or community services are provided from the property. • The property is not let to a third party for a beneficial purpose. • The property has no capacity to influence or support any other current, or possible future, desired planning outcome or redevelopment project. • ~~redevelop~~redevelopment project.
Investment	• No City of Melville or community services are provided from the property. • The property may be sold or leased to a third party in accordance with the requirements of section 3.58 of the *Local Government Act 1995* and associated regulations. ~~Transactions are to be supported by an independent market valuation, current at the time of disposal or lease commencement, having regard to the proposed settlement or commencement date where appropriate.~~ The property may be sold or leased to a third party(s) referenced by a current market valuation (dated not less than 6 months old) as determined by an independent licensed valuer. Subject to contractual conditions of sale or lease of the property between the City and the third party(s), the current market valuation should reference the proposed settlement date or lease commencement date to ensure the assessed value takes into account that the market value may change prior to the settlement date or lease commencement date should this period exceed the agreement execution date by more than 12 months. • The property is considered to have the capacity to influence or support other desired planning outcomes or redevelopment projects.
Civic	• Properties from which non infrastructure related City of Melville services are provided. • Portions of the property may be let to a third party.

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City of Melville

Commercial	• Properties from which independent commercial activities are or can be conducted. • The property may be let to a third party.
Residential	• Properties which are primarily used to provide residential accommodation. • The property may be let to a third party.
Community	• Properties from which community support activities or services are provided on behalf of the City or for the broader benefit of the community. • The property may include both freehold and Crown Land vested in the City. • Portions of the property may be let to a third party.
Utilities	• Properties used by the City for the provision of essential infrastructure, e.g., water management, road reserves, parking, telecommunications, public access, etc. • The property may be Crown Land vested in the City. • Portions of the property may be let or sold to a third party.
Public Spaces and Other Reserves	• Property held by the City for the purpose of providing parks and nature reserves or some other community purpose. • The property may be Crown Land vested in the City. • Portions of the property may be let to a third party.

~~Acquisition and disposal of land and building assets~~

Acquisition and Disposal of Land and Building Assets

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The acquisition, disposal, lease, or other deal structure relating to land and building assets will be undertaken in accordance with the City's strategic objectives, adopted plans, and the principles of the Land Optimisation Strategy.

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All proposed transactions are to be assessed having regard to strategic, financial, community, planning, operational, and risk considerations, together with the long-term optimisation of the City's land and property portfolio.

Acquisition opportunities will be assessed against the relevant acquisition criteria contained within the Land Optimisation Strategy, including:

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- Commercial Investment Acquisition Criteria; and
- Community Based Acquisition Criteria.

The City may pursue acquisition or disposal opportunities through auction, tender, expressions of interest, private treaty, direct negotiation, market-led proposals, unsolicited proposals, or other appropriate market mechanisms, depending on the nature of the opportunity, market conditions, and legislative requirements under the Local Government Act 1995.

Appropriate due diligence is to be undertaken proportionate to the scale, value, complexity, and risk of the transaction and may include financial, legal, valuation, planning, environmental, commercial, and operational considerations.

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Significant acquisitions, disposals, redevelopment proposals, or commercial investment opportunities will generally require a detailed Business Case addressing applicable financial,

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strategic, social, environmental, and community considerations in accordance with the Land Optimisation Strategy and associated policies and procedures.

Low-value community leases, licences, tenure arrangements, or disposals with limited financial or strategic impact may be assessed through a simplified assessment and approval process where considered appropriate by the Chief Executive Officer and consistent with legislative requirements and adopted delegations.

The acquisition or disposal of land and property assets may be considered on a case-by-case basis having regard to the strategic purpose, classification, future use, and optimisation objectives applicable to the property.

Community engagement relating to land and property transactions will be undertaken in accordance with the requirements of the Local Government Act 1995.

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The Council will only consider the acquisition, sale, lease, or other deal structure of land and building assets above Delegation DA 007 Leasing/Licencing of Property, and above Delegation DA 008 Disposition Land and Other Assets after the following steps have been taken:

- All proposed transactions have been referred through an open market process including all unsolicited proposals and bids.
- A thorough Business Case analysis of applicable financial, social and/or environmental benefits, undertaken in accordance with the Strategic Land Optimisation Strategy Land Asset Management Plan and/or established Procedure and Policy.
- Consideration has been given to the disposal of land and property by means of auction, tender or private treaty dependent upon the specific circumstances of the proposed disposal and in accordance with the provisions of the *Local Government Act 1995*.
- The acquisition or disposal is in line with a strategic consideration to all land and building assets owned or controlled by the City.
- The acquisition or disposal may be undertaken on a case by case basis in line with the Strategic Land Optimisation Strategy Asset Management Plan recommendation for that property.
- Open and transparent community engagement is undertaken for any proposal to dispose of any land or property asset in accordance with the *Local Government Act 1995*, and for a minimum period of 42 weeks.
- Appropriate risk management strategies have been applied in accordance with any adopted Risk Management Policy.

References that may be applicable to this Policy

Legislative Requirements:	Local Government Act 1995
Procedures, Process Maps, Work Instructions:	Land and Property Retention, Disposal and Acquisition Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Strategic Land Asset Management Plan Optimisation Strategy Council Plan 2024-2034 Corporate Business Plan Local Planning Strategy Public Spaces Strategy CP-103 Improving Public Spaces CP-120 Climate Action Policy and Corporate Climate Action Plan

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Delegated Authority No: DA-007 Leasing / Licencing of Property
DA-008 Disposition of Land and Other Assets

ORIGIN/AUTHORITY

Ordinary Meeting of Council	18 July 2023	Item No. M23/9

Reviews

Insert name of Council Meeting	Insert date of meeting	Insert Item No.

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STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2025 to 30 April 2026

	April Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Budget $*
OPERATING ACTIVITIES						
Revenue from operating activities						
Grants & Contributions	61,741	1,743,723	1,791,407	47,685	3%	5,518,314
Fees & Charges	1,786,522	18,123,670	18,703,281	579,610	3%	19,556,875
Service Charges	2,762	5,783,043	5,791,867	8,824	0%	6,186,810
Investment Earnings	712,937	7,105,827	7,204,509	98,683	1%	7,922,369
Other Revenue	120,639	1,669,286	1,356,956	(312,329)	-19%	1,026,881
	2,684,601	34,425,548	34,848,021	422,473		40,211,248
Expenditure from operating activities						
Employee Costs	(5,641,659)	(59,996,609)	(58,353,813)	1,642,796	-3%	(72,190,946)
Materials & Contracts	(3,849,316)	(40,606,523)	(36,779,331)	3,827,192	-9%	(46,323,379)
Utilities	(414,200)	(3,923,361)	(3,928,942)	(5,581)	0%	(4,496,931)
Insurance	(553)	(1,438,500)	(1,430,801)	7,699	-1%	(1,439,875)
Depreciation	(3,104,123)	(34,344,995)	(31,327,422)	3,017,573	-9%	(39,219,417)
Finance Costs	-	(35,603)	(39,257)	(3,654)	10%	(41,501)
Other Expenditure	147,470	(705,301)	(1,179,736)	(474,435)	67%	(2,707,774)
	(12,862,382)	(141,050,892)	(133,039,302)	8,011,589		(166,419,823)
Non-cash amounts excluded from operating activities						
(Profit)/Loss on Asset Disposals	71,802	(511,545)	(12,865)	498,680	-97%	90,600
Depreciation on Assets	3,104,123	34,344,995	31,327,422	(3,017,573)	-9%	39,582,711
Plant Investment Provision	-	-	-	-	100%	235,305
Movement in Deferred Rates	19,215	-	145,885	145,885	100%	-
	3,195,141	33,833,450	31,460,442	(2,373,008)		39,908,616
Investing Activities						
Capital grants, subsidies and contributions	406,006	1,396,769	2,977,565	1,580,796	113%	9,848,879
Proceeds from Disposal of Assets	42,052	511,545	559,017	47,471	9%	2,100,300
Recoup from self-supporting loans	-	170,829	172,001	1,172	1%	175,711
Purchase of Furniture & Equipment	(64,880)	(690,810)	(518,066)	172,744	-25%	(3,299,644)
Purchase of Plant & Equipment	18,994	(2,700,841)	(2,576,274)	124,567	-5%	(5,541,241)
Purchase of Land & Buildings	(1,055,592)	(7,932,414)	(7,191,177)	741,237	-9%	(17,408,158)
Purchase of Infrastructure Assets	(1,186,817)	(22,842,102)	(19,856,214)	2,985,888	-13%	(34,248,942)
	(1,840,237)	(32,087,025)	(26,433,149)	5,652,704		(48,373,095)
Financing Activities						
Repayment of self supporting loans	-	(176,734)	(176,732)	2	0%	(202,993)
Transfer to reserve accounts	(1,850,000)	-	(1,850,000)	(1,850,000)	100%	(35,743,410)
Transfer from reserve accounts	(10,343)	10,343	-	(10,343)	-100%	55,755,595
	(1,860,343)	(166,391)	(2,026,732)	(1,860,341)		19,809,192
Estimated surplus / (deficit) - B/Fwd	31,495,123	-	564,769			
Estimated (surplus) / deficit - C/Fwd	(20,917,794)	(10,052,125)	(20,917,794)			
Amount to be raised from general rates	**(105,890)**	**(115,097,435)**	**(115,543,745)**			**(114,863,860)**

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STATEMENT OF COMPREHENSIVE INCOME
For the period 1 July 2025 to 30 April 2026

	April Actual $	*YTD Rev. Budget $*	*YTD Actual $*	*Variance $*	*Variance %*	*Annual Rev. Budget $*
Revenue						
Rates	105,891	115,097,435	115,543,745	446,310	0%	115,213,860
Grants & Contributions	61,741	1,743,723	1,791,407	47,685	3%	6,178,332
Fees & Charges	1,786,522	18,123,670	18,703,281	579,610	3%	20,517,869
Service Charges	2,762	5,783,043	5,791,867	8,824	0%	5,783,876
Interest Earnings	712,937	7,105,827	7,204,509	98,683	1%	8,245,369
Other Revenue	192,441	1,157,741	1,344,092	186,351	16%	1,371,264
	2,862,294	149,011,437	150,378,901	1,367,463	1%	157,310,570
Expenses						
Employee Costs	(5,641,659)	(59,996,609)	(58,353,813)	1,642,796	-3%	(73,315,636)
Materials & Contracts	(3,849,316)	(40,606,523)	(36,779,331)	3,827,192	-9%	(49,692,595)
Utilities	(414,200)	(3,923,361)	(3,928,942)	(5,581)	0%	(4,648,909)
Insurance	(553)	(1,438,500)	(1,430,801)	7,699	-1%	(1,440,875)
Depreciation	(3,104,123)	(34,344,995)	(31,327,422)	3,017,573	-9%	(39,219,417)
Finance Costs	-	(35,603)	(39,257)	(3,654)	10%	(41,501)
Other Expenditure	147,470	(705,301)	(1,179,736)	(474,435)	67%	(2,855,002)
	(12,862,382)	(141,050,892)	(133,039,302)	8,011,589	-6%	(171,213,935)
	(10,000,087)	**7,960,546**	**17,339,599**	**9,379,053**	**118%**	**(13,903,365)**
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	406,006	1,396,769	2,977,565	1,580,796	113%	10,238,517
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	42,052	511,545	559,017	47,471	9%	2,293,107
Net Book Value from Disposal of Assets	(113,855)	-	(546,152)	(546,152)	100%	(2,395,707)
	(71,802)	511,545	12,865	(498,680)	-97%	(102,600)
NET RESULT	**(9,665,884)**	**9,868,860**	**20,330,028**	**10,461,168**	**106%**	**(3,767,448)**
Other Comprehensive Income	-	-	-			-
Total Other Comprehensive Income	-	-	-			-
TOTAL COMPREHENSIVE INCOME	**(9,665,884)**	**9,868,860**	**20,330,028**			**(3,767,448)**

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REPRESENTATION OF NET WORKING CAPITAL
AS AT 30 APRIL 2026

Net Current Assets Represented by	*30 APRIL 2026*			*31 MARCH 2026*	
Current Assets					
Cash & Cash Equivalents					
Cash in Hand	7,690			7,690	
Cash at Bank/(Overdraft)	761,441			1,028,654	
Investments	173,597,504			183,691,446	
		174,366,635			184,727,790
Trade & Other Receivables					
Debtors - Rates	6,404,803			7,258,517	
Debtors - Security Charge	150,410			159,117	
Debtors - Pool Inspection Fee	27,893			29,292	
Debtors - Instalment Fee	-			-	
Debtors - UGP	323,363			377,436	
Debtors - Refuse	90,336			114,262	
FESA Levy Debtors	1,707,867			2,016,861	
Pensioner Rebates	1,710,280			1,715,294	
Sundry Debtors	983,501			466,732	
Less : Provision for Doubtful Debts	(4,228)			(4,228)	
		11,394,225			12,133,284
Inventories	206,027	206,027		207,173	207,173
Other Financial Assets					
Accrued Income	1,980,365			2,161,464	
Prepayments	111,809			318,419	
Other	-			-	
GST Claim (Net)	469,643			588,188	
		2,561,816			3,068,071
Total Current Assets		**188,528,702**			**200,136,318**
Current Liabilities					
Trade & Other Payables					
FESA Levy Payable	2,546,858			7,011,439	
Sundry Creditors	18,759,636			18,951,243	
Amount Received in Advance	1,784,268			1,589,671	
		23,090,763			27,552,353
Provisions					
Provision for Long Service Leave	3,681,638			3,647,944	
Provision for Annual Leave	4,574,818			4,570,337	
Accrued Wages	8,868			8,868	
		8,265,325			8,227,149
Total Current Liabilities		**31,356,087**			**35,779,502**
Net Current Assets		**157,172,615**			**164,356,816**
Less: Restricted Assets					
Reserves	134,920,058			133,070,058	
		134,920,058			133,070,058
Timing Difference		1,334,763			(208,365)
Net Working Capital		**20,917,794**			**31,495,123**

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NET WORKING CAPITAL RECONCILIATION

FOR THE MONTH OF APRIL 2026

	YTD Actual $
Net Result	20,330,028
Add:	
Surplus B/Fwd.	564,769
Proceeds on disposal of Assets	559,017
Carry Forward Reserve Transfers	-
Reserve: Funds to be Used	-
Self Supporting Loans - Principal (Net)	(4,731)
Depreciation Written back	31,327,422
Plant Capital Charge	-
(Profit)/Loss on Asset Disposal	(12,865)
Sub Total	**52,763,640**
Less:	
Acquisition of Fixed assets	10,285,517
Proceeds from Carawatha Equity	1,850,000
Expenditure on Infrastructure assets	19,856,214
Reserve: Funds to be Set Aside	-
Non Current Adjustments	(145,885)
Sub Total	**31,845,846**
Net Working Capital	**20,917,794**

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

This report provides commentary on the year-to-date variances identified in attachment 6002B –Statement of Financial Activity by Nature, for the period ended 30 April 2026.

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, a local government is required each financial year, to adopt a percentage or value to be used in statements of financial activity for the reporting of material variances. The City's Accounting Policy CP-025, indicates that this will occur each year when adopting the annual budget. When adopting the 2025-2026 Annual Budget, a level of 10% or $100,000 (whichever is the greater) was adopted for the reporting of material variances for the 2025-2026 financial year. Variances less than 10% or $100,000 are not considered material and are not detailed in this report.

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

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

Operating Revenue

General Rates	YTD Budget $	YTD Actual $	YTD Budget Variance $
	115,097,435	115,543,745	446,310
Rates income shows a positive variance due to various residential and commercial interim rate adjustments across the City.			*446,310*

Fees and Charges	YTD Budget $	YTD Actual $	YTD Budget Variance $
	18,123,670	18,703,281	579,610
Community Safety shows a positive variance made up mainly of $425,037 in parking fines, offset by various minor negative variances.			*356,975*
Healthy Melville shows a positive variance made up mainly of membership fees of $216,292 at LeisureFit Booragoon, offset by various minor negative variances.			*133,788*
Other service areas show a net positive variance made up of minor amounts.			*88,847*

Other Revenue	YTD Budget $	YTD Actual $	YTD Budget Variance $
	1,669,286	1,356,956	(312,329)
Other Revenue shows a net negative variance of $312,329 made up of a positive variance of $147,436 in minor recoup income amounts, offset mainly by $498,681 in transactions resulting from the disposal of assets. The transactions related to the disposal of assets are treated as non-cash items and are excluded from the City's net operating position in the Statement of Financial Activity.			*(312,329)*

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

Operating Expenditure

Employee Costs	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(59,996,609)	(58,353,813)	1,642,796
The significant underspend in employment costs is mainly related to staff vacancies and leave across the organisation. *Ordinary time earnings show a positive variance of $1,862,237, offset by negative variances in overtime of $283,382 and labour hire of $1,400,059 as contract staff are being used to fill several vacant roles, mainly in Natural Areas and Parks, and Engineering. Leave shows a $1,388,521 positive variance, and staff training and development shows an underspend of $198,571.*			
Information Technology shows a positive variance mainly related to previous vacancies in the Chief Information Officer and Process Improvement Auditor roles, as well as current vacancies in the Business Systems Coordinator and Digital Strategy Program Officer roles.			*503,779*
Legal Governance and Risk shows a positive variance related to previous vacancies in the Senior Governance Officer, Governance Project Officer and Governance Officer roles.			*247,779*
Engineering shows a positive variance related to vacancies in the Senior Design Engineer and Engineering Technical Officer roles.			*214,946*
Library Services shows a positive variance made up of minor amounts.			*189,980*
City Buildings and Projects shows a positive variance made up of minor amounts.			*166,104*
Natural Areas and Parks shows a positive variance made up of minor amounts.			*152,513*
Financial Services shows a positive variance related to a Procurement Officer vacancy and other minor amounts.			*121,642*
Community Safety shows a negative variance mainly in the Law, Order and Public Safety team.			*(238,674)*
The remaining net positive variance relates to minor amounts in other service areas.			*284,727*

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

Operating Expenditure (cont.)

Materials and Contracts	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(40,606,523)	(36,779,331)	3,827,192
Information Technology shows a positive timing variance made up almost entirely of contract payments, mostly related to the Customer Experience Re-Imagined project ($1,929,156) and the Projects and Innovation team ($224,859).			*2,172,325*
Resource Recovery and Fleet shows a net positive variance mainly made up of Waste Disposal costs of $461,994.			*508,697*
Healthy Melville shows a positive variance made up of minor amounts across the City's recreational facilities.			*366,926*
Engineering shows a positive variance made up of mainly of professional consultancies of $206,483, and Contractors – AdHoc of $75,245 across several Civil Maintenance programs.			*312,459*
Cultural Development shows a positive variance mainly made up of minor variances in Contractors-Adhoc of $131,649 and Contract Payments of $90,720 across the City's cultural programs.			*318,759*
Sustainability and Performance shows positive timing variances related mainly to underspends in professional consultancies of $85,180 and Contractors – Ad-Hoc of $85,180 related to sustainability initiatives.			*237,671*
People and Culture shows a positive timing variance mainly made up of minor professional consultancy variances amounting to $170,780.			*221,785*
Communications and Engagement shows a positive timing variance related mainly to Marketing expenses of $88,219.			*114,985*
Legal Governance and Risk shows a positive timing variance made up of various minor amounts.			*107,335*
Natural Areas and Parks shows a negative timing variance related mainly to negative amounts in Contractors Ad-Hoc ($214,261) and Stores and Materials ($111,651), offset by various minor positive and negative variances.			*(204,471)*
Community Safety shows a negative variance made up mainly of contract payments of $149,972, Debt Collection Fees/Commissions of $132,385 and subscription and license fees of $90,855 for the Aeroranger parking management system.			*(470,747)*
The remaining net positive variance relates to minor amounts in other service areas.			*141,468*

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

Operating Expenditure (cont.)

Other Expenditure	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(705,301)	(1,179,736)	(474,435)
The replacement of minor capital equipment shows a positive timing variance.			*226,785*
Timing variances between the internal allocation and recovery of fleet and other expenditure types contributed to a net negative variance.			*(684,245)*
The remaining net negative variance relates to other minor amounts.			*(16,975)*

Capital Income

Non-Operating Grants, Subsidies and Contributions	YTD Budget $	YTD Actual $	YTD Budget Variance $
	1,396,769	2,977,565	1,580,796
Non-Operating Grants, Subsidies and Contributions shows a positive variance related mainly to the following, • *Receipt of a $100,000 contribution toward modifications at the Melville Community Men's Shed.* • *Receipt of grant income of $225,000 related to the completion of the Southside BMX facilities at Bob Gordon Reserve.* • *Receipt of grant income of $270,000 related toward netball facilities at Morris Buzacott Reserve.* • *Capital contribution of $62,915 from Perth Saints Football Club to upgrade the lighting at Tompkins Park.* • *Main Roads grant received for 2024-2025 projects was $278,059 more than budget.* • *Receipt of National Black Spot grant income of $64,000 related to the completion of the intersection works at Marmion and Justinian Streets, Palmyra.* • *Receipt of a $124,000 contribution towards the resurfacing of the Sports Courts at Peter Ellis Reserve (Leeming SHS).* • *Black spot funding of $335,688 for works underway on Murdoch Drive.*			*1,580,796*

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

Capital Expenditure

Purchase of Furniture and Equipment	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(690,810)	(518,066)	172,744
Overall net positive variance made up of minor amounts in Information Technology ($122,524), and other minor positive and negative amounts.			*172,744*

Purchase of Plant and Equipment	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(2,700,841)	(2,576,274)	124,567
Overall net positive variance made up of minor amounts in Heavy Vehicle purchases.			*100,366*
The remaining net positive variance relates to minor amounts in other plant and equipment classifications.			*24,201*

Purchase of Land and Buildings	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(7,932,414)	(7,191,177)	741,237
Changeroom Upgrade program –Timing variances across the City's changeroom upgrade program particularly at Karoonda Reserve with a positive variance of $68,893 and Troy Park of $81,513.			*158,828*
Tompkins Park Redevelopment Stage 3B shows a positive timing variance.			*149,431*
Renewable Energy Projects show a net positive timing variance made up of minor amounts across several projects.			*138,579*
LeisureFit Booragoon – Various Refurbishment projects – net positive variance made up of several minor amounts.			*136,671*
The remaining net positive variance is made up of minor positive and negative amounts across several building projects.			*157,728*

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Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 April 2026

Capital Expenditure (cont.)

Purchase of Infrastructure Assets	YTD Budget $	YTD Actual $	YTD Budget Variance $
	(22,842,102)	(19,856,214)	2,985,888
Drainage - *Gully Infill Program $89,681 positive timing variance.* - *Pipe Relining Program $69,754 positive timing variance.*			*265,615*
Environmental			*47,710*
Foreshore Facilities			*9,714*
Irrigation			*117,075*
Lighting			*(8,395)*
Parks Streetscapes Structures - *Urban Forest Tree Program - $235,073 positive timing variance.*			*345,410*
Paths			*50,337*
Playgrounds - *Playspace Renewal program – positive timing variance of $101,187*			*147,303*
Roads - *North Lake Road - road resurfacing $435,919 positive timing variance.* - *Leeming Recreation Centre car park $308,610 positive variance.* - *Regent Avenue - road resurfacing $135,573 positive timing variance.* - *Adrian Street/Cleopatra Street St 1 & 2 - $119,847 positive variance* - *Ogilvie Road - road rehabilitation $117,775 positive timing variance.* - *Rome Road Speed Humps $103,916 positive timing variance.*			*2,011,119*

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STATEMENT OF FINANCIAL POSITION
AS AT 30 APRIL 2026

	2025-2026 30 April 2026 $	*2024-2025 30 June 2025 $*
Current assets		
Cash & cash equivalents	38,665,712	31,231,114
Trade and other receivables	13,868,672	14,575,509
Other financial assets	135,876,603	133,701,973
Inventories	206,027	169,590
Contract assets	-	-
Other assets	111,809	1,931,399
Total current assets	**188,728,822**	**181,609,585**
Non current assets		
Trade and other receivables	1,788,567	2,101,022
Other financial assets	12,236,494	15,326,577
Property, plant & equipment	488,581,758	496,497,951
Infrastructure	752,946,630	707,410,134
Investment property	64,197,754	60,846,541
Total non current assets	**1,319,751,203**	**1,282,182,225**
TOTAL ASSETS	**1,508,480,025**	**1,463,791,810**
Current liabilities		
Trade and other payables	17,167,955	22,539,878
Other liabilities		68,974
Contract liabilities	5,947,248	2,451,905
Borrowings	175,680	209,511
Employee related provisions	8,265,325	9,330,106
Total current liabilities	**31,556,207**	**34,600,374**
Non current liabilities		
Trade and other payables	280,196	286,510
Other liabilities		1,160,463
Borrowings	2,044,449	997,621
Employee related provisions	1,099,038	972,066
Other provisions	7,037,896	6,893,140
Total non current liabilities	**10,461,578**	**10,309,800**
TOTAL LIABILITIES	**42,017,786**	**44,910,174**
NET ASSETS	**1,466,462,240**	**1,418,881,636**
Equity		
Retained surplus	390,860,332	369,753,939
Reserve accounts	134,920,058	146,700,966
Revaluation surplus	940,681,850	902,426,731
TOTAL EQUITY	**1,466,462,240**	**1,418,881,636**

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City of Melville

SUMMARY OF DEBTORS

FOR THE PERIOD ENDING : 30 April 2026

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	*% Diff Current Mth to Previous Mth*	Actuals This Month Last Year YTD	*% Diff Current Mth to Current Mth Last Yr*
RATE DEBTORS					
Opening Balance - 1 July	4,240,118	4,240,118	*0%*	4,269,129	*-1%*
Rates & Charges Raised	116,064,704	115,907,292	*0%*	109,971,790	*6%*
Payments Received	(113,900,019)	(112,888,894)	*1%*	(108,119,764)	*5%*
Closing Balance	6,404,803	7,258,517	*-12%*	6,121,155	*5%*
REFUSE DEBTORS					
Opening Balance - 1 July	60,362	60,362	*0%*	55,013	*10%*
Rates & Charges Raised	1,908,924	1,907,307	*0%*	1,770,052	*8%*
Payments Received	(1,878,950)	(1,853,407)	*1%*	(1,753,506)	*7%*
Closing Balance	90,336	114,262	*-21%*	71,559	*26%*
FESA DEBTORS					
Opening Balance - 1 July	791,999	791,999	*0%*	813,475	*-3%*
Rates & Charges Raised	20,768,527	20,757,606	*0%*	19,546,831	*6%*
Payments Received	(19,852,659)	(19,532,744)	*2%*	(19,303,436)	*3%*
Closing Balance	1,707,867	2,016,861	*-15%*	1,056,870	*62%*
UNDERGROUND POWER DEBTORS					
Opening Balance - 1 July	55,814	55,814	*0%*	166,494	*-66%*
Rates Raised	2,781,205	2,782,693	*0%*	(24,890)	*-11274%*
Payments Received	(2,513,657)	(2,461,071)	*2%*	(68,983)	*3544%*
Closing Balance	323,363	377,436	*-14%*	72,620	*345%*
POOL DEBTORS					
Opening Balance - 1 July	18,243	18,243	*0%*	17,903	*2%*
Rates & Charges Raised	658,292	658,256	*0%*	495,536	*33%*
Payments Received	(648,642)	(647,206)	*0%*	(491,776)	*32%*
Closing Balance	27,893	29,292	*-5%*	21,663	*29%*
SECURITY DEBTORS (SECL)					
Opening Balance - 1 July	106,571	106,571	*0%*	103,829	*3%*
Rates & Charges Raised	3,048,008	3,046,158	*0%*	2,803,817	*9%*
Payments Received	(3,004,168)	(2,993,612)	*0%*	(2,775,251)	*8%*
Closing Balance	150,410	159,117	*-5%*	132,396	*14%*
INSTALMENT FEE DEBTORS					

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Opening Balance - 1 July	18	18	0%	22	-19%
Rates & Charges Raised	0	0	0	0	#DIV/0!
Payments Received	(18)	(18)	0%	(4)	323%
Closing Balance	0	0	#DIV/0!	18	-100%

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	5,273,124	5,273,124	0%	5,425,866	-3%
Debtors Raised	145,229,659	145,059,312	0%	134,563,135	8%
Payments Received	(141,798,112)	(140,376,952)	1%	(132,512,720)	7%
Closing Balance	8,704,672	9,955,485	-13%	7,476,281	16%

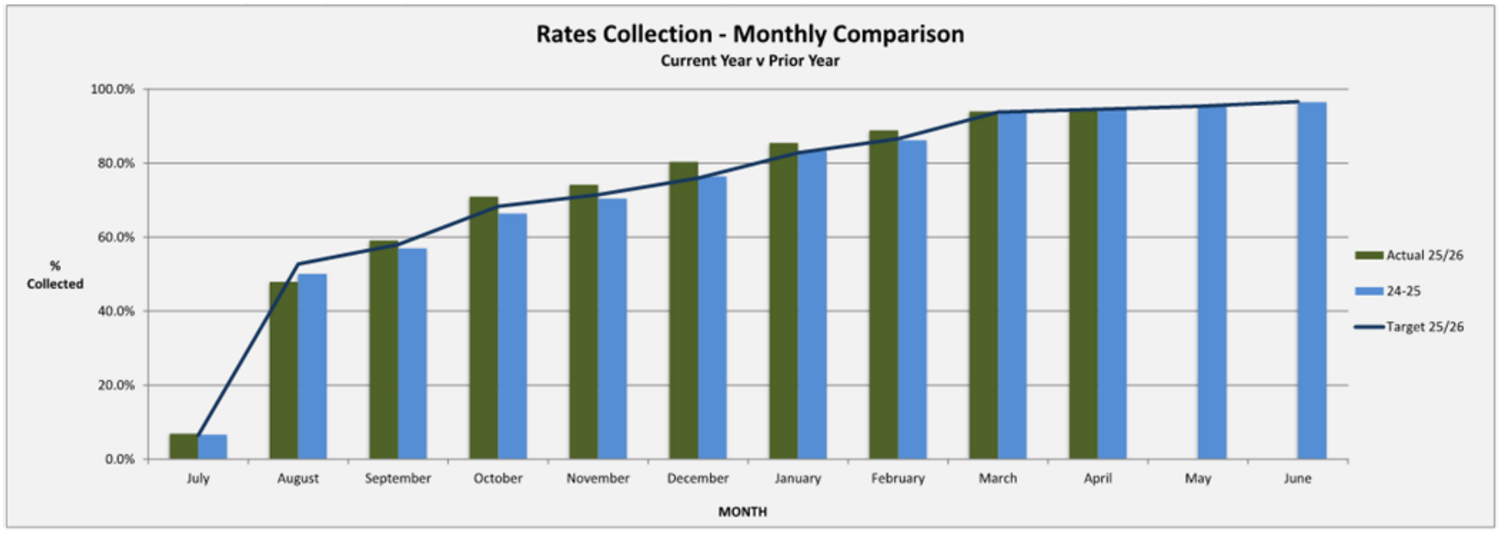
SUMMARY OF SUNDRY DEBTOR MOVEMENT

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	428,089	428,089	0%	565,184	-24%
Invoices Raised	6,757,421	5,851,136	15%	3,515,281	92%
Receipts	(6,232,791)	(5,841,603)	7%	(3,600,022)	73%
Prepayments	30,782	29,111	6%	(16,181)	-290%
Closing Balance	983,501	466,732	111%	464,261	112%

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Rates Collection Progress

Month	TARGET Target 25/26	CURRENT Actual 25/26	% Diff Curr v Tar	Prior Year 24-25	% Diff Curr V Prev	23/24	22/23	21/22	20/21	19/20	18/19	17/18	16/17	15/16	14/15	13/14	12/13	11/12	10 / 11	09/10	08/09	06/07	3 year average
July	6.5%	6.9%	-0.4%	6.6%	-0.3%	6.3%	6.5%	6.4%	1.5%	7.9%	2.6%	9.0%	10.2%	7.4%	27.5%	13.0%	23.3%	11.3%	0.0%	6.6%	13.9%	25.5%	6.5%
August	52.8%	47.9%	4.9%	50.1%	2.2%	53.8%	54.4%	55.4%	21.1%	56.5%	57.0%	55.4%	56.2%	57.5%	60.8%	60.0%	55.5%	61.3%	56.2%	58.4%	65.0%	69.1%	52.8%
September	58.0%	59.1%	-1.1%	57.0%	-2.1%	58.2%	58.8%	60.5%	54.5%	59.8%	60.3%	60.5%	61.9%	63.0%	64.8%	65.1%	61.3%	63.9%	62.3%	61.2%	67.4%	71.2%	58.0%
October	68.3%	70.9%	-2.6%	66.4%	-4.5%	69.1%	69.4%	67.7%	62.8%	68.9%	69.5%	70.4%	70.6%	71.6%	74.2%	74.2%	72.6%	73.0%	69.1%	73.1%	74.0%	78.0%	68.3%
November	71.5%	74.2%	-2.7%	70.4%	-3.8%	72.0%	72.1%	71.7%	67.3%	72.3%	72.4%	71.8%	73.2%	73.8%	76.0%	76.1%	76.8%	75.8%	75.6%	75.0%	75.3%	79.3%	71.5%
December	76.0%	80.4%	-4.4%	76.4%	-4.0%	75.6%	75.9%	77.0%	69.7%	75.7%	76.4%	75.5%	81.7%	81.4%	80.1%	79.9%	79.8%	80.9%	78.5%	82.4%	81.3%	85.5%	76.0%
January	82.8%	85.5%	-2.7%	83.3%	-2.2%	82.7%	82.5%	82.7%	78.6%	81.0%	82.1%	82.2%	84.2%	83.8%	84.9%	85.2%	83.8%	84.7%	84.0%	84.3%	83.7%	88.2%	82.8%
February	86.6%	88.9%	-2.3%	86.2%	-2.7%	87.0%	86.6%	86.7%	81.7%	84.8%	85.8%	86.8%	86.8%	92.0%	89.4%	89.0%	88.7%	88.2%	86.2%	88.7%	86.6%	94.5%	86.6%
March	93.8%	94.0%	-0.2%	93.8%	-0.2%	93.8%	93.8%	93.0%	90.9%	90.8%	92.3%	94.3%	94.2%	94.5%	95.5%	94.8%	94.6%	94.9%	94.0%	93.6%	91.9%	95.5%	93.8%
April	94.6%	94.7%	-0.1%	94.7%	0.0%	94.5%	94.6%	94.9%	92.4%	91.4%	93.2%	94.7%	94.8%	95.8%	96.1%	95.7%	95.4%	95.8%	95.5%	94.5%	92.6%	95.9%	94.6%
May	95.4%		95.4%	95.5%	-95.5%	95.0%	95.7%	94.8%	93.2%	91.9%	93.9%	95.1%	95.9%	96.5%	96.5%	96.8%	96.1%	96.4%	96.2%	95.1%	93.1%	96.3%	95.4%
June	96.6%		96.6%	96.5%	-96.5%	96.8%	96.6%	95.8%	94.4%	92.7%	94.7%	96.6%	96.7%	97.3%	97.2%	97.6%	97.1%	97.5%	97.2%	96.2%	94.0%	97.0%	96.6%



OFFICIAL

SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 30 APRIL 2026

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
	Total on Recoveries Legal	**$0**	
Payment arrangements			
832568	Individual	$7,499	Arrangement to pay $200.00 per fortnight maintained.
859413	Perth Sup School	$270	Arrangement to pay $280.65 per month maintained.
859413	Apkel Pty Limited T/A Apex Watersports Co	$1,000	Arrangement to pay $500.00 per month defaulted. Email sent 30 April 2026 requesting payment.
862151	South Perth Futsal Club	$2,762	Arrangement to pay $150.00 per month maintained.
862342	Perth AFC Futsal	$6,126	Arrangement to pay $2,450.00 per month maintained.
863209	Individual	$1,309	Arrangement to pay $250.00 per fortnight maintained.
864132	Individual	$746	Arrangement to pay $130.00 per fortnight maintained.
874115	Jimmy and Gau Pty Ltd	$19,493	Payment Plan with Fines Enforcement for $600.00 per month maintained.
	Total on Payment Arrangement	**$39,202**	
Ordinary Debtors			
855783	Advanced Traffic Management	$828	Claim against bankruptcy - first dividend payment of $92.00 has been received. Final dividend payment expected in April 2026.
861823	Gt & Bt Enterprises Pty Ltd	$55	Emailed 15 April 2026.
871905	Australian Museums and Galleries Association of WA	$759	Emailed 15 April 2026.
865204	No Man Land Tattoo	$55	Emailed 15 April 2026.
872192	Grouch & Co Pty Ltd	$122	No contact from Debtor after several attempts, will liase with Melville Open Studios Team.
873604	Anglican Parish of Fremantle	$109	Emailed 15 April 2026.
874008	Dof Construction	$363	Emailed 15 April 2026.
874412	Individual	$16,599	McLeod's Lawyers have written letter advising debtor that further interest will be added. Interest was added in March 2026.
875336	Individual	$3,544	Demand letter sent by Recoveries Legal.
875716	Individual	$360	Emailed 24 April 2026.
	Total Ordinary Debtors	**$22,794**	
Sporting & Community Organisations			
505693	Melville Sporting Association	$915	Credit to be applied as this amount was in dispute following protracted refurbishment works which is now resolved. Responsible Officer is investigating.
506014	Brentwood Karoonda Sporting Association	$12,861	Association has provided a revised payment plan to the City. City to review and continue discussions with association. Responsible Officer is investigating.
506733	Willetton Reds Hockey Club	$825	Quarterly utilities and administration fee - due to holding over period the club is disputing.
520262	Palmyra Rugby Union Club	$1	Debtor paid $1.00 short. Will pay on next invoice.
834549	Melville Cricket Club	$7,679	Club has advised that payment will be made in May 2026.
848085	Brentwood Booragoon Football Club	$2,272	Disputing invoice for 2025 winter season. Club believe they have paid. Association liaising with responsible officer.
862557	Football West	$2,475	Original contact has now left Football West. Invoice has now been sent to their accounts department.
865972	Melville Community Men's Shed Inc	$921	Responsible Officer is investigating.
	Total Sporting & Community Organisations	**$27,948**	
Loans			
507491	Tompkins Park & Recreational Association	$67,702	Loan 399.
875070	Brentwood Karoonda Sporting Association (Loans)	$29,013	Loan 415.
	Total Loans	**$96,715**	
GRAND TOTAL	**Total 90 Days and over**	**$186,658**	
	Total Sundry Debts Outstanding	**$983,501**	
	90 Days and Over % of Total Debt	**19%**	
	90 Days and over -Total No. of Debtors (excl Loans)	**26**	

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PROPOSED BUDGET AMENDMENTS

FOR THE MONTH OF APRIL 2026

BUDGET AMENDMENTS - GENERAL

Account Number	Description	DR	CR	Budget Amendments >$100,000 Total Amount	Comments
499-85530-1525-000	Tompkins Park Redevelopment Stage 3B (BLD05056)	$ 145,000			(1) The recent structural assessment of the glass façade identified that sections of the panelling have lost adhesion, presenting an elevated risk of failure. On this basis, urgent remediation works were required to address the defect and ensure the safety and ongoing operation of the facility. The City therefore engaged contractors to undertake the necessary urgent repairs, including rectification of the affected glazing panels and repairs to the glass doors. This additional expenditure was necessary to mitigate immediate safety risks and prevent further deterioration and associated costs. Savings were found in Applecross Tennis Club Drainage project to fund the additional spend. (2) Applecross Tennis Club Drainage project was closed as it was deemed no longer necessary following the drainage upgrade completed as part of The Strand road upgrade.
492-85530-1525-000	Applecross Tennis Club - Roof Drainage (BCR06367)		$ 96,000	$ 145,000	
485-85530-1525-000	Tompkins Park Concourse Glass Doors (BCR06635)		$ 49,000		
490-85530-1525-000	31 Moreau Mews Demolition (BLD06604)	$ 45,000			(1) Additional costs were incurred due to the discovery of asbestos in the building when demolition works commenced at the site. (2) Council is advised that the project was delivered under a Design & Construct contract with an original purchase order value of $152,260 ; however, the initial available budget was $120,000 (excluding project management, investigations and natural area tree management costs), resulting in an underlying funding shortfall of approximately $50,000 from the outset. In addition, site conditions identified during delivery required a necessary variation of $26,942.30 to address an unforeseen underground drainage issue and a wet clay soil pocket, including works to ensure appropriate water flow beneath the new wall and protect the long-term performance of the asset. (3) Men's Shed Modifications project was completed with a budget surplus as the cost of the roof remediation was absorbed as part of the Roof Renewal Program. Surplus budget is being reallocated to address the funding shortfalls in the above discussed projects.
492-85554-1635-000	Stair & Bridge Remediation Project - Y3 (VSB05344)	$ 74,000		$ 119,000	
490-85530-1525-000	Men's Shed Modifications (BLD04936)		$ 119,000		
		$ 264,000	**$ 264,000**	**$ 264,000**	

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City of Melville

LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

FOR THE PERIOD OF APRIL 2026 PRESENTED TO THE ORDINARY MEETING OF COUNCIL 16 June 2026 ITEM C26/6001

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Over $25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19646	**366 SOLUTIONS PTY LTD**			**$**	**68.75**
19646	IT technical services	15/04/2026	E137325	$	68.75
13359	**A PLUS TRAINING SOLUTIONS PTY LTD**			**$**	**4,350.00**
13359	External training courses	30/04/2026	E137522	$	4,350.00
16376	**AAA BARGAIN REMOVALS ALANDAD PTY LTD T/AS**			**$**	**1,080.00**
16376	Removalists	15/04/2026	E137219	$	1,080.00
19885	**ABORIGINAL LAND CARE (NGALA BOODJA) PTY LTD**			**$**	**374.00**
19885	Environmental consultancy services	30/04/2026	E137666	$	374.00
15032	**ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS**			**$**	**2,310.00**
15032	Entertainers	30/04/2026	E137547	$	2,310.00
20040	**ACOUSTICS CONSULTANTS AUSTRALIA (WA) PTY LTD**			**$**	**1,828.75**
20040	Other consulting services	15/04/2026	E137354	$	1,828.75
15960	**ACS SWAN EXPRESS PRINT**			**$**	**198.00**
15960	Stationery	30/04/2026	E137556	$	198.00
14888	**ACTION GLASS & ALUMINIUM**			**$**	**6,608.24**
14888	Glazing supplies and services	15/04/2026	E137187	$	3,479.36
14888	Glazing supplies and services	30/04/2026	E137545	$	3,128.88
16964	**ADAGE FURNITURE CORE HOSPITALITY GROUP PTY LTD T/AS**			**$**	**2,057.00**
16964	Other furniture	30/04/2026	E137590	$	2,057.00
14456	**ADVANCE PRESS (2013) PTY LTD**			**$**	**473.00**
14456	Outsourced printing	30/04/2026	E137541	$	473.00
15719	**ADVANTEERING CIVIL ENGINEERS DB CUNNINGHAM PTY LTD T/AS**			**$**	**98,532.93**
15719	Majestic Boardwalk Remediation Works	15/04/2026	E137201	$	98,532.93
19048	**ADVERTISING - MARKETFORCE SUBSIDARY OF OMNICOM**			**$**	**3,882.32**
19048	Marketing and communication services	15/04/2026	E137294	$	3,882.32

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13015	**AHA CONSULTING PTY LTD**			**$**	**1,309.00**
13015	Other consulting services	15/04/2026	E137155	$	654.50
13015	Other consulting services	30/04/2026	E137516	$	654.50
16855	**AIR LIQUIDE AUSTRALIA LIMITED**			**$**	**1,725.37**
16855	Other utilities	15/04/2026	E137241	$	1,725.37
14538	**AIREY TAYLOR CONSULTING AIREY TAYLOR PTY LTD T/AS**			**$**	**6,843.10**
14538	Other consulting services	15/04/2026	E137184	$	6,843.10
18379	**AKWAABA AFRICAN DRUMMING AKWAABA AFRICAN ART AND CRAFT T/AS**			**$**	**605.00**
18379	Entertainers	30/04/2026	E137616	$	605.00
12330	**ALINTA ENERGY ALINTA SALES PTY LTD T/AS**			**$**	**233.00**
12330	Gas	15/04/2026	E137149	$	233.00
16482	**ALL FENCE U RENT PTY LTD**			**$**	**1,116.50**
16482	Temporary fencing	15/04/2026	E137223	$	1,116.50
13350	**ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS**			**$**	**450.00**
13350	Landscaping services and supplies	15/04/2026	E137163	$	225.00
13350	Landscaping services and supplies	30/04/2026	E137521	$	225.00
18208	**ALL GOOD GRUB GOODALL, STACEY MARIE T/AS**			**$**	**71.50**
18208	Catering services and supplies	15/04/2026	E137277	$	71.50
19609	**ALLSPORTS TROPHIES ALWAYSAWINNER PTY LTD T/AS**			**$**	**323.00**
19609	Flowers and gifts and awards	15/04/2026	E137323	$	198.00
19609	Flowers and gifts and awards	30/04/2026	E137651	$	125.00
13806	**ALS LIBRARY SERVICES PTY LTD**			**$**	**7,305.36**
13806	Other Library Expenses	15/04/2026	E137170	$	7,282.01
13806	Other Library Expenses	30/04/2026	E137530	$	23.35
17395	**ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS**			**$**	**187.35**
17395	Hygiene services	30/04/2026	E137601	$	187.35
16088	**ALYKA PTY LTD**			**$**	**25,498.00**
16088	Website expenses	15/04/2026	E137210	$	2,200.00
16088	Website expenses-creation of forms	30/04/2026	E137559	$	23,298.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17418	**AMALGAMATED MOVIES NON-THEATRICAL FILM DISTRIBUTORS SNELLS DISTRIBUTION PTY LTD T/AS**			**$**	**198.00**
17418	Event equipment hire	15/04/2026	E137260	$	198.00
19653	**AMAZON WEB SERVICES AUSTRALIA PTY LTD**			**$**	**145,666.26**
19653	IT technical services	15/04/2026	E137326	$	9,983.68
19653	IT technical services-OKTA Platform	30/04/2026	E137654	$	135,682.58
12755	**AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS**			**$**	**1,452.58**
12755	Facilities management services	15/04/2026	E137154	$	1,209.15
12755	Facilities management services	30/04/2026	E137514	$	243.43
13016	**AMPOL PETROLEUM DISTRIBUTORS PTY LTD**			**$**	**2,995.93**
13016	Fuel	15/04/2026	E137156	$	898.62
13016	Fuel	30/04/2026	E137517	$	2,097.31
19130	**ANDREW SCOTT GREEN COUNCILLOR**			**$**	**3,248.32**
19130	Councillor expenses	21/04/2026	E137437	$	3,248.32
11149	**APACE AID INCORPORATED**			**$**	**8,366.18**
11149	Nursery supplies	15/04/2026	E137132	$	7,425.00
11149	Nursery supplies	30/04/2026	E137494	$	941.18
15333	**AQUAMONIX PTY LTD**			**$**	**3,268.10**
15333	Irrigation and watering systems	15/04/2026	E137195	$	3,268.10
13515	**ARBOR CARBON PTY LTD**			**$**	**717.02**
13515	Environmental consultancy services	30/04/2026	E137524	$	717.02
19081	**ARBOR CENTRE GROUP PTY LTD**			**$**	**5,610.00**
19081	Environmental consultancy services	30/04/2026	E137624	$	5,610.00
19260	**ARBOR URBAN PTY LTD**			**$**	**23,606.00**
19260	Arborists and tree services	15/04/2026	E137310	$	264.00
19260	Arborists and tree services-Arboricultural tree Reports	30/04/2026	E137638	$	23,342.00
17422	**ARCHAE-AUS PTY LTD**			**$**	**9,427.48**
17422	Other consulting services	30/04/2026	E137602	$	9,427.48

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18976	**ARCUS AUSTRALIA PTY LTD**			**$**	**3,392.40**
18976	Kitchen fixtures and installation	15/04/2026	E137290	$	3,392.40
13739	**ART INSTALL LUMINARE PTY LTD T/AS**			**$**	**2,359.50**
13739	Artists and artworks	30/04/2026	E137528	$	2,359.50
15787	**ARTCOM FABRICATION THE TRUSTEE FOR ARTCOM UNIT TRUST T/AS**			**$**	**53,900.00**
15787	Artwork fabrication - Civic Centre Entry	30/04/2026	E137553	$	53,900.00
16360	**ARTISTRALIA THE TRSUTEE FOR THE NORTHSTAR ASSET TRUST T/AS**			**$**	**440.00**
16360	Promotional videos	30/04/2026	E137567	$	440.00
19596	**ARTOBLE PTY LTD**			**$**	**1,240.00**
19596	Artists and artworks	30/04/2026	E137647	$	1,240.00
20024	**ARTSIE STUDIO BRANDON RODGERS T/AS**			**$**	**480.00**
20024	Community events	15/04/2026	E137348	$	480.00
14313	**ASPHALTECH PTY LTD**			**$**	**19,759.00**
14313	Roads and paving supplies - asphalt and bitumen	15/04/2026	E137179	$	19,759.00
13899	**ATCO GAS AUSTRALIA ATCO GAS AUSTRALIA PTY LTD T/AS**			**$**	**137.83**
13899	Gas	30/04/2026	E137532	$	137.83
18197	**ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS**			**$**	**110.00**
18197	Waste collection and disposal	15/04/2026	E137276	$	110.00
20046	**AURORA ENVIRONMENTAL PERTH AURORA ENVIRONMENTAL (PERTH) PTY LTD & Others T/AS**			**$**	**6,844.75**
20046	Environmental consultancy services	30/04/2026	E137672	$	6,844.75
19034	**AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS**			**$**	**168.80**
19034	Office equipment	30/04/2026	E137623	$	168.80
15138	**AUST WEST AUTO ELECTRICAL PTY LTD**			**$**	**9,068.07**
15138	Vehicle Repairs and Maintenance	15/04/2026	E137193	$	8,361.77
15138	Vehicle Repairs and Maintenance	30/04/2026	E137548	$	706.30
11523	**AUSTRALIA POST PERTH**			**$**	**37,548.48**
11523	Postage	15/04/2026	E137140	$	4,837.58
11523	Postage	21/04/2026	E137426	$	32,710.90

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
14967	**AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS**			**$**	**302.72**
14967	Uniforms and corporate wardrobe	15/04/2026	E137190	$	302.72
11804	**AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS**			**$**	**26,413.34**
11804	Air conditioning maintenance and services	15/04/2026	E137144	$	1,947.98
11804	Air conditioning maintenance and services	30/04/2026	E137501	$	24,465.36
15968	**AVELING TONY AVELING & ASSOCIATES PTY LTD T/AS**			**$**	**1,089.00**
15968	External training courses	15/04/2026	E137206	$	1,089.00
16272	**BALSHAWS FLORIST ATF E.J BALSHAW & M.D BALSHAW & Z.F BALSHAW & B.M GIBB T/AS**			**$**	**625.00**
16272	Flowers and gifts and awards	30/04/2026	E137563	$	625.00
17313	**BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS**			**$**	**1,860.00**
17313	Fencing supplies and services	15/04/2026	E137256	$	784.00
17313	Fencing supplies and services	30/04/2026	E137600	$	1,076.00
19489	**BAY CONCRETE GRINDING SEAN ANTHONY HOLLAND T/AS**			**$**	**22,000.00**
19489	Roads and paving supplies - concrete	15/04/2026	E137319	$	22,000.00
16652	**BCE SURVEYING PTY LTD**			**$**	**6,490.00**
16652	Surveyors	30/04/2026	E137579	$	6,490.00
13098	**BEE ADVICE NEWCOMBE, MICHAEL ROY T/AS**			**$**	**200.00**
13098	Animal management and pound expenses	15/04/2026	E137158	$	200.00
12096	**BENERIN ELECTRICAL SERVICES BENERIN (2004) PTY LTD T/AS**			**$**	**2,455.20**
12096	Building construction materials and services	15/04/2026	E137147	$	926.20
12096	Building construction materials and services	30/04/2026	E137502	$	1,529.00
18400	**BETTER RENT ACCEPTANCE PTY LTD**			**$**	**426.80**
18400	Property rent	15/04/2026	E137283	$	426.80
14466	**BIBLIOTHECA AUSTRALIA PTY LTD**			**$**	**3,753.20**
14466	RFID Systems	15/04/2026	E137183	$	3,753.20
16123	**BIN BOMB PTY LTD**			**$**	**841.10**
16123	Waste expenses	30/04/2026	E137560	$	841.10

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19248	**BINLEY FENCING THE TRUSTEE FOR FOXFISH TRUST T/AS**			**$**	**51.83**
19248	Temporary fencing	15/04/2026	E137309	$	51.83
17117	**BIOPAK PTY LTD**			**$**	**893.20**
17117	Facilities management services	15/04/2026	E137253	$	893.20
10027	**BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS**			**$**	**1,548.80**
10027	General hardware and tools	30/04/2026	E137471	$	1,548.80
10187	**BORAL CONSTRUCTION MATERIALS GROUP LTD**			**$**	**1,566.35**
10187	Pavement construction and streetscape services	15/04/2026	E137112	$	836.20
10187	Pavement construction and streetscape services	30/04/2026	E137476	$	730.15
18185	**BOS CIVIL PTY LTD**			**$**	**78,193.34**
18185	The Esplanade Park Progress works	15/04/2026	E137275	$	78,193.34
11075	**BOYA EQUIPMENT PTY LTD**			**$**	**1,772.10**
11075	Plant maintenance	30/04/2026	E137491	$	1,772.10
19913	**BRETT NANNUP BRETT MICHAEL NANNUP T/AS**			**$**	**30.00**
19913	Artists and artworks	15/04/2026	E137339	$	30.00
14708	**BRIDGESTONE AUSTRALIA LTD.**			**$**	**91,304.42**
14708	Supply of Tyres	30/04/2026	E137543	$	91,304.42
16739	**BRIGHTMARK GROUP PTY LTD**			**$**	**70,458.49**
16739	Commercial cleaning	15/04/2026	E137235	$	59,954.09
16739	Commercial cleaning	30/04/2026	E137581	$	10,504.40
10399	**BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS**			**$**	**21,009.30**
10399	Commercial cleaning	15/04/2026	E137118	$	17,385.66
10399	Commercial cleaning	30/04/2026	E137480	$	3,623.64
16998	**BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS**			**$**	**820.33**
16998	Milk supply	15/04/2026	E137248	$	190.38
16998	Milk supply	30/04/2026	E137592	$	629.95
19933	**BRYN IWAN ROGERS**			**$**	**1,541.00**
19933	Promotional videos	15/04/2026	E137341	$	871.00
19933	Promotional videos	30/04/2026	E137669	$	670.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19835	**BUG BUSTERS THE TRUSTEE FOR BUGBUSTERS UNIT TRUST T/AS**			**$**	**2,553.00**
19835	Pest & Weed Control	30/04/2026	E137663	$	2,553.00
99995	**BUILDING COMMISSION DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND T/AS**			**$**	**337,222.60**
99995	Regulatory fees and government charges	7/04/2026	E137083	$	252,267.78
99995	Regulatory fees and government charges	13/04/2026	E137425	$	84,954.82
10036	**BUNNINGS GROUP LIMITED**			**$**	**2,059.76**
10036	Building construction materials and services	15/04/2026	E137109	$	1,141.08
10036	Building construction materials and services	30/04/2026	E137472	$	918.68
16627	**C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS**			**$**	**1,925.00**
16627	Street sweeping services	15/04/2026	E137232	$	385.00
16627	Street sweeping services	30/04/2026	E137578	$	1,540.00
12234	**CAM MANAGEMENT SOLUTIONS**			**$**	**43,027.22**
12234	IT software/licensing and maintenance	30/04/2026	E137505	$	43,027.22
17201	**CAR CARE ROCKINGHAM MARIO BAELI T/AS**			**$**	**460.00**
17201	Vehicle Repairs and Maintenance	15/04/2026	E137255	$	270.00
17201	Vehicle Repairs and Maintenance	30/04/2026	E137598	$	190.00
18314	**CAREER LIFE TRANSITIONS PTY LTD**			**$**	**3,520.00**
18314	HR and workforce services	30/04/2026	E137614	$	3,520.00
18124	**CARLA ADAMS ADAMS, CARLA MELITA**			**$**	**51.00**
18124	Artists and artworks	15/04/2026	E137272	$	51.00
20123	**Celebrity Speakers The trustee for CELEBRITY SPEAKERS AUSTRALIA TRUST T/A**			**$**	**5,278.90**
20123	Promotional videos	30/04/2026	E137684	$	5,278.90
20069	**CHIL3 PTY LTD**			**$**	**23,113.15**
20069	Creative services and graphic design	15/04/2026	E137359	$	23,113.15
15529	**CHOICEONE PTY LTD**			**$**	**51,362.95**
15529	Temporary labour hire	15/04/2026	E137200	$	38,680.02
15529	Temporary labour hire	30/04/2026	E137551	$	12,682.93

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10442	**CHRISTOU DESIGN GROUP PTY LTD**			**$**	**94,284.85**
10442	Architectural and design services for City of Melville Library and Cultural Centre	15/04/2026	E137120	$	94,284.85
11670	**CITY OF FREMANTLE**			**$**	**18,274.95**
11670	Long Service Leave Liability	15/04/2026	E137141	$	18,274.95
19666	**CLARE ANNA WOHLNICK**			**$**	**1,500.00**
19666	Artists and artworks	30/04/2026	E137655	$	1,500.00
17962	**CLIVE ROSS COUNCILLOR**			**$**	**3,248.32**
17962	Councillor expenses	21/04/2026	E137434	$	3,248.32
14441	**COMMERCIAL AQUATICS AUSTRALIA PTY LTD**			**$**	**18,430.50**
14441	Swimming pool costs	15/04/2026	E137182	$	15,642.00
14441	Swimming pool costs	30/04/2026	E137540	$	2,788.50
19192	**COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD**			**$**	**1,716.00**
19192	Pest & Weed Control	15/04/2026	E137305	$	286.00
19192	Pest & Weed Control	30/04/2026	E137633	$	1,430.00
17074	**COMPLETE OFFICE SUPPLIES**			**$**	**8,921.03**
17074	Stationery	30/04/2026	E137596	$	8,921.03
20006	**CONCEPTS OF CHANGE PTY LTD**			**$**	**13,200.00**
20006	Other consulting services	15/04/2026	E137344	$	13,200.00
13935	**CONTRA-FLOW PTY LTD**			**$**	**170,338.11**
13935	Traffic control services	15/04/2026	E137172	$	51,875.11
13935	Traffic control services	30/04/2026	E137534	$	118,463.00
20090	**COOL THING VISUAL PRODUCTIONS RYAN WINTERS T/AS**			**$**	**6,000.50**
20090	Promotional videos	15/04/2026	E137362	$	2,915.00
20090	Promotional videos	30/04/2026	E137679	$	3,085.50
17250	**COUNTRY CLUB INTERNATIONAL PTY LTD**			**$**	**470.80**
17250	Sport and recreation equipment	30/04/2026	E137599	$	470.80
19951	**CRAWFORD GUY YORKE (ELECTED MEMBER)**			**$**	**3,248.32**
19951	Councillor expenses	21/04/2026	E137439	$	3,248.32

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18043	**CRAWLIN CROCODILE TYROWN JAMES WAIGANA T/AS**			**$**	**1,232.00**
18043	Artists and artworks	30/04/2026	E137611	$	1,232.00
19971	**CREATIVE ALLIANCE PTY LTD**			**$**	**2,780.00**
19971	Artists and artworks	30/04/2026	E137670	$	2,780.00
20060	**CREIGHAN HOLDINGS PTY LTD**			**$**	**4,950.00**
20060	Surveyors	15/04/2026	E137357	$	3,740.00
20060	Surveyors	30/04/2026	E137674	$	1,210.00
17859	**CS LEGAL THE PIER GROUP PTY LTD T/AS**			**$**	**945.20**
17859	Debt collection services	15/04/2026	E137267	$	945.20
19814	**CUNDALL CUNDALL JOHNSTON AND PARTNERS PTY. LIMITED T/AS**			**$**	**49,421.63**
19814	Facilitate executive Council workshops	30/04/2026	E137661	$	49,421.63
12389	**CYGNET WEST THE TRUSTEE FOR CHESTERTON UNIT TRUST T/AS**			**$**	**58,317.00**
12389	Valuation services	30/04/2026	E137507	$	58,317.00
14386	**DA CHRISTIE PTY LTD**			**$**	**1,320.00**
14386	Outdoor furniture and shades and exercise equipment	15/04/2026	E137181	$	1,320.00
19849	**DAN MURPHY'S ENDEAVOUR GROUP LIMITED T/AS**			**$**	**149.85**
19849	Catering services and supplies	15/04/2026	E137335	$	149.85
12131	**DATA#3 LIMITED**			**$**	**52,170.02**
12131	IT software/licensing and maintenance	15/04/2026	E137148	$	51,747.14
12131	IT software/licensing and maintenance	30/04/2026	E137504	$	422.88
20109	**DAVID LAMB**			**$**	**250.00**
20109	Library Expenses	30/04/2026	E137683	$	250.00
17787	**DDLS AUSTRALIA PTY LTD**			**$**	**1,425.88**
17787	Training services	15/04/2026	E137266	$	1,425.88
14051	**DEPARTMENT OF FIRE AND EMERGENCY SERVICES**			**$**	**4,475,653.65**
14051	March 2026 ESL Remittance	30/04/2026	E137535	$	4,475,653.65

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18141	**DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS**			**$**	**6,600.00**
18141	Marketing and communication services	15/04/2026	E137273	$	6,600.00
20031	**DIANE JOAN KEATING**			**$**	**2,000.00**
20031	Artists and artworks	15/04/2026	E137351	$	2,000.00
13746	**DIGITALES DIGITAL EDUCATION SERVICES PTY LTD**			**$**	**1,712.70**
13746	Other memberships	15/04/2026	E137169	$	1,712.70
13440	**DISHWASHER REPAIR UNIT TRUST**			**$**	**291.50**
13440	Maintenance and services	15/04/2026	E137166	$	291.50
16541	**DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS**			**$**	**39,320.88**
16541	Architectural and design services- Tompkins Park Project	30/04/2026	E137574	$	39,320.88
16693	**DOWSING GROUP PTY LTD**			**$**	**249,204.39**
16693	Roads and paving supplies - quarry products and rubble	15/04/2026	E137234	$	26,762.54
16693	Roads and paving supplies - quarry products and rubble	30/04/2026	E137580	$	222,441.85
18474	**DP STAMPALIA STAMPALIA, DARREN PHILLIP & DP EARTHMOVING WA T/AS**			**$**	**16,731.00**
18474	Plant hire	15/04/2026	E137284	$	3,366.00
18474	Plant hire	30/04/2026	E137618	$	13,365.00
13309	**DRAINFLOW SERVICES PTY LTD**			**$**	**42,094.04**
13309	Drainage services	15/04/2026	E137162	$	27,048.75
13309	Drainage services	30/04/2026	E137520	$	15,045.29
16794	**DURACRAFT ACCIDENT REPAIR CENTRE DURACRAFT PTY LTD T/AS**			**$**	**3,750.00**
16794	Vehicle Repairs and Maintenance	15/04/2026	E137237	$	1,250.00
16794	Vehicle Repairs and Maintenance	30/04/2026	E137584	$	2,500.00
10986	**E & MJ ROSHER PTY LTD**			**$**	**2,188.65**
10986	Plant purchase/Parts	30/04/2026	E137488	$	2,188.65
15898	**EBSCO AUSTRALIA SUBSCRIPTION SERVICES EBSCO INTERNATIONAL INC T/AS**			**$**	**1,304.70**
15898	Other subscriptions	15/04/2026	E137204	$	1,304.70
16654	**ECLIPSE SOILS PTY LTD**			**$**	**9,498.50**
16654	Nursery supplies	15/04/2026	E137233	$	9,498.50

OFFICIAL

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17816	**ECOBLUE INTERNATIONAL ECOLBLUE INTERNATIONAL PTY LTD ATF ECOBLUE UNIT TRUST**			**$**	**3,264.34**
17816	Fuel	30/04/2026	E137609	$	3,264.34
19991	**ECOFUTURES CONSULTING PTY LTD**			**$**	**15,889.50**
19991	Environmental consultancy services	15/04/2026	E137343	$	15,889.50
19101	**ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS**			**$**	**1,254.00**
19101	Electricity Infrastructure Maintenance or Installation	15/04/2026	E137299	$	1,254.00
19224	**EDUARDO COSSIO**			**$**	**1,300.00**
19224	Photography	30/04/2026	E137637	$	1,300.00
16230	**ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS**			**$**	**17,478.42**
16230	Locksmith supplies and services	15/04/2026	E137212	$	3,180.33
16230	Locksmith supplies and services	30/04/2026	E137562	$	14,298.09
17101	**ELLIOTTS FILTRATION ELLIOTTS IRRIGATION PTY LTD T/AS**			**$**	**649.00**
17101	Irrigation and watering systems	15/04/2026	E137252	$	649.00
11380	**EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS**			**$**	**135,925.26**
11380	Building construction materials and services	15/04/2026	E137135	$	31,557.25
11380	Building construction materials and services	30/04/2026	E137496	$	104,368.01
10091	**ENGINE PROTECTION EQUIPMENT**			**$**	**2,257.15**
10091	Vehicle and trailers maintenance and supplies	15/04/2026	E137110	$	324.72
10091	Vehicle and trailers maintenance and supplies	30/04/2026	E137473	$	1,932.43
19872	**ENNOVATIVE PTY LTD**			**$**	**26,943.84**
19872	IT software/licensing and maintenance	15/04/2026	E137338	$	26,943.84
17316	**ENSIGN SERVICES (AUST.) PTY. LTD**			**$**	**460.13**
17316	Laundering and dry cleaning	15/04/2026	E137257	$	460.13
19332	**ENVIROPATH PTY LTD**			**$**	**61,942.91**
19332	City Wide street sweeping services	15/04/2026	E137313	$	61,942.91
19545	**EQUIP-SAFE ELECTROTECHNOLOGY TRAINING INSTITUTE LIMITED T/AS**			**$**	**5,400.00**
19545	External training courses	30/04/2026	E137643	$	5,400.00

OFFICIAL

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14652	**ESPRESSO WORKS FASTCITY PTY LTD T/AS**			**$**	**291.50**
14652	Catering services and supplies	30/04/2026	E137542	$	291.50
16989	**ESSENTIAL COFFEE PTY LTD**			**$**	**2,683.46**
16989	Facilities management services	15/04/2026	E137247	$	523.90
16989	Facilities management services	30/04/2026	E137591	$	2,159.56
19541	**EV CHARGING SYSTEMS PTY LTD**			**$**	**792.00**
19541	Electrical and lighting maintenance supplies and services	30/04/2026	E137642	$	792.00
16790	**EVOLVE WA CLUB FED PTY LTD T/AS**			**$**	**1,600.00**
16790	Training services	30/04/2026	E137583	$	1,600.00
10235	**EXTERIA AND MODUS AUSTRALIA LANDMARK ENGINEERING & DESIGN PTY LTD T/AS**			**$**	**10,542.40**
10235	Outdoor furniture and shades and exercise equipment	15/04/2026	E137115	$	4,551.80
10235	Outdoor furniture and shades and exercise equipment	30/04/2026	E137479	$	5,990.60
19140	**F E TECHNOLOGIES PTY LTD**			**$**	**2,453.00**
19140	Electronic Equipment	15/04/2026	E137301	$	1,424.50
19140	Electronic Equipment	30/04/2026	E137628	$	1,028.50
20101	**FAVOR DESIGN STUDIO PTY LTD**			**$**	**986.70**
20101	Architectural and design services	30/04/2026	E137680	$	986.70
10531	**FEDEX EXPRESS AUSTRALIA PTY LTD**			**$**	**2,678.58**
10531	Subscriptions	15/04/2026	E137123	$	2,101.50
10531	Subscriptions	30/04/2026	E137482	$	577.08
14774	**FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS**			**$**	**1,261.00**
14774	Sport and recreation equipment	30/04/2026	E137544	$	1,261.00
18338	**FLEXI STAFF FLEXI STAFF GROUP PTY LTD**			**$**	**9,032.49**
18338	Temporary labour	15/04/2026	E137280	$	9,032.49
10204	**FLICK ANTICIMEX**			**$**	**313.82**
10204	Hygiene services	30/04/2026	E137477	$	313.82
19632	**FN FOCUS PTY LTD**			**$**	**13,200.00**
19632	Community events	15/04/2026	E137324	$	13,200.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19208	**FORESTREE AUSTRALIA PTY LTD**			**$**	**10,780.00**
19208	Licences- Annual Subscription	15/04/2026	E137308	$	10,780.00
18606	**FORPARK AUSTRALIA 4PARK PTY LTD T/AS**			**$**	**905.30**
18606	Playground equipment and maintenance	30/04/2026	E137619	$	905.30
15369	**FOXTEL**			**$**	**700.00**
15369	Cloud services	15/04/2026	E137196	$	700.00
19787	**FRANCESCANO PAINTING PTY LTD**			**$**	**964.15**
19787	Painting supplies and services	15/04/2026	E137330	$	964.15
17003	**FREESTYLE NOW SHAUN TRAVIS JARVIS T/AS**			**$**	**770.00**
17003	Entertainers	15/04/2026	E137249	$	770.00
19559	**FREMANTLE PA HIRE TRAVERS ENTERPRISES PTY LTD T/AS**			**$**	**3,837.46**
19559	Event equipment hire	15/04/2026	E137322	$	3,837.46
13227	**FULTON HOGAN INDUSTRIES PTY LTD**			**$**	**10,527.00**
13227	Building construction materials and services	15/04/2026	E137160	$	10,527.00
13121	**GARRARDS PTY LTD**			**$**	**737.66**
13121	Animal management and pound expenses	30/04/2026	E137518	$	737.66
19987	**GECKO CONTRACTING TURF AND LANDSCAPE MAINTENANCE GAS ASSETS PTY LTD T/AS**			**$**	**17,710.00**
19987	Landscaping services and supplies	15/04/2026	E137342	$	17,710.00
19962	**GEORGE ANTHONY PANAYOTOU**			**$**	**3,248.32**
19962	Councillor expenses	21/04/2026	E137440	$	3,248.32
18243	**GFG CONSULTING GLEN FLOOD GROUP PTY LTD T/AS**			**$**	**15,649.92**
18243	Consulting services	15/04/2026	E137278	$	8,694.40
18243	Consulting services	30/04/2026	E137613	$	6,955.52
16824	**GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS**			**$**	**25,256.96**
16824	Temporary labour	15/04/2026	E137238	$	10,375.46
16824	Temporary labour	30/04/2026	E137585	$	14,881.50
18158	**GILLIAN M CLARK**			**$**	**500.00**
18158	Library Expenses	15/04/2026	E137274	$	500.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15250	**GK CREATIVE PTY LTD THE TRUSTEE FOR GARACHE TRUST (ATF)**			**$**	**1,125.00**
15250	Marketing and communication services	30/04/2026	E137549	$	1,125.00
19072	**GLOBAL MARINE ENCLOSURES PTY LTD**			**$**	**4,510.00**
19072	Outdoor furniture and shades and exercise equipment	15/04/2026	E137296	$	4,510.00
17017	**GLYNIS BARBER COUNCILLOR**			**$**	**3,248.32**
17017	Councillor expenses	21/04/2026	E137433	$	3,248.32
19190	**GRASSTREES AUSTRALIA GRASSTREES AUSTRALIA (WA) PTY LTD T/AS**			**$**	**2,502.50**
19190	Landscaping services and supplies	15/04/2026	E137304	$	2,502.50
16874	**GREENHOUSE DESIGN STUDIOS ASHLEY JANE GREENHOUGH T/AS**			**$**	**125.00**
16874	Marketing and communication services	15/04/2026	E137243	$	125.00
17002	**HAMES SHARLEY (WA) PTY LTD**			**$**	**6,189.98**
17002	Architectural and design services	30/04/2026	E137593	$	6,189.98
20021	**HATCHING WA THE TRUSTEE FOR Q&B TRUST T/AS**			**$**	**693.00**
20021	Community events	15/04/2026	E137346	$	693.00
14312	**HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD**			**$**	**146,228.34**
14312	Temporary labour	15/04/2026	E137178	$	86,549.33
14312	Temporary labour	30/04/2026	E137539	$	59,679.01
10599	**HEAVY AUTOMATICS PTY LTD**			**$**	**2,887.73**
10599	Maintenance and services	30/04/2026	E137484	$	2,887.73
11642	**HINDS SAND SUPPLIES**			**$**	**3,057.82**
11642	Building construction materials and services	30/04/2026	E137500	$	3,057.82
19015	**HOLTY'S HIAB THE TRUSTEE FOR HOLT INVESTMENTS TRUST T/AS**			**$**	**629.20**
19015	Vehicle maintenance	15/04/2026	E137293	$	629.20
15489	**HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD**			**$**	**101,162.33**
15489	Irrigation and watering systems	15/04/2026	E137199	$	101,162.33

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19062	**HYDROQUIP PUMPS & IRRIGATION PTY LTD**			**$**	**45,513.60**
19062	Irrigation and watering systems	15/04/2026	E137295	$	45,513.60
16282	**HYLAND MANAGEMENT & CONTRACTORS PTY LTD**			**$**	**75,562.85**
16282	Roof Maintenance works -Melville Community Men's Shed	15/04/2026	E137214	$	22,762.85
16282	Mt Pleasant Bowling Club Refurbishment	30/04/2026	E137565	$	52,800.00
17744	**ICON AUDIOVISUAL KPR PRODUCTIONS PTY LTD**			**$**	**1,902.00**
17744	Event equipment hire	15/04/2026	E137264	$	1,902.00
17332	**IDENTITY PEOPLE PTY LTD**			**$**	**10,076.00**
17332	Security systems/Monitoring	15/04/2026	E137258	$	10,076.00
16839	**IES ENVIRO-SCAPES INDIGENOUS ECONOMIC SOLUTIONS PTY LTD T/AS**			**$**	**3,719.43**
16839	Environmental consultancy services	15/04/2026	E137239	$	776.49
16839	Environmental consultancy services	30/04/2026	E137586	$	2,942.94
10114	**INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS**			**$**	**1,947.13**
10114	General hardware and tools	15/04/2026	E137111	$	1,616.47
10114	General hardware and tools	30/04/2026	E137474	$	330.66
16016	**INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS**			**$**	**28,550.50**
16016	Temporary labour	15/04/2026	E137207	$	19,905.60
16016	Temporary labour	30/04/2026	E137557	$	8,644.90
10009	**INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS**			**$**	**3,902.31**
10009	Hygiene services	15/04/2026	E137108	$	299.89
10009	Hygiene services	30/04/2026	E137470	$	3,602.42
16615	**INSTANT TOILETS & SHOWERS INSTANT PRODUCTS HIRE T/AS**			**$**	**457.56**
16615	Event equipment hire	15/04/2026	E137230	$	457.56
20089	**INTEGRITY STAFFING AGILITY STAFFING PTY LTD T/A**			**$**	**7,315.45**
20089	Temporary labour	30/04/2026	E137678	$	7,315.45
14326	**INTELIFE GROUP LIMITED**			**$**	**12,612.12**
14326	Commercial cleaning	15/04/2026	E137180	$	12,612.12
18915	**INTERTEK INFORM SAI GLOBAL AUSTRALIA PTY LTD T/AS**			**$**	**190.69**
18915	Business and management consulting and services	15/04/2026	E137289	$	190.69

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13811	**IPWEA - AUSTRALASIA LIMITED INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA LTD T/AS**			**$**	**3,410.00**
13811	External training courses	30/04/2026	E137531	$	3,410.00
20056	**IRREX WA PTY LTD**			**$**	**13,695.00**
20056	Irrigation and watering systems	30/04/2026	E137673	$	13,695.00
19823	**JACINTA TAYLOR-FOSTER**			**$**	**250.00**
19823	Artists and artworks	15/04/2026	E137333	$	250.00
14872	**JACKSON MCDONALD**			**$**	**11,988.90**
14872	Legal and conveyancing services	15/04/2026	E137186	$	11,988.90
15119	**JANA BRADDOCK COM EMPLOYEE**			**$**	**116.25**
15119	Staff reimbursements	15/04/2026	E137191	$	116.25
11406	**JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS**			**$**	**36,240.00**
11406	Purchase of Apple iPad Air	15/04/2026	E137136	$	36,240.00
20065	**JEMIMA GALE**			**$**	**2,400.00**
20065	Artists and artworks	30/04/2026	E137675	$	2,400.00
18045	**JENNIFER GAYE AGENCIES JERVIS, JENNIFER GAYE T/AS**			**$**	**7,272.50**
18045	Artists and artworks	30/04/2026	E137612	$	7,272.50
17971	**JENNIFER SPANBROEK COUNCILLOR**			**$**	**3,248.32**
17971	Councillor expenses	21/04/2026	E137435	$	3,248.32
20033	**JIMI DEPRIEST**			**$**	**700.00**
20033	Artists and artworks	15/04/2026	E137352	$	700.00
19600	**JOHN LE CRAS & ASSOCIATES PTY LTD**			**$**	**3,942.76**
19600	Public relations	30/04/2026	E137648	$	3,942.76
11490	**JONAS LEISURE PTY LTD**			**$**	**6,457.00**
11490	IT software/licensing and maintenance	15/04/2026	E137138	$	957.00
11490	IT software/licensing and maintenance	30/04/2026	E137497	$	5,500.00
18546	**JULUWARLU GROUP ABORIGINAL CORPORATION**			**$**	**379.50**
18546	Artists and artworks	15/04/2026	E137285	$	379.50

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
16279	**KAREN WHEATLAND COUNCILLOR**			**$**	**3,248.32**
16279	Councillor expenses	21/04/2026	E137432	$	3,248.32
12898	**KATHERINE MAIR COUNCILLOR**			**$**	**9,784.57**
12898	Councillor expenses	21/04/2026	E137427	$	9,784.57
16394	**KENNARDS HIRE PTY LTD**			**$**	**2,096.80**
16394	Event equipment hire	15/04/2026	E137220	$	1,196.80
16394	Event equipment hire	30/04/2026	E137569	$	900.00
13971	**KERI ZENKE COM EMPLOYEE**			**$**	**130.42**
13971	Staff reimbursements	15/04/2026	E137174	$	130.42
19915	**KILMORE GROUP PTY LTD**			**$**	**341,940.80**
19915	Karoonda Reserve Changeroom Refurbishment	30/04/2026	E137668	$	341,940.80
17951	**KIT PRENDERGAST**			**$**	**2,431.00**
17951	Community events	15/04/2026	E137270	$	2,431.00
16770	**KLEENIT PTY LTD**			**$**	**6,998.42**
16770	Graffiti removal services	15/04/2026	E137236	$	4,171.42
16770	Graffiti removal services	30/04/2026	E137582	$	2,827.00
20074	**KWINANA ENERGY RECOVERY THE TRUSTEE FOR KWINANA WTE PROJECT TRUST T/A**			**$**	**147,836.19**
20074	Waste collection and disposal	30/04/2026	E137677	$	147,836.19
17036	**KYLE DAMON HUGHES-ODGERS**			**$**	**8,250.00**
17036	Artists and artworks	15/04/2026	E137250	$	8,250.00
17064	**KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD**			**$**	**3,090.57**
17064	Printers and multifunction devices	30/04/2026	E137595	$	3,090.57
11115	**LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS**			**$**	**3,818.38**
11115	Regulatory fees and government charges	30/04/2026	E137493	$	3,818.38
12682	**LANDMANN IT CONSULTING PTY LTD**			**$**	**1,023.00**
12682	IT project management and consultancy	30/04/2026	E137513	$	1,023.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10688	**LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS**			**$**	**1,139.51**
10688	Laundering and dry cleaning	15/04/2026	E137127	$	1,139.51
20107	**LAYNE CARMEL DIXON**			**$**	**257.00**
20107	Library Expenses	30/04/2026	E137681	$	257.00
13716	**LEARNING HORIZONS THE HELEN HARDCASTLE TRUST T/AS**			**$**	**18,150.00**
13716	Training services	15/04/2026	E137168	$	18,150.00
19570	**LEILA SKY DIAZ**			**$**	**200.00**
19570	Photography	30/04/2026	E137644	$	200.00
20038	**LEVEL 5 DESIGN PTY LTD**			**$**	**9,680.00**
20038	Business and management consulting and services	15/04/2026	E137353	$	9,680.00
20051	**LIBBY MONIQUE IRIKS**			**$**	**336.00**
20051	Community events	15/04/2026	E137355	$	336.00
19651	**LIBBY PANNELL**			**$**	**180.00**
19651	Entertainers	30/04/2026	E137653	$	180.00
16451	**LIVING TURF GREENSHED PTY LTD T/AS**			**$**	**66,078.32**
16451	Turf and Equipment	15/04/2026	E137222	$	60,478.00
16451	Turf and Equipment	30/04/2026	E137571	$	5,600.32
15475	**LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS**			**$**	**119,577.07**
15475	Landscaping services and supplies	15/04/2026	E137198	$	113,637.07
15475	Landscaping services and supplies	30/04/2026	E137550	$	5,940.00
20064	**LUXEUM LIGHTART PTY LTD**			**$**	**7,042.06**
20064	Event equipment hire	15/04/2026	E137358	$	7,042.06
11343	**M P ROGERS & ASSOCIATES PTY LTD**			**$**	**3,924.80**
11343	Engineering consulting services	15/04/2026	E137134	$	1,133.00
11343	Engineering consulting services	30/04/2026	E137495	$	2,791.80
13607	**MAGNETISM ART & DESIGN DUGGAN, DANIEL ALLEN T/AS**			**$**	**3,304.08**
13607	Community events	30/04/2026	E137526	$	3,304.08

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
11723	**MAIN ROADS WA**			**$**	**31,604.73**
11723	Pavement construction and streetscape services	15/04/2026	E137142	$	31,604.73
10141	**MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS**			**$**	**2,247.52**
10141	Vehicle service and repairs	30/04/2026	E137475	$	2,247.52
12034	**MARINDUST SALES**			**$**	**3,190.00**
12034	Maintenance and services	15/04/2026	E137145	$	3,190.00
20108	**MARKETING & VISUAL PROMOTIONS PTY LTD RE PROMO T/AS**			**$**	**3,960.00**
20108	Marketing materials and promotional items	30/04/2026	E137682	$	3,960.00
16037	**MARQUEE MAGIC TUTAKI UNIT TRUST T/AS**			**$**	**3,150.00**
16037	Event equipment hire	15/04/2026	E137208	$	3,150.00
16886	**MARSHALL BEATTIE AUTOMATION MARSHALL BEATTIE PTY LTD T/AS**			**$**	**4,755.30**
16886	Vehicle Repairs and Maintenance	30/04/2026	E137589	$	4,755.30
14228	**MASTEC AUSTRALIA PTY LTD**			**$**	**121,463.74**
14228	Supply of waste bins and parts	30/04/2026	E137537	$	121,463.74
15232	**MATTHEW WOODALL COUNCILLOR**			**$**	**5,342.36**
15232	Councillor expenses	21/04/2026	E137431	$	5,342.36
12678	**MAXWELL AND ROBINSON AND PHELPS THE TRUSTEE FOR TEEKMAR FAMILY TRUST T/AS**			**$**	**1,310.90**
12678	Pest & Weed Control	15/04/2026	E137153	$	431.81
12678	Pest & Weed Control	30/04/2026	E137512	$	879.09
19324	**MCLEODS LAWYERS PTY LTD**			**$**	**9,701.51**
19324	Legal and conveyancing services	15/04/2026	E137312	$	2,127.79
19324	Legal and conveyancing services	30/04/2026	E137640	$	7,573.72
10373	**MELVILLE COCKBURN CHAMBER OF COMMERCE INC**			**$**	**8,525.00**
10373	Memberships	15/04/2026	E137117	$	8,525.00
19423	**MELVILLE CRICKET CLUB INC**			**$**	**107,040.18**
19423	Turf wicket block replacement funding , mowing and maintenance	15/04/2026	E137317	$	107,040.18
19166	**MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD T/AS**			**$**	**110.00**
19166	Other IT and telecommunications expenses	30/04/2026	E137632	$	110.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
18997	**METAL ARTWORK BADGES D&L STUDIO PTY LTD T/AS**			**$**	**5,636.40**
18997	Office equipment	15/04/2026	E137291	$	328.90
18997	Office equipment	30/04/2026	E137621	$	5,307.50
20124	**MICHAEL JOHN MCGOLDRICK**			**$**	**1,574.48**
20124	Other staff reimbursements	21/04/2026	E137441	$	1,574.48
19802	**MIDLAND MINICRETE FUTURO NOMINEES PTY LTD T/AS**			**$**	**4,149.59**
19802	Roads and paving supplies - concrete	15/04/2026	E137332	$	1,716.45
19802	Roads and paving supplies - concrete	30/04/2026	E137659	$	2,433.14
20025	**MILESTONE CERTIFIERS PTY LTD**			**$**	**3,080.00**
20025	Building construction materials and services	15/04/2026	E137349	$	3,080.00
18391	**MIRACLE RECREATION EQUIPMENT SUPERIOR NOMINEES PTY LTD T/AS**			**$**	**80,540.90**
18391	Playground equipment and maintenance	15/04/2026	E137282	$	3,052.50
18391	Supply and installation of playground at John Dickenson Reserve	30/04/2026	E137617	$	77,488.40
19586	**MM PLASTICS PTY LIMITED GRAPHIC ART MART T/AS**			**$**	**302.64**
19586	Other signage and sign writing	30/04/2026	E137646	$	302.64
18768	**MODE DESIGN CORP PTY LTD**			**$**	**48,364.25**
18768	Architectural and design services - Troy Park Changerooms	15/04/2026	E137288	$	48,364.25
19857	**MONK MEDIA PTY LTD**			**$**	**4,240.50**
19857	Creative services and graphic design	15/04/2026	E137336	$	4,240.50
16622	**MOORE AUSTRALIA (WA) PTY LTD AS AGENT**			**$**	**2,310.00**
16622	Auditing services	30/04/2026	E137577	$	2,310.00
10212	**MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS**			**$**	**888.47**
10212	Asbestos removal and disposal	15/04/2026	E137113	$	888.47
15921	**MYSTERY CUSTOMER UNDERCOVER CUSTOMER PTY LTD T/AS**			**$**	**1,475.17**
15921	Business and management consulting and services	15/04/2026	E137205	$	1,475.17
19201	**NATIONAL CRIME CHECK NATIONAL CRIME CHECK PTY LTD T/AS**			**$**	**24.00**
19201	HR and workforce services	15/04/2026	E137306	$	24.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17940	**NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD**			**$**	**33,622.38**
17940	Bush regeneration	15/04/2026	E137269	$	13,948.66
17940	Bush regeneration	30/04/2026	E137610	$	19,673.72
12969	**NICOLE ROBINS COUNCILLOR**			**$**	**3,248.32**
12969	Councillor expenses	21/04/2026	E137428	$	3,248.32
16515	**NON-ADVERTISING MARKETFORCE PTY LTD**			**$**	**10,953.32**
16515	Advertising and media buy	15/04/2026	E137226	$	869.00
16515	Advertising and media buy	30/04/2026	E137573	$	10,084.32
20007	**NOONGAR BIRDIYIA PTY LTD**			**$**	**8,800.00**
20007	Consulting services	15/04/2026	E137345	$	8,800.00
17658	**NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS**			**$**	**19,637.75**
17658	Architectural and design services	15/04/2026	E137263	$	3,516.15
17658	Architectural and design services	30/04/2026	E137608	$	16,121.60
18649	**NORMAN DISNEY & YOUNG NDY MANAGEMENT PTY LTD T/AS**			**$**	**6,600.00**
18649	Engineering consulting services	15/04/2026	E137286	$	6,600.00
19687	**NORTH STAR SECURITY**			**$**	**577.50**
19687	Security systems/Monitoring	15/04/2026	E137328	$	577.50
13408	**NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS**			**$**	**73,608.04**
13408	Electrical and lighting maintenance supplies and services	15/04/2026	E137164	$	28,418.96
13408	Electrical and lighting maintenance supplies and services	30/04/2026	E137523	$	45,189.08
15866	**NRP ELECTRICAL SERVICES**			**$**	**3,751.00**
15866	Electrical and lighting maintenance supplies and services	15/04/2026	E137203	$	2,772.00
15866	Electrical and lighting maintenance supplies and services	30/04/2026	E137555	$	979.00
17336	**NUTRIEN AG SOLUTIONS LIMITED LANDMARK OPERATIONS LIMITED T/AS**			**$**	**619.04**
17336	Landscaping services and supplies	15/04/2026	E137259	$	619.04
11020	**NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS**			**$**	**3,006.17**
11020	Irrigation and watering systems	30/04/2026	E137490	$	3,006.17

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17543	**ON TAP PLUMBING & GAS PTY LTD**			**$**	**14,211.06**
17543	Plumbing maintenance supplies and services	15/04/2026	E137261	$	14,111.91
17543	Plumbing maintenance supplies and services	30/04/2026	E137604	$	99.15
13905	**ONE ACHORD COMMUNITY CHOIR INC.**			**$**	**671.78**
13905	Donations, Sponsorship & Contributions	15/04/2026	E137171	$	671.78
18676	**OVERDRIVE AUSTRALIA PTY LTD**			**$**	**4,680.54**
18676	Library Stock	15/04/2026	E137287	$	4,680.54
19607	**PAATSCH CONSULTING PTY LTD**			**$**	**17,209.50**
19607	Sport and recreation subsidies	30/04/2026	E137650	$	17,209.50
12629	**PAPERBARK TECHNOLOGIES PTY LTD**			**$**	**2,460.00**
12629	Nursery supplies	15/04/2026	E137151	$	1,230.00
12629	Nursery supplies	30/04/2026	E137510	$	1,230.00
16488	**PARAMOUNT SECURITY SERVICES SILVERBACK ENTERPRISES PTY LTD T/AS**			**$**	**1,663.20**
16488	Security services	15/04/2026	E137224	$	1,663.20
19641	**PATRICK OSIAS**			**$**	**2,400.00**
19641	Promotional videos	30/04/2026	E137652	$	2,400.00
19746	**PAXON GROUP THE TRUSTEE FOR THE PAXON TRUST T/AS**			**$**	**6,006.00**
19746	Consulting services	30/04/2026	E137657	$	6,006.00
19672	**PAXUS AUSTRALIA PTY LIMITED**			**$**	**43,264.87**
19672	Recruitment expenses	15/04/2026	E137327	$	39,043.91
19672	Recruitment expenses	30/04/2026	E137656	$	4,220.96
13681	**PERFEKT PTY LTD THE TRUSTEE FOR BERTRIKA TRUST & OTHERS T/AS**			**$**	**1,742.95**
13681	IT technical services	15/04/2026	E137167	$	1,742.95
16305	**PERTH ENERGY PTY LTD**			**$**	**800.96**
16305	Gas	15/04/2026	E137215	$	800.96
19013	**PERTH MATTRESS & FURNITURE RECYCLING COMPANY SC GREIG & SM GREIG T/AS**			**$**	**12,605.47**
19013	Waste collection and disposal	30/04/2026	E137622	$	12,605.47

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
12987	**PERTH PARTY HIRE THE TRUSTEE FOR THE HENDIES UNIT TRUST T/AS**			**$**	**6,318.00**
12987	Event equipment hire	30/04/2026	E137515	$	6,318.00
20126	**PETER BIBBY**			**$**	**2,233.00**
20126	Community events	30/04/2026	E137685	$	2,233.00
13294	**PETER NEESHAM BICTON ENVIRONMENTAL ACTION GROUP INC**			**$**	**40.40**
13294	Community events	15/04/2026	E137161	$	40.40
19149	**PHASE 3 MAINTENANCE PTY LTD**			**$**	**1,889.06**
19149	Landscape design and architecture services	30/04/2026	E137630	$	1,889.06
11079	**PIRTEK (FREMANTLE) PTY LTD**			**$**	**360.69**
11079	Pipes and fittings services	30/04/2026	E137492	$	360.69
19925	**PJA HOLDINGS (AUSTRALIA) PTY LTD**			**$**	**4,235.00**
19925	Engineering consulting services	15/04/2026	E137340	$	4,235.00
10413	**PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS**			**$**	**345.11**
10413	Park maintenance charges	30/04/2026	E137481	$	345.11
11590	**PLAYMASTER PTY LTD**			**$**	**572.00**
11590	Playground equipment and maintenance	30/04/2026	E137499	$	572.00
10461	**PORTER CONSULTING ENGINEERS THE TRUSTEE FOR THE CONSULTING ENGINEERING UNIT TRUST T/AS**			**$**	**16,060.00**
10461	Engineering consulting services	15/04/2026	E137121	$	16,060.00
16362	**POWERLYT GROUP PTY LTD**			**$**	**2,939.97**
16362	Electrical and lighting maintenance supplies and services	30/04/2026	E137568	$	2,939.97
14755	**PRO CRACK SEAL THE TRUSTEE FOR THE MILLER FAMILY TRUST T/AS**			**$**	**12,705.00**
14755	Pavement construction and streetscape services	15/04/2026	E137185	$	3,080.00
14755	Pavement construction and streetscape services	21/04/2026	E137430	$	9,625.00
16558	**PROFESSIONAL SEARCH GROUP AUSTRALIA - PSG PROFESSIONAL SEARCH GROUP PTY LTD T/AS**			**$**	**12,028.50**
16558	Temporary labour	15/04/2026	E137228	$	3,341.25
16558	Temporary labour	30/04/2026	E137575	$	8,687.25
19806	**PROSCI PTY LTD**			**$**	**1,806.28**
19806	External training courses	30/04/2026	E137660	$	1,806.28

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
12453	**PUBLIC TRANSPORT AUTHORITY PUBLIC TRANSPORT AUTHORITY OF WESTERN AUSTRALIA T/AS**			**$**	**25,299.69**
12453	Building construction materials and services - Bus Stops	30/04/2026	E137508	$	25,299.69
19826	**PUBLICITY PROMOTIONAL PRODUCTS KRISTY KEOGH T/AS**			**$**	**2,200.00**
19826	Marketing materials and promotional items	15/04/2026	E137334	$	2,200.00
19506	**PWE PROPERTY CONSULTANTS & VALUERS PWE CONSULTING (WA) PTY LTD T/AS**			**$**	**1,760.00**
19506	Valuation services	15/04/2026	E137320	$	1,760.00
13693	**QED ENVIRONMENTAL SERVICES PTY LTD**			**$**	**1,287.00**
13693	Environmental consultancy services	30/04/2026	E137527	$	1,287.00
10977	**QUALITY PRESS THE TRUSTEE FOR ALBA UNIT TRUST T/AS**			**$**	**512.60**
10977	Outsourced printing	15/04/2026	E137131	$	512.60
16280	**QUANTUM BUILDING SERVICES PTY LTD**			**$**	**23,908.01**
16280	Roofing services	15/04/2026	E137213	$	8,012.83
16280	Roofing services	30/04/2026	E137564	$	15,895.18
20010	**RE.CYCLE (CANNING VALE) PTY LTD**			**$**	**367,267.21**
20010	City of Melville gate fee for FOGO and Green waste March	30/04/2026	E137671	$	367,267.21
13217	**REDFISH TECHNOLOGIES PTY LTD**			**$**	**11,576.42**
13217	Other furniture	30/04/2026	E137519	$	11,576.42
17445	**REINO INTERNATIONAL PTY LIMITED**			**$**	**12,520.95**
17445	Parking meters	30/04/2026	E137603	$	12,520.95
19605	**RENAE HAYWARD**			**$**	**402.00**
19605	Library Expenses	30/04/2026	E137649	$	402.00
19397	**RENASCENT WESTERN AUSTRALIA PTY LIMITED**			**$**	**1,764.31**
19397	Building construction materials and services	15/04/2026	E137315	$	1,764.31
16853	**RETRO ROADS TAGSAT PTY LTD T/AS**			**$**	**372.63**
16853	Road line marking	15/04/2026	E137240	$	372.63
10234	**RICHGRO GARDEN PRODUCTS A RICHARDS PTY LTD T/AS**			**$**	**1,801.80**
10234	Landscape design and architecture services	15/04/2026	E137114	$	1,801.80

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
10703	**RICOH AUSTRALIA PTY LTD**			**$**	**57.81**
10703	IT and telecommunications expenses	15/04/2026	E137128	$	57.81
19144	**RIDER LEVETT BUCKNALL WA PTY LTD**			**$**	**22,825.00**
19144	Surveyors	30/04/2026	E137629	$	22,825.00
19194	**RIN THE GARDEN FAIRY BUNN, KATHERINE MARYANNE T/AS**			**$**	**340.00**
19194	Entertainers	30/04/2026	E137634	$	340.00
17776	**ROMEO PLUMBING PTY LTD**			**$**	**9,000.00**
17776	Plumbing maintenance supplies and services	15/04/2026	E137265	$	9,000.00
17182	**RTRFM 92.1 LTD**			**$**	**693.00**
17182	Advertising and media buy	15/04/2026	E137254	$	693.00
20026	**RUTH MARY DE COURCIER**			**$**	**200.00**
20026	Entertainers	15/04/2026	E137350	$	200.00
19577	**SAFEGUARDING CENTRAL PTY LTD**			**$**	**7,680.75**
19577	Community services and respite	30/04/2026	E137645	$	7,680.75
19824	**SAFETYCULTURE PTY LTD**			**$**	**498.64**
19824	IT software/licensing and maintenance	30/04/2026	E137662	$	498.64
10615	**SATELLITE SECURITY SERVICES**			**$**	**1,632.90**
10615	Security systems/Monitoring	15/04/2026	E137125	$	927.30
10615	Security systems/Monitoring	30/04/2026	E137485	$	705.60
16160	**SCAPE-ISM PTY LTD THE TRUSTEE FOR REES FAMILY TRUST T/AS**			**$**	**12,567.50**
16160	Artists and artworks	15/04/2026	E137211	$	12,567.50
10911	**SCOTT PRINTERS PTY LTD**			**$**	**4,011.70**
10911	Outsourced printing	15/04/2026	E137130	$	420.20
10911	Outsourced printing	30/04/2026	E137487	$	3,591.50
12121	**SCULPTURE BY THE SEA INCORPORATED**			**$**	**12,200.00**
12121	Artists and artworks	30/04/2026	E137503	$	12,200.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
15632	**SEAN AVERY AVERY, SEAN EDWARD T/AS**			**$**	**1,201.26**
15632	Library Expenses	30/04/2026	E137552	$	1,201.26
19444	**SECURE FENCING WA**			**$**	**9,798.80**
19444	Building maintenance and services	15/04/2026	E137318	$	9,798.80
19547	**SENSEN NETWORKS OPERATIONS PTY LTD**			**$**	**15,859.80**
19547	IT technical services	15/04/2026	E137321	$	15,859.80
16550	**SHRED-X PTY LTD**			**$**	**142.16**
16550	Records management services	15/04/2026	E137227	$	142.16
17882	**SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS**			**$**	**22,425.59**
17882	Mechanical Cleaning of Sand Softfall	15/04/2026	E137268	$	22,425.59
16447	**SIGMA TELFORD GROUP CROMAG PTY LTD T/AS**			**$**	**12,813.85**
16447	Water chemicals	15/04/2026	E137221	$	8,764.42
16447	Water chemicals	30/04/2026	E137570	$	4,049.43
10871	**SIGN ON GROUP PTY LTD**			**$**	**181.50**
10871	Other signage and sign writing	15/04/2026	E137129	$	181.50
15122	**SIGNATURE PAVING AND EARTHWORKS PTY LTD**			**$**	**53,830.26**
15122	Building construction materials and services - Drainage	15/04/2026	E137192	$	53,830.26
15791	**SITE ARCHITECTURE STUDIO THE TRUSTEE FOR SAS UNIT TRUST T/AS**			**$**	**32,598.50**
15791	Architectural and design services - Applecross Tennis Club	30/04/2026	E137554	$	32,598.50
14214	**SLATER GARTRELL SPORTS ATF GARTRELL FAMILY TRUST T/AS**			**$**	**539.00**
14214	Sport and recreation equipment	15/04/2026	E137176	$	539.00
19139	**SOO JEONG HONG COUNCILLOR**			**$**	**3,248.32**
19139	Councillor expenses	21/04/2026	E137438	$	3,248.32
15327	**SOUTH SHORE SWIMMING CLUB INC.**			**$**	**15,146.16**
15327	Sport and recreation subsidies	15/04/2026	E137194	$	15,146.16
16173	**SOUTH SIDE WIRE SEAGRIM, PHILIP LESLIE T/AS**			**$**	**1,418.62**
16173	Temporary fencing	30/04/2026	E137561	$	1,418.62

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19010	**SOUTHERN BINS PTY LTD**			**$**	**140.00**
19010	Bin supply	15/04/2026	E137292	$	140.00
13969	**SPANDEX ASIA PACIFIC PTY LTD**			**$**	**1,989.93**
13969	Other signage and sign writing	15/04/2026	E137173	$	1,989.93
16880	**SPORTS CIRCUIT LINEMARKING JV HOLDINGS WA PTY LTD T/AS**			**$**	**638.00**
16880	Park maintenance charges	30/04/2026	E137587	$	638.00
19909	**SPORTSWORLD OF WA LEVEROCK PTY LTD T/AS**			**$**	**686.40**
19909	Sport and recreation equipment	30/04/2026	E137667	$	686.40
15440	**SPRAYLINE SPRAYING EQUIPMENT MATOPOS PTY LTD MALEMI UNIT TRUST T/AS**			**$**	**1,930.50**
15440	General hardware and tools	15/04/2026	E137197	$	1,930.50
11220	**ST JOHN AMBULANCE WESTERN AUSTRALIA LTD**			**$**	**375.31**
11220	External training courses	15/04/2026	E137133	$	375.31
20073	**STANTON CORNISH-WARD**			**$**	**7,500.00**
20073	Artists and artworks	15/04/2026	E137361	$	7,500.00
10491	**STATE EMERGENCY SERVICE MELVILLE (SES MELVILLE) MELVILLE STATE EMERCENCY SERVICE UNIT (INC) T/AS**			**$**	**5,133.35**
10491	Community services and respite	15/04/2026	E137122	$	5,133.35
16617	**STATE WIDE TURF SERVICES JERRA NOMINEES PTY LTD & NB NORRISH PTY LTD T/AS**			**$**	**21,135.40**
16617	Turf and Equipment	15/04/2026	E137231	$	21,135.40
19729	**STEPHEN DONALD HOPPER**			**$**	**1,173.95**
19729	Other consulting services	15/04/2026	E137329	$	1,173.95
17635	**STRATAGREEN STRATA CORPORATION PTY LTD T/AS**			**$**	**5,585.69**
17635	Landscaping services and supplies	15/04/2026	E137262	$	3,301.65
17635	Landscaping services and supplies	30/04/2026	E137607	$	2,284.04
13539	**SUPERIOR PAK PTY LTD**			**$**	**745.73**
13539	Vehicle maintenance	30/04/2026	E137525	$	745.73
20022	**SUSAN MAY ROBINSON**			**$**	**300.00**
20022	Community events	15/04/2026	E137347	$	300.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
11015	**SUSSEX INDUSTRIES HALKOT PTY LTD T/AS**			**$**	**473.00**
11015	Surveyors	30/04/2026	E137489	$	473.00
19289	**SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS**			**$**	**3,861.00**
19289	Landscaping services and supplies	15/04/2026	E137311	$	2,574.00
19289	Landscaping services and supplies	30/04/2026	E137639	$	1,287.00
20070	**SWIFT FLOW THE TRUSTEE FOR THE SWIFT FLOW UNIT TRUST T/A**			**$**	**6,509.97**
20070	Plumbing maintenance supplies and services	15/04/2026	E137360	$	530.20
20070	Plumbing maintenance supplies and services	30/04/2026	E137676	$	5,979.77
16605	**SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS**			**$**	**382,739.48**
16605	Electricity Charges	15/04/2026	E137229	$	344,744.00
16605	Electricity Charges	30/04/2026	E137576	$	37,995.48
14270	**TALIS CONSULTANTS THE TRUSTEE FOR TALIS UNIT TRUST T/AS**			**$**	**26,386.25**
14270	Kerbside waste Auditing	30/04/2026	E137538	$	26,386.25
16881	**TASTY FRESH PTY LTD**			**$**	**308.00**
16881	Food and beverages	15/04/2026	E137244	$	255.20
16881	Food and beverages	30/04/2026	E137588	$	52.80
19790	**TBB PLANNING PTY LTD**			**$**	**3,072.30**
19790	Town planning services	15/04/2026	E137331	$	3,072.30
18917	**TEAM GLOBAL EXPRESS PTY LTD**			**$**	**757.21**
18917	Couriers	30/04/2026	E137620	$	757.21
16341	**TECHNOGYM AUSTRALIA PTY LTD**			**$**	**330.00**
16341	Sport and recreation equipment	15/04/2026	E137218	$	330.00
19372	**TELSTRA LIMITED**			**$**	**18,142.82**
19372	Telecommunication services	15/04/2026	E137314	$	8,188.01
19372	Telecommunication services	30/04/2026	E137641	$	9,954.81
16307	**TENDERLINK.COM EXPERIAN AUSTRALIA OPERATIONS PTY LTD T/AS**			**$**	**1,188.06**
16307	Advertising and media buy	15/04/2026	E137216	$	1,188.06
19128	**TERRENCE TECK SUN LEE COUNCILLOR**			**$**	**100.00**
19128	Councillor expenses	15/04/2026	E137300	$	100.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
20133	**THE LAST GREAT HUNT INC**			**$**	**29,434.94**
20133	Entertainers	30/04/2026	E137686	$	29,434.94
18311	**THE TRUSTEE FOR GPS GEO GUARD TRUST**			**$**	**1,795.64**
18311	Security services	15/04/2026	E137279	$	1,795.64
17619	**THINKFIELD PTY LTD WEST COAST FIELD SERVICES T/AS**			**$**	**6,856.86**
17619	Market research services	30/04/2026	E137606	$	6,856.86
19206	**THREE CHILLIES DESIGN PTY LTD**			**$**	**54,967.75**
19206	Point Walter Jump Park Maintenance	30/04/2026	E137636	$	54,967.75
19418	**TIGER CONTAINERS THE TRUSTEE FOR THE TIGER CONTAINERS UNIT TRUST T/AS**			**$**	**396.00**
19418	Hire of Containers	15/04/2026	E137316	$	396.00
12076	**TIGER TEK PTY LTD**			**$**	**262.68**
12076	General hardware and tools	15/04/2026	E137146	$	262.68
12528	**TNS PAYMENT PLATFORMS PTY LIMITED**			**$**	**2,748.82**
12528	Cash collection services	30/04/2026	E137509	$	2,748.82
11478	**TOMPKINS PARK COMMUNITY & RECREATIONAL ASSOC.**			**$**	**565.00**
11478	Venue hire	15/04/2026	E137137	$	565.00
13917	**TOTAL GREEN RECYCLING PTY LTD**			**$**	**4,692.00**
13917	General recycling	30/04/2026	E137533	$	4,692.00
19099	**TOTAL TOOLS O'CONNOR TOOLCO PTY LTD T/AS**			**$**	**762.55**
19099	General hardware and tools	15/04/2026	E137298	$	762.55
12663	**TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS**			**$**	**4,300.53**
12663	Uniforms and corporate wardrobe	15/04/2026	E137152	$	2,033.30
12663	Uniforms and corporate wardrobe	30/04/2026	E137511	$	2,267.23
10214	**T-QUIP TURF EQUIPMENT SOLUTIONS TOCOJEPA PTY LTD T/AS**			**$**	**158.25**
10214	Turf and Equipment	30/04/2026	E137478	$	158.25
16951	**TRANSAIR TWO-WAY RADIO TRANSAIR HOLDINGS PTY LTD T/AS**			**$**	**2,146.50**
16951	AV equipment and cameras	15/04/2026	E137245	$	2,146.50

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
17037	**TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS**			**$**	**244,340.45**
17037	Arborists and tree services	15/04/2026	E137251	$	216,207.86
17037	Arborists and tree services	30/04/2026	E137594	$	28,132.59
14271	**TREE PLANTING & WATERING BARONESS HOLDINGS PTY LTD T/AS**			**$**	**26,464.98**
14271	Arborists and tree services	15/04/2026	E137177	$	26,464.98
14158	**TRITON ELECTRICAL CONTRACTORS PTY LTD**			**$**	**16,647.40**
14158	Electrical and lighting maintenance supplies and services	15/04/2026	E137175	$	1,296.90
14158	Electrical and lighting maintenance supplies and services	21/04/2026	E137429	$	15,350.50
10436	**TROPHY CHOICE THE TRUSTEE FOR K & S PASCOE FAMILY TRUST T/AS**			**$**	**1,602.00**
10436	Sport and recreation equipment	15/04/2026	E137119	$	1,602.00
17588	**TRUCK CENTRE WA PTY LTD**			**$**	**3,894.86**
17588	Vehicle repairs and maintenance	30/04/2026	E137605	$	3,894.86
18078	**TYRECYCLE PTY LTD**			**$**	**486.70**
18078	Supply of tyres	15/04/2026	E137271	$	486.70
19774	**UGC GROUP UGC HOLDINGS PTY LTD T/AS**			**$**	**3,236.01**
19774	Landscaping services and supplies	30/04/2026	E137658	$	3,236.01
14960	**ULTIMO CATERING & EVENTS PTY LTD**			**$**	**20,894.90**
14960	Catering services and supplies	15/04/2026	E137189	$	11,721.00
14960	Catering services and supplies	30/04/2026	E137546	$	9,173.90
13425	**UNICORN GROUP AUSTRALIA PTY LTD**			**$**	**700.00**
13425	Vehicle and trailers service	15/04/2026	E137165	$	700.00
19164	**UNITING GLOBAL PTY LTD**			**$**	**16,691.57**
19164	Commercial cleaning	15/04/2026	E137302	$	8,964.80
19164	Commercial cleaning	30/04/2026	E137631	$	7,726.77
16075	**URBIS PTY LTD**			**$**	**18,632.08**
16075	Real estate and property management	15/04/2026	E137209	$	4,394.23
16075	Real estate and property management	30/04/2026	E137558	$	14,237.85

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
19840	**VAN ZELLER COMMUNICATIONS MARCIA JANE VAN ZELLER T/AS**			**$**	**500.00**
19840	Community events	30/04/2026	E137664	$	500.00
19087	**VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD**			**$**	**134,911.79**
19087	Mixed waste disposal March	15/04/2026	E137297	$	45,160.12
19087	Mixed waste disposal March	30/04/2026	E137626	$	89,751.67
19089	**VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS**			**$**	**3,812.88**
19089	Security systems/Monitoring	30/04/2026	E137627	$	3,812.88
19207	**VODICE PTY LTD**			**$**	**550.00**
19207	Entertainers	15/04/2026	E137307	$	550.00
14227	**VORGEE PTY LTD**			**$**	**1,334.30**
14227	Swimming pool costs	30/04/2026	E137536	$	1,334.30
18364	**WA FIRE PTY LTD**			**$**	**3,971.00**
18364	Training services	15/04/2026	E137281	$	660.00
18364	Training services	30/04/2026	E137615	$	3,311.00
10577	**WA LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA**			**$**	**1,870.00**
10577	Lift off Mentoring Program 2026	15/04/2026	E137124	$	935.00
10577	Lift off Mentoring Program 2026	30/04/2026	E137483	$	935.00
12334	**WATER CORPORATION**			**$**	**53,034.77**
12334	Water Corporation	15/04/2026	E137150	$	28,288.32
12334	Water Corporation	30/04/2026	E137506	$	24,746.45
19181	**WCP CIVIL PTY LTD**			**$**	**126,018.13**
19181	COM-Melville 2025-26 Park Road	15/04/2026	E137303	$	126,018.13
15762	**WENDY CORRICK FRIENDS OF BULL CREEK**			**$**	**368.62**
15762	Catering services and supplies	15/04/2026	E137202	$	368.62
11735	**WEST COAST SHADE THE TRUSTEE FOR WEST COAST SHADE TRUST T/AS**			**$**	**7,227.00**
11735	Outdoor furniture and shades and exercise equipment	15/04/2026	E137143	$	7,227.00
10674	**WEST COAST TURF SARATOGA HOLDINGS PTY LTD ATF THE JPD TRUST T/AS**			**$**	**78,102.42**
10674	Turf and Equipment	15/04/2026	E137126	$	19,166.79
10674	Turf and Equipment	30/04/2026	E137486	$	58,935.63

OFFICIAL

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference		Payment Amount
13112	**WEST COAST WATERFILTER MAN**			**$**	**132.00**
13112	Catering services and supplies	15/04/2026	E137159	$	132.00
16873	**WESTERN AUSTRALIA POLICE**			**$**	**35.20**
16873	HR and workforce services	15/04/2026	E137242	$	35.20
10311	**WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS**			**$**	**313,424.20**
10311	Electricity	15/04/2026	E137116	$	313,424.20
19085	**WESTERN STEEL & PIPE THE TRUSTEE FOR THE SMITH FAMILY TRUST T/AS**			**$**	**1,541.10**
19085	Welders and metal fabrication products and services	30/04/2026	E137625	$	1,541.10
13782	**WEST-SURE GROUP PTY LTD**			**$**	**1,001.00**
13782	Parking meters	30/04/2026	E137529	$	1,001.00
19860	**WHAT LUCK PTY LTD**			**$**	**2,095.80**
19860	Catering services and supplies	15/04/2026	E137337	$	726.60
19860	Catering services and supplies	30/04/2026	E137665	$	1,369.20
16956	**WINENERGY WINCONNECT PTY LTD T/AS**			**$**	**133.74**
16956	Gas	15/04/2026	E137246	$	133.74
19203	**WOODY'S WORLD PRODUCTIONS THE TRUSTEE FOR ALPINE STUDIO TRUST T/AS**			**$**	**550.00**
19203	Entertainers	30/04/2026	E137635	$	550.00
11509	**WORKPOWER INCORPORATED**			**$**	**2,187.63**
11509	Arborists and tree services	15/04/2026	E137139	$	1,813.35
11509	Arborists and tree services	30/04/2026	E137498	$	374.28
16328	**WORMALD AUSTRALIA PTY LTD**			**$**	**16,825.46**
16328	Fire equipment and maintenance services	15/04/2026	E137217	$	9,717.47
16328	Fire equipment and maintenance services	30/04/2026	E137566	$	7,107.99
17103	**WOW WIPES ATF LAWRENCE FAMILY & MACLACHLAN TRUST T/AS**			**$**	**1,149.50**
17103	Hygiene services	30/04/2026	E137597	$	1,149.50
16493	**WSP AUSTRALIA PTY LIMITED**			**$**	**48,840.00**
16493	Valuation services Local Planning Scheme Review	15/04/2026	E137225	$	16,115.00
16493	Valuation services Local Planning Scheme Review	30/04/2026	E137572	$	32,725.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
14959	**YELAKITJ MOORT NYUNGAR ASSOCIATION INC. - MARIE TAYLOR**				**$**	**657.00**
14959	Entertainers		15/04/2026	E137188	$	657.00
19129	**ZHI HOONG LIM COUNCILLOR**				**$**	**3,248.32**
19129	Councillor expenses		21/04/2026	E137436	$	3,248.32
13023	**ZIRCODATA PTY LTD**				**$**	**3,286.34**
13023	Document storage and archive		15/04/2026	E137157	$	3,286.34
20054	**ZOE BERTHA BARRY**				**$**	**420.00**
20054	Community events		15/04/2026	E137356	$	420.00
99996	**SUNDRY TRUST CREDITOR**				**$**	**98,580.00**
99996	Mr R M Chong	Verge Bond Refund	14/04/2026	E137084	$	1,900.00
99996	Factory Pools Perth	Verge Bond Refund	14/04/2026	E137085	$	1,900.00
99996	Mr C Jackson	Verge Bond Refund	14/04/2026	E137086	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	14/04/2026	E137087	$	1,900.00
99996	D Krajancic	Verge Bond Refund	14/04/2026	E137088	$	1,900.00
99996	Oswald Homes (1972) Pty Ltd	Verge Bond Refund	14/04/2026	E137089	$	1,900.00
99996	101 Residential Pty Ltd	Verge Bond Refund	14/04/2026	E137090	$	1,900.00
99996	Akt Demolition Pty Ltd	Verge Bond Refund	14/04/2026	E137091	$	1,900.00
99996	Classic Home & Garage Innovations Pty Lt	Verge Bond Refund	14/04/2026	E137092	$	1,900.00
99996	Salt Kitchens and Bathrooms	Verge Bond Refund	14/04/2026	E137093	$	1,900.00
99996	Ms A Hubbard	Verge Bond Refund	14/04/2026	E137094	$	1,900.00
99996	Mr G P Martin	Verge Bond Refund	14/04/2026	E137095	$	1,900.00
99996	N Jolley	Verge Bond Refund	14/04/2026	E137096	$	1,900.00
99996	Mista Reno Pty Ltd	Verge Bond Refund	14/04/2026	E137097	$	1,900.00
99996	Ms R L Morrow	Verge Bond Refund	14/04/2026	E137098	$	1,900.00
99996	Classic Home & Garage Innovations Pty Lt	Verge Bond Refund	14/04/2026	E137099	$	1,900.00
99996	Mr L M K Tyson	Verge Bond Refund	14/04/2026	E137100	$	1,900.00
99996	Mr S H S Al-Shawi	Verge Bond Refund	14/04/2026	E137101	$	1,900.00
99996	Mr M P Patel	Verge Bond Refund	14/04/2026	E137102	$	1,900.00
99996	Mr S T Pawley	Verge Bond Refund	14/04/2026	E137103	$	1,900.00
99996	Mrs N Elhaj	Verge Bond Refund	28/04/2026	E137442	$	1,900.00
99996	Rural Building Company Pty Ltd	Verge Bond Refund	28/04/2026	E137443	$	1,900.00
99996	Averna Pty Ltd T/A Averna Homes	Verge Bond Refund	28/04/2026	E137444	$	1,900.00
99996	C U Building Group Pty Ltd	Verge Bond Refund	28/04/2026	E137445	$	1,790.00
99996	A Foster	Verge Bond Refund	28/04/2026	E137447	$	1,900.00
99996	N Elhaj	Verge Bond Refund	28/04/2026	E137448	$	1,900.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99996	E N van Eer	Verge Bond Refund	28/04/2026	E137449	$	1,900.00
99996	Red Ink Homes Pty Ltd	Verge Bond Refund	28/04/2026	E137450	$	1,900.00
99996	101 Residential Pty Ltd	Verge Bond Refund	28/04/2026	E137451	$	1,900.00
99996	Pure Homes Pty Ltd	Verge Bond Refund	28/04/2026	E137452	$	1,900.00
99996	Civil Con Holdings Pty Ltd	Verge Bond Refund	28/04/2026	E137453	$	1,900.00
99996	Cover Co	Verge Bond Refund	28/04/2026	E137454	$	1,900.00
99996	101 Residential Pty Ltd	Verge Bond Refund	28/04/2026	E137446	$	1,900.00
99996	Mrs C B Wilkinson	Verge Bond Refund	28/04/2026	E137456	$	1,900.00
99996	Malcolm-Robert Aitken	Verge Bond Refund	28/04/2026	E137457	$	1,900.00
99996	Mr A C Urquhart	Verge Bond Refund	28/04/2026	E137458	$	1,900.00
99996	Ms H Roennberg	Verge Bond Refund	28/04/2026	E137459	$	1,900.00
99996	Ms A Bonomi	Verge Bond Refund	28/04/2026	E137460	$	1,900.00
99996	K M Ayers	Verge Bond Refund	28/04/2026	E137461	$	1,900.00
99996	Miss P W Ng	Verge Bond Refund	28/04/2026	E137462	$	1,900.00
99996	Mr G J Hayes	Verge Bond Refund	28/04/2026	E137463	$	1,900.00
99996	M Forough	Verge Bond Refund	14/04/2026	E137104	$	1,900.00
99996	Perth Patio Magic Pty Ltd	Verge Bond Refund	28/04/2026	E137464	$	1,900.00
99996	A1 Pools	Verge Bond Refund	14/04/2026	E137105	$	1,900.00
99996	Mr K S Tiong	Verge Bond Refund	14/04/2026	E137106	$	1,900.00
99996	Mr C J Dodson	Verge Bond Refund	28/04/2026	E137465	$	1,900.00
99996	Patio and Shed Approvals	Verge Bond Refund	28/04/2026	E137466	$	1,900.00
99996	Mr P Lentin	Verge Bond Refund	14/04/2026	E137107	$	1,900.00
99996	Mr D M Dakin	Verge Bond Refund	28/04/2026	E137467	$	1,900.00
99996	Mr S Delavarpour	Verge Bond Refund	28/04/2026	E137468	$	1,900.00
99996	C Burton	Verge Bond Refund	28/04/2026	E137469	$	1,900.00
99996	TW Civil Solutions	Verge Bond Refund	28/04/2026	E137455	$	1,790.00
99998	**SUNDRY EFT CREDITOR**				**$**	**64,343.85**
99998	Julie Anderson	Cancelled Payment	14/04/2026	E137015	-$	194.94
99998	Julie Anderson	Refund-OSR paying rebate after property	15/04/2026	E137363	$	194.94
99998	Michelle Francis	Staff Reimbursement - planning course	15/04/2026	E137364	$	1,010.44
99998	Secureworks Group	DA-2026-125 - Refund - Advertising	15/04/2026	E137365	$	36.75
99998	G M & P A Darbyshire	Rates Refund - Ongoing DD	15/04/2026	E137366	$	500.00
99998	D Forkner	Refund-Underground Power Project credit	15/04/2026	E137367	$	347.16
99998	Hayden Watson	Staff Reimbursement	15/04/2026	E137368	$	26.50
99998	Anna Turnseck-James	Youth Sport Grant-YSG501 Wesley T James	15/04/2026	E137369	$	200.00
99998	Karen Gan	Youth Sport Grant - YSG503 Micah Fong	15/04/2026	E137370	$	200.00
99998	Danijela Schildenfeld	YouthSprtGrant-YSG504 Lotta Schildenfeld	15/04/2026	E137371	$	200.00
99998	Johann and Natalie Pretorius	YouthSportGrant-YSG506 Tenille Pretorius	15/04/2026	E137372	$	200.00
99998	Applecross Junior Cricket Club	Bond Refund-Shirley Strickland Large Event	15/04/2026	E137373	$	800.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Colin Martin Mewburn	Rates Refund - over payment	15/04/2026	E137374	$	461.75
99998	Kellie Bennett	Staff reimbursement	15/04/2026	E137375	$	700.00
99998	Myles Bovell	Staff reimbursement	15/04/2026	E137376	$	229.60
99998	Felix Ross	Staff reimbursement	15/04/2026	E137377	$	7.00
99998	Kylie MacPherson	Staff reimbursement	15/04/2026	E137378	$	8.63
99998	Paulan Marlborough	Refund-OSR paid rebate after settlement	15/04/2026	E137379	$	1,016.50
99998	Jai Deepak Chetnani	Shirley Strickland Large Event Bond	15/04/2026	E137381	$	800.00
99998	Shaun Tan	Writing Commission Payment -50 Year Anni	15/04/2026	E137382	$	1,173.95
99998	Drayton Morely	Refund of Candidate Nomination Fee - 202	15/04/2026	E137383	$	100.00
99998	Justin McMillan	Refund of Candidate Nomination Fee	15/04/2026	E137384	$	100.00
99998	Mt Pleasant Primary School P & C Assn	My Community Grant – C18	15/04/2026	E137385	$	6,000.00
99998	Rachel Meldrum	Refund - Dog sterilised	15/04/2026	E137386	$	100.00
99998	Baked & Loaded	Refund-3 months left permit 3407/OLD	15/04/2026	E137387	$	102.75
99998	Boss Building Brokers	Refund - overpaid - Debtor 875765	15/04/2026	E137388	$	303.60
99998	Trevor Walley	Elder Fee Goolugatup Lowerlands -Stage2	15/04/2026	E137389	$	800.00
99998	Marlene Warrell	Elder Fee Goolugatup Lowerlands -Stage2	15/04/2026	E137390	$	300.00
99998	Maitland Hill	Reimb - Travel costs Goolugatup Lowlands	15/04/2026	E137391	$	326.00
99998	R G Melville	Crossover Subsidy	15/04/2026	E137393	$	495.00
99998	Maeson Harvey	Youth print materials order	15/04/2026	E137394	$	178.09
99998	Thomas Rees - Perth Extensions	Refund - Application Withdrawal	15/04/2026	E137395	$	5,555.00
99998	Krutika Bhatia	Bond Refund-Food Truck Shirley S Pav.	15/04/2026	E137396	$	333.00
99998	Susan Callum	Refund due to Pensioner rebate	15/04/2026	E137397	$	904.29
99998	Thurzatt P/L T/As One Residential MGT	Rates Refund - overpaid	15/04/2026	E137398	$	3,075.89
99998	Bluecrest Construction	Refund - Application Withdrawal	15/04/2026	E137399	$	494.00
99998	Bluecrest Construction	Refund - Application Withdrawal	15/04/2026	E137400	$	510.00
99998	East Fremantle Primary School	Bond Refund - MDISSA & Cricket Carnival	15/04/2026	E137401	$	690.00
99998	Perth Festival	Bond Refund - Karla Bidi 2026	15/04/2026	E137402	$	345.00
99998	J Sharpe & K Gelmi	Cloth Nappy Rebate	15/04/2026	E137403	$	100.00
99998	Jonathan Goh	Compost Bin Rebate	15/04/2026	E137404	$	50.00
99998	Amanda Deeks	Bond Refund - Booking# 13237	15/04/2026	E137405	$	333.00
99998	Jennifer Rawlinson	Purchase of Artwork - COM Art Collection	15/04/2026	E137406	$	3,500.00
99998	Melody Cox	Staff Reimbursement	15/04/2026	E137407	$	40.49
99998	Rebecca Hillman	Worm Farm Rebate	15/04/2026	E137408	$	75.00
99998	Desmond Taylor	Refund-OSR paying rebate after settlement	15/04/2026	E137409	$	192.96
99998	MGB Legal Pty Ltd	Rates Refund - Overpaid	15/04/2026	E137410	$	1,000.00
99998	ARTERY Magazine	Goolugatup Heathcote Shop Sales- Mar 26	15/04/2026	E137411	$	112.46
99998	Audrey Pfister	Goolugatup Shop Sales - March 2026	15/04/2026	E137412	$	41.25
99998	Elena Betros Lopez	Goolugatup Shop Sales - March 2026	15/04/2026	E137413	$	28.13
99998	Gurjot Kaur	Goolugatup Shop Sales - March 2026	15/04/2026	E137414	$	32.25
99998	Janine Browne	Goolugatup Shop Sales - March 2026	15/04/2026	E137415	$	15.00

OFFICIAL

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	KORO BROWN	Goolugatup Shop Sales - March 2026	15/04/2026	E137416	$	71.25
99998	Paris Lettau (MEMO Review)	Goolugatup Shop Sales - March 2026	15/04/2026	E137417	$	26.25
99998	Rachel Button	Goolugatup Shop Sales - March 2026	15/04/2026	E137418	$	6.00
99998	Scott Alexander	Goolugatup Shop Sales - March 2026	15/04/2026	E137419	$	11.93
99998	Simon Gardam (Stray Pages)	Goolugatup Shop Sales - March 2026	15/04/2026	E137420	$	28.50
99998	Tia Tokic (BOSA)	Goolugatup Shop Sales - March 2026	15/04/2026	E137422	$	187.50
99998	Cherise Ann McDonald	Refund of overpayment by Direct debit	15/04/2026	E137423	$	1,513.90
99998	Jaffa Room	Blak Dingo Club Film Licenses	15/04/2026	E137424	$	704.00
99998	S E Whittome	Cancelled Payment	20/04/2026	E137380	-$	2,902.64
99998	S E Whittome	Rates refund - Overpaid by Bpay	15/04/2026	E137380	$	2,902.64
99998	S E Whittome	Rates refund - Overpaid by Bpay	30/04/2026	E137687	$	2,902.64
99998	Jianhui Xu	Parking fine withdrawn	30/04/2026	E137688	$	110.00
99998	Sophie G Nixon	Goolugatup Shop Sales - March 2026	30/04/2026	E137689	$	52.50
99998	Jianhui Xu	Cancelled Payment	20/04/2026	E137392	-$	110.00
99998	Sophie G Nixon	Cancelled Payment	20/04/2026	E137421	-$	52.50
99998	Jianhui Xu	Parking fine withdrawn	15/04/2026	E137392	$	110.00
99998	Sophie G Nixon	Goolugatup Shop Sales - March 2026	15/04/2026	E137421	$	52.50
99998	Muriel Owen	Rebate - Compost Bin	30/04/2026	E137690	$	49.99
99998	Agha F Perveez	Rebate - Compost Bin	30/04/2026	E137691	$	49.99
99998	Jessica Chew	Rebate - Cloth Nappy Rebate	30/04/2026	E137692	$	99.88
99998	R T and K L Prince	Rebate - Worm Farm	30/04/2026	E137693	$	75.00
99998	Fiona Noble	Rebate - Sustainability Rebate	30/04/2026	E137694	$	50.00
99998	SAMUEL KULAVELIL PAULOSE	Staff Reimbursement	30/04/2026	E137695	$	26.94
99998	Ghislaine Sheridan	Rebate - Sustainability Rebate	30/04/2026	E137696	$	50.00
99998	Jasmine Sidhu	Rebate - Sustainability Rebate	30/04/2026	E137697	$	50.00
99998	En Ning Yu	Shirley Strickland - Small Event Bond	30/04/2026	E137698	$	500.00
99998	TJ and CA Lissiman	Rates Refund - overpaid	30/04/2026	E137699	$	2,072.00
99998	Te Hiiritanga Wepiha	Mixing tracks for BlakSounds	30/04/2026	E137700	$	1,320.00
99998	Jillian Elizabeth Ciemitis	Design Review Panel Member 04/3/2026	30/04/2026	E137701	$	822.25
99998	Emma Reid	Bond Refund - Shirley Strickland Event	30/04/2026	E137702	$	800.00
99998	Gede Wirayuda	Youth Week event Apr 2026 Participation	30/04/2026	E137703	$	50.00
99998	Louie Cabutaje	Youth Week event Apr 2026 Participation	30/04/2026	E137704	$	50.00
99998	Bianca Bedin and Gareth Godde	Refund - Dog sterilised	30/04/2026	E137705	$	100.00
99998	Perth Renovations Co Pty Ltd	Refund - Application Withdrawal	30/04/2026	E137706	$	2,481.89
99998	Hyun Jun Kwon	Refund - Dog Sterilised	30/04/2026	E137707	$	100.00
99998	Nicola Palmer	Refund - Dog sterilised	30/04/2026	E137708	$	100.00
99998	J De Ridder	Bond Refund-Wedding Ceremony at Piney Lakes	30/04/2026	E137709	$	123.00
99998	Luke Earl Mikus	Refund - incorrect application type	30/04/2026	E137710	$	33.00
99998	Tangent Nominees Pty Ltd	Refund - Application withdrawal	30/04/2026	E137711	$	171.65
99998	Junni Zhan	Refund-Uncertified application withdrawn	30/04/2026	E137712	$	2,136.65

OFFICIAL

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	Laetitia Wilson	Commissioned Essay on the COM Art Award	30/04/2026	E137713	$	1,173.95
99998	Robyn-Jean Templeton	Half Day Workshop Facilitation	30/04/2026	E137714	$	706.58
99998	Megan Sauzier	Refund - Application withdrawal	30/04/2026	E137715	$	73.00
99998	Laura De Rossi	Staff Reimbursement	30/04/2026	E137716	$	205.00
99998	Peter Dhu	1 full day training on 28/4/2026	30/04/2026	E137717	$	5,390.00
99998	JMW Training PTY LTD T/A Indi Drive	PDA Assessment Fee DOT - Jason Rogers	30/04/2026	E137718	$	120.50
99998	GHC Group Pty Ltd	Structural Engineer Certificate for Main	30/04/2026	E137719	$	4,224.00
99998	Hanson Property Settlements Trust Accoun	Property Sold	30/04/2026	E137720	$	959.67
99998	Palmyra Veterinary hospital	Animal Sterilisation Refund - 260293/649	30/04/2026	E137721	$	103.00
99998	Palmyra Veterinary hospital	LILY Euthanasia Service & Aftercare Dog	30/04/2026	E137722	$	310.00

Cancelled Payments	4	-$	3,260.08
Cheque Payments	0	$	-
EFT Payments	640	$	11,809,048.80
Total Payments	644	$	11,805,788.72

OFFICIAL

Payroll Payments made for April 2026		
Pay 21		**8/04/2026**
Westpac Bank		$1,733,797.89
Taxation		$516,323.00
Creditors		$398,024.25
Advances		$0.00
	Total	**$2,648,145.14**
Pay 22		**22/04/2026**
Westpac Bank		$1,738,900.37
Taxation		$519,106.00
Creditors		$404,323.74
Advances		$3,713.55
	Total	**$2,666,043.66**
Total Pays		**$5,314,188.80**

OFFICIAL

Direct Payments made for April 2026				
Payee	**Description**	**Bank Reference**	**Payment Amount**	
Pressreader	Pressreader - invoice IRSI018330	144099241	$	10,802.40
Easisalary	ITC Easisalary for April	144254681	$	2,484.38
Easisalary	ITC Easisalary for March	144254577	$	2,743.30
Maxxia	ITC Maxxia for April	144254493	$	501.78
Maxxia	ITC Maxxia for March	144254403	$	364.83
		Total	**$**	**16,896.69**

OFFICIAL

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

PAYEE	DESCRIPTION	DATE	AMOUNT
NATIONAL HOTEL SUPPL MAROOCHYDORE AU 5085	CATERING	2/04/2026	$ 98.16
COLES ONLINE HAWTHORN EAST AU 5411	CATERING	20/03/2026	$ 397.50
COLES ONLINE HAWTHORN EAST AU 5411	CATERING	20/03/2026	$ 96.50
SOUL ORIGIN BOORAGOON BOORAGOON AU 5814	CATERING	18/03/2026	$ 31.80
GARDENFRESH8/125 RISEL BOORAGOON AU 5411	CATERING	17/03/2026	$ 5.57
ROCK WEAR INTERNATIONA SUCCESS AU 5655	CATERING	16/03/2026	$ 134.97
ROCK WEAR INTERNATIONA SUCCESS AU 5655	STAFF UNIFORM	16/03/2026	$ 134.97
COLES 0332 BOORAGOON AU 5411	CATERING	10/03/2026	$ 167.60
LIQUORLAND 3374 BOORAGOON AU 5921	CATERING	10/03/2026	$ 45.00
RISK MNGT INST AUS BRIGHTON EAST AU 8641	STAFF UNIFORM	25/03/2026	$ 730.00
SHELTA AUSTRALIA PROSPECT AU 5999	ENVIRONMENT	1/04/2026	$ 316.00
ULTIMOCTNG* ONLINE PERTH AU 5812	ENVIRONMENT	1/04/2026	$ 573.95
EZI*THE STOREHOUSE CO. COOLBELLUP AU 5499	ENVIRONMENT	30/03/2026	$ 111.90
STUFFED WITH PLUSH TOY MELROSE PARK AU 5399	ENVIRONMENT	20/03/2026	$ 204.70
AUSTRALIAN VENUE CO MELBOURNE AU 5812	HEALTHY MELVILLE SUNDOWNER	23/03/2026	$ 1,568.58
SP WHOLESALE MOVEACT BRUNSWICK EAS AU 5699	GRIP SOCKS AND ACCESSORIES	23/03/2026	$ 1,963.58
EZI*GREEN BUILDING COU BARANGAROO AU	STAFF TRAINING	24/03/2026	$ 85.00
BENNYSBARANDCA260311NB FREMANTLE AU	STAFF APPRECIATION	12/03/2026	$ 202.99
AMZNPRIMEA* AMZNPRIMEA SYDNEY SOUTH AU 5968	MELSAFE	23/03/2026	$ 9.99
STANDARD FLEET STANDARDFLEET US 5734	MELSAFE	16/03/2026	$ 461.75
PETBARN MYAREE AU 5995	DOG POUND	13/03/2026	$ 272.58
SP WHO GIVES A CRAP MELBOURNE AU 5399	STAFF APPRECIATION	31/03/2026	$ 120.00
COLES 0352 MELVILLE AU 5411	CATERING	26/03/2026	$ 13.00
AUSSIE NATURAL SPRIN WANGARA AU 5999	OFFICE SUPPLIES	25/03/2026	$ 21.66
KMART 1162 BOORAGOON AU 5310	OFFICE SUPPLIES	16/03/2026	$ 36.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	16/03/2026	$ 60.40
THE GOOD GROCER MYAR MYAREE AU 5411	OFFICE SUPPLIES	13/03/2026	$ 12.57
AUSSIE NATURAL SPRIN WANGARA AU 5999	OFFICE SUPPLIES	12/03/2026	$ 21.66
SQSP* WEBSIT#225535797 SQUARESPACE.C US 7372	WEBSITE	9/03/2026	$ 380.68
SOCIAL MEDIA PERTH MT HAWTHORN AU 7392	EVENT	23/03/2026	$ 984.50
TICKETS*FREMANTLE 0272026035 AU 8398	CATERING	23/03/2026	$ 288.42
WALGA EVENTS WEST LEEDERVI AU 8641	EVENT	11/03/2026	$ 1,000.00
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	2/04/2026	$ 3.49
WOOLWORTHS ONLINE BELLA VISTA AU 5411	OFFICE SUPPLIES	30/03/2026	$ 103.50
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	20/03/2026	$ 3.49
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	20/03/2026	-$ 3.15
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	17/03/2026	$ 6.64
KMART 1024 KARDINYA AU 5310	OFFICE SUPPLIES	17/03/2026	$ 121.00
IGA WILLAGEE WILLAGEE AU 5411	CATERING	16/03/2026	$ 38.26
IGA WILLAGEE WILLAGEE AU 5411	CATERING	11/03/2026	$ 75.18
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	6/03/2026	$ 3.49
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	4/03/2026	$ 3.49
COLES 0332 BOORAGOON AU	CATERING	23/03/2026	$ 59.12
ST JOHN AMBULANCE AUST BELMONT AU	FIRST AID TRAINING	23/03/2026	$ 144.00
ST JOHN AMBULANCE AUST BELMONT AU	MATERIALS FOR WTRH EXHIBITION	23/03/2026	$ 83.84
WOOLWORTHS/GARDEN CITY BOORAGOON AU	OFFICE SUPPLIES	17/03/2026	$ 15.00
OFFICEWORKS 0616 O'CONNOR AU	OFFICE SUPPLIES	12/03/2026	$ 19.08
FRESH MINI MARKET HELENA VALLEY AU	CATERING	12/03/2026	$ 72.95
ADOBE SYDNEY AU 5817	SUBSCRIPTION	9/03/2026	$ 286.99
KMART MULGRAVE AU 5310	OFFICE SUPPLIES	6/03/2026	$ 80.00
SPLICE.COM* SPLICE PLA SPLICE.COM US 5734	SUBSCRIPTION	9/03/2026	$ 325.67
SPLICE.COM* SPLICE PLA SPLICE.COM US 5734	SUBSCRIPTION	9/03/2026	$ 325.67
COERCO PTY LTD MALAGA AU 5039	WATER TANK LIDS	30/03/2026	$ 399.24
EZYPAY*FIRE AND SAFETY SYDNEY AU 8299	WHS TRAINING	27/03/2026	$ 480.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	31/03/2026	$ 22.55
DEPT OF RACING GAMIN EAST PERTH AU 9399	FOR THE BEST LIQUOR LICENSE	30/03/2026	$ 129.50
7-ELEVEN 3065 BOORAG BOORAGOON AU 5541	MSM ARTIST RIDER	23/03/2026	$ 22.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	MSM ARTIST RIDER	23/03/2026	$ 44.05
CITYMELVILLE CIVIC BOORAGOON AU 9399	LIQUOR LICENSE - LIBRARY AUTHOR TALK	17/03/2026	$ 35.21
7-ELEVEN 3065 BOORAG BOORAGOON AU 5541	MSM ARTIST RIDER	9/03/2026	$ 22.00
7-ELEVEN 3065 BOORAG BOORAGOON AU 5541	MSM ARTIST RIDER	9/03/2026	$ 5.50
COLES 0332 BOORAGOON AU 5411	MSM ARTIST RIDER AND TINT ARTIST RIDER	9/03/2026	$ 124.40
THE GOOD GROCER APPL APPLECROSS AU 5411	TINT ARTIST RIDER	9/03/2026	$ 26.82
EB *WA INTERNATIONAL W 801-413-7200 AU 7399	IWD LEADERSHIP PD	4/03/2026	$ 550.20
TRYBOOKING PTY LTD SOUTH YARRA AU	REFUND	2/04/2026	-$ 60.00
SOUTH METROPOLITAN TAF THORNLIE AU	STAFF APPRECIATION	23/03/2026	$ 106.95

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
WOOLWORTHS/GARDEN CITY BOORAGOON AU	STAFF TRAINING	23/03/2026	$ 291.25
AUSTRALIAN GROWN WILLETTON AU	STAFF UNIFORM	20/03/2026	$ 60.17
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	STAFF TRAINING	19/03/2026	$ 350.00
ATI MIRAGE TRAINING PERTH AU	STAFF APPRECIATION	18/03/2026	$ 55.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU	STAFF TRAINING	18/03/2026	$ 1,944.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	STAFF APPRECIATION	17/03/2026	$ 162.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU	STAFF APPRECIATION	13/03/2026	$ 111.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU	STAFF APPRECIATION	10/03/2026	$ 748.65
THE NILE A18T-RY6J THENILE.COM.A AU	PM BODY OF KNOWLEDGE GUIDE	5/03/2026	$ 152.49
KMART 1162 BOORAGOON AU 5310	OFFICE SUPPLIES	2/04/2026	$ 11.00
SUSHI SUSHI BOORAGOON BOORAGOON AU 5814	CATERING	27/03/2026	$ 68.50
COLES 0332 BOORAGOON AU 5411	CATERING	26/03/2026	$ 14.50
FACEBK *MH473KVCG2 FB.ME/ADS IE 7311	ADVERTISING	26/03/2026	$ 38.28
GARDENFRESHB/125 RISEL BOORAGOON AU 5411	CATERING	26/03/2026	$ 10.26
POST BOORAGOON POST SH BOORAGOON AU 9402	WORKING WITH CHILDREN CHECK	25/03/2026	$ 87.00
KMART 1162 BOORAGOON AU 5310	OFFICE SUPPLIES	24/03/2026	$ 42.50
KMART 1162 BOORAGOON AU 5310	OFFICE SUPPLIES	24/03/2026	-$ 40.00
SCUTTI FRESH MARKETS APPLECROSS AU 5411	CATERING	24/03/2026	$ 62.59
KMART 1162 BOORAGOON AU 5310	EVENT SUPPLIES	23/03/2026	$ 96.50
MISS MAUD NORTH PERTH AU 5812	CATERING	20/03/2026	$ 260.45
COLES 0332 BOORAGOON AU 5411	HEALTHY MELVILLE PADS	19/03/2026	$ 97.50
NOMOREPLAST 0414326248 AU 5811	EVENT SUPPLIES	19/03/2026	$ 54.07
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	EVENT SUPPLIES	4/03/2026	$ 40.75
KMART 1024 KARDINYA AU	WILLAGEE YOUTH DROPIN	1/04/2026	$ 316.30
POST WILLAGEE CENTRAL WILLAGEE AU	STAFF APPRECIATIONS	1/04/2026	$ 1,023.80
IGA WILLAGEE WILLAGEE AU	SAFETY AUDIT	31/03/2026	$ 6.00
OFFICEWORKS 0616 O'CONNOR AU	NEWSPAPER	31/03/2026	$ 3.00
SP AUSTRALIAN SAFETY NORTH TAMBORI AU	EVACUATION SIGNS	30/03/2026	$ 140.40
WOOLWORTHS/STAMMERS S/ PALMYRA AU	OFFICE SUPPLIES	27/03/2026	$ 14.00
IGA WILLAGEE WILLAGEE AU	OFFICE SUPPLIES	26/03/2026	$ 3.49
POST WILLAGEE CENTRAL WILLAGEE AU	STAFF APPRECIATIONS	23/03/2026	$ 451.90
IGA WILLAGEE WILLAGEE AU	OFFICE SUPPLIES	20/03/2026	$ 9.95
IGA WILLAGEE WILLAGEE AU	WILLAGEE YOUTH DROPIN	20/03/2026	$ 26.58
IGA WILLAGEE WILLAGEE AU	OFFICE SUPPLIES	17/03/2026	$ 3.49
IGA WILLAGEE WILLAGEE AU	OFFICE SUPPLIES	11/03/2026	$ 3.49
IGA WILLAGEE WILLAGEE AU	OFFICE SUPPLIES	4/03/2026	$ 3.49
PHOTOBOOTH HIRE CLARKSON AU	PHOTOBOOTH HIRE - BEATS BY YOU	4/03/2026	$ 479.00
LINKEDIN P828739666 NORTH SYDNEY AU 7311	LINKEDIN BOOST	3/03/2026	$ 43.02
GESHA COFFEE CO BIBRA LAKE AU 5499	OFFICE SUPPLIES	2/04/2026	$ 410.05
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	REFUND	30/03/2026	-$ 69.98
PREZZEE* AU354B2D75 SYDNEY AU 5399	STAFF APPRECIATION	26/03/2026	$ 202.53
PREZZEE* AUC148630A SYDNEY AU 5399	STAFF APPRECIATION	26/03/2026	$ 75.95
PREZZEE* AUE9BD0759 SYDNEY AU 5399	STAFF APPRECIATION	26/03/2026	$ 101.27
PREZZEE* AU4D83C89E SYDNEY AU 5399	STAFF APPRECIATION	25/03/2026	$ 1,620.24
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	EVENTS	20/03/2026	$ 24.86
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	REFUND	18/03/2026	-$ 80.00
OFFICEWORKS BENTLEIGH EAS AU 5943	EVENT EQUIPMENT	18/03/2026	$ 270.00
BUNNINGS 317000 MELVILLE AU 5200	LEN SHEARER EVENT	16/03/2026	$ 5.00
BUNNINGS GROUP LTD HAWTHORN EAST AU 5200	LEN SHEARER EVENT	16/03/2026	$ 72.93
LOCAL GOVERNEMENT MANA MT HAWTHORN AU 9399	EA NETWORK	16/03/2026	$ 420.00
SQ *AK FOOD SERVICES W WILLAGEE AU 5814	LEN SHEARER EVENT	16/03/2026	$ 84.00
SQ *FREEZIE TREATS WILLAGEE AU 5814	LEN SHEARER EVENT	16/03/2026	$ 12.19
SQ *JUSTCHILLIN VAN WILLAGEE AU 5814	LEN SHEARER EVENT	16/03/2026	$ 24.38
GESHA COFFEE CO BIBRA LAKE AU 5499	OFFICE SUPPLIES	13/03/2026	$ 410.05
KMART 1162 BOORAGOON AU 5310	LEN SHEARER EVENT	13/03/2026	$ 42.00
OFFICEWORKS BENTLEIGH EAS AU 5943	PAPER	10/03/2026	$ 9.00
COLES 0332 BOORAGOON AU 5411	OFFICE SUPPLIES	5/03/2026	$ 36.00
GESHA COFFEE CO BIBRA LAKE AU 5499	COFFEE MACHINE RENTAL	4/03/2026	$ 177.68
GESHA COFFEE CO BIBRA LAKE AU 5499	COFFEE MACHINE RENTAL	4/03/2026	$ 177.68
INTUIT MAILCHIMP SYDNEY AU 5968	MAILING LIST SOFTWARE	23/03/2026	$ 64.58
SP ST JOHN WA BELMONT AU 5399	FIRST AID KIT SUPPLIES	19/03/2026	$ 20.00
THE GOOD GROCER CANN APPLECROSS AU 5411	CATERING	12/03/2026	$ 22.89
DEPUTY DEPUTY.COM AU 5817	STAFF SCHEDULING APP	5/03/2026	$ 107.25
SCUTTI FRESH MARKETS APPLECROSS AU 5411	CATERING	5/03/2026	$ 45.95
LOYVERSE.COM LONDON GB 5734	POS SOFTWARE	4/03/2026	$ 7.43
GARDENFRESHB/125 RISEL BOORAGOON AU 5411	CATERING	2/04/2026	$ 18.24
KMART 1162 BOORAGOON AU 5310	CATERING	2/04/2026	$ 156.00
COLES 0332 BOORAGOON AU 5411	CATERING	1/04/2026	$ 195.73
COLES 0332 BOORAGOON AU 5411	CATERING	25/03/2026	$ 186.40
COLES 0332 BOORAGOON AU 5411	CATERING	25/03/2026	$ 39.37

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	CATERING	25/03/2026	$ 89.00
MPM MARKETING SERVIC BRISBANE AIRP AU 5111	CATERING	13/03/2026	$ 229.71
NISBETS AUSTRALIA PTY CAMPBELLTOWN AU 5046	CATERING	6/03/2026	$ 175.12
COLES 0332 BOORAGOON AU 5411	CATERING	4/03/2026	$ 94.40
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	30/03/2026	$ 45.00
WANEWSDTI OSBORNE PARK AU 2741	LIBRARY RESOURCES	26/03/2026	$ 345.60
WANEWSDTI OSBORNE PARK AU 2741	LIBRARY RESOURCES	25/03/2026	$ 382.20
CHEMISTWAREHOUSE ONLIN PRESTON AU 5912	LIBRARY RESOURCES	23/03/2026	$ 65.88
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	20/03/2026	$ 181.93
NEWS PTY LIMITED SURRY HILLS AU 5818	LIBRARY RESOURCES	19/03/2026	$ 728.00
NEWS PTY LIMITED SURRY HILLS AU 5818	LIBRARY RESOURCES	10/03/2026	$ 728.00
COLES 7545 HILTON AU 5411	CATERING	1/04/2026	$ 170.70
TARGET 5076 BULL CREEK AU 5310	CATERING	27/03/2026	$ 70.00
COLES 7545 HILTON AU 5411	CATERING LIBRARY EVENT	25/03/2026	$ 76.80
COLES 0352 MELVILLE AU 5411	CATERING LIBRARY EVENT	20/03/2026	$ 9.60
COLES 0352 MELVILLE AU 5411	CATERING LIBRARY EVENT	13/03/2026	$ 9.60
AMAZON MARKETPLACE AU SYDNEY AU 5999	CRAFT SUPPLIES	12/03/2026	$ 57.45
AMAZON MARKETPLACE AU SYDNEY AU 5999	CRAFT SUPPLIES	12/03/2026	$ 29.98
COLES 0352 MELVILLE AU 5411	CATERING LIBRARY EVENT	6/03/2026	$ 121.50
COLES 0352 MELVILLE AU 5411	CATERING LIBRARY EVENT	5/03/2026	$ 9.60
VISTAPRINT AUSTRALIA P DERRIMUT AU 7399	PRINTING	2/04/2026	$ 133.98
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU 5734	SUBSCRIPTION	31/03/2026	$ 100.00
ARTS MARGARET RIVER MARGARET RIVE AU 8398	EVENT	17/03/2026	$ 175.00
ROADSHOW FILMS 0392811000 AU 7832	EVENT	6/03/2026	$ 139.56
ROADSHOW FILMS 0392811000 AU 7832	EVENT	6/03/2026	$ 139.56
WALGA EVENTS WEST LEEDERVI AU 8641	EVENT	4/03/2026	$ 200.00
COLES 0332 BOORAGOON AU 5411	OFFICE SUPPLIES	11/03/2026	$ 50.00
PURE CHAT INC. 4816	CUSTOMER ONLINE CHAT	11/03/2026	$ 146.99
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	6/03/2026	$ 23.40
OFFICEWORKS 0607 JOONDALUP AU 5943	OFFICE SUPPLIES	5/03/2026	$ 135.00
SP ST JOHN WA BELMONT AU 5399	FIRST AID SUPPLIES	6/03/2026	$ 141.40
CHEMISTWAREHOUSE ONLIN PRESTON AU 5912	FIRST AID SUPPLIES	6/03/2026	$ 53.55
SP BARRE ATTACK BONDI BEACH AU 7997	FITNESS PROGRAMS EQUIPMENT	4/03/2026	$ 519.50
KMART 1162 BOORAGOON AU 5310	CRECHE SUPPLIES	6/03/2026	$ 96.50
SLIMLINE WAREHOUSE BROADMEADOWS AU 5399	DISPLAY FRAME	11/03/2026	$ 712.18
ST JOHN AMBULANCE AUST BELMONT AU 8398	CPR TRAINING	9/03/2026	$ 70.00
DOLPHY AUSTRALIA CRANBOURNE WE AU 5719	BUILDING EQUIPMENT	16/03/2026	$ 467.06
SP NORDIC FITNESS COCKBURN CENT AU 5734	FITNESS EQUIPMENT	18/03/2026	$ 1,371.00
AUSTRALIAN VENUE CO MELBOURNE AU 5812	MEMBER EVENT CATERING	23/03/2026	$ 1,508.25
MYAREE PHARMACY MYAREE AU 5912	SWIM SCHOOL CONSUMABLES	12/03/2026	$ 41.98
KMART 1162 BOORAGOON AU 5310	SWIM SCHOOL CONSUMABLES	11/03/2026	$ 88.50
COLES 0332 BOORAGOON AU 5411	SWIM SCHOOL CONSUMABLES	11/03/2026	$ 39.25
GARDEN CITY NEWS BOORAGOON AU 5499	SWIM SCHOOL CONSUMABLES	13/03/2026	$ 29.99
KMART 1162 BOORAGOON AU 5310	SWIM SCHOOL CONSUMABLES	11/03/2026	$ 15.00
KMART 1162 BOORAGOON AU 5310	MARKETING SUPPLIES	26/03/2026	$ 51.40
BED BATH N TABLE BOORAGOON AU 5949	MARKETING SUPPLIES	26/03/2026	$ 47.98
COTTON ON AUSTRALIA PT GEELONG NORTH AU 5651	MARKETING SUPPLIES	31/03/2026	$ 56.94
SP LITTLE POSY FREMANTLE AU 5992	FLOWERS	11/03/2026	$ 118.00
SP FITNESS HERO PUNCHBOWL AU 5941	FITNESS EQUIPMENT	17/03/2026	$ 1,620.00
ENVIRONMENTAL SITE SER BURSWOOD AU 7392	PPE FACE FIT MASK	31/03/2026	$ 77.00
MYZONE* MYZONE OSBORNE PARK AU 7929	MYZONE SUB	16/03/2026	$ 210.50
TWILIO SENDGRID WWW.TWILIO.CO US 5734	SENDGRID	4/03/2026	$ 147.03
POST APPLECROSS LPO APPLECROSS AU	POSTAGE	25/03/2026	$ 63.05
PAY ECU EDU AU WEB JOONDALUP AU	INJURY MANAGEMENT	20/03/2026	$ 1,100.00
PREZZEE* AUCC83F38A SYDNEY AU	APPRECIATION	16/03/2026	$ 50.64
GOOGLE CLOUD HFFTPL SYDNEY AU	MONTHLY GOOGLE CLOUD SUBSCRIPTION	3/03/2026	$ 210.24
STEWART AND HEATON CLO BELMONT AU	EMERGENCY VESTS	13/03/2026	$ 55.68
SMP*KAYS CAFE 9 BOORAGOON AU	CATERING	9/03/2026	$ 16.63
IKEA PTY LIMITED TEMPE AU 5712	STORAGE FOR OFFICE AND MARLAK ROOM	31/03/2026	$ 1,636.00
SP WILD REPUBLIC AUS GEEBUNG AU 5399	ENVIRONMENT	31/03/2026	$ 211.60
SPUDSHED JANDAKOT AU 5411	SAFETY TRAINING MEETING	18/03/2026	$ 64.60
EZI*STRATAGREEN CANNING VALE AU 5200	ENVIRONMENT	12/03/2026	$ 278.21
ST JOHN AMBULANCE AUST BELMONT AU 8398	STAFF TRAINING	12/03/2026	$ 720.00
ST JOHN AMBULANCE AUST BELMONT AU 8398	REFUND	16/03/2026	-$ 180.00
COLES 4790 SECRET HBR AU 5411	OFFICE SUPPLIES	6/03/2026	$ 68.64
HAMILTON HILL IGA HAMILTON HILL AU 5411	LGIRS CHILDSAFE PROJECT W/SHOP	11/03/2026	$ 1.95
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	LGIRS CHILDSAFE PROJECT W/SHOP	9/03/2026	$ 7.95
SP UWA PUBLISHING PERTH AU 5192	SUBSCRIPTION	23/03/2026	$ 54.90
OCONNOR L/MWR&C/SAW O CONNOR AU 5261	MATERIALS	13/03/2026	$ 163.00
ALLIANCE PUMPS OCONNOR AU 5074	MATERIALS	5/03/2026	$ 84.50

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
SP COMBICRAFT PTY LTD BUNDALL AU	SIGNAGE LEN SHEARER	17/03/2026	$ 152.63
COLES 0332 BOORAGOON AU	LEN SHEARER COMMUNITY EVENT	16/03/2026	$ 433.35
COLES 0332 BOORAGOON AU	LEN SHEARER COMMUNITY EVENT	10/03/2026	$ 10.00
WALGA EVENTS WEST LEEDERVI AU 8641	EVENT	27/03/2026	$ 100.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	OFFICE SUPPLIES	26/03/2026	$ 10.15
BUNNINGS 303000 BIBRA LAKE AU 5200	SUPPLIES FOR BIN AUDIT	25/03/2026	$ 51.45
BUNNINGS 453000 O'CONNOR AU 5200	SUPPLIES FOR BIN AUDIT	25/03/2026	$ 345.70
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	ZOOPER DOOPERS FOR OUTDOOR CREWS	25/03/2026	$ 108.00
AU ESRTECH COM HONGKONG HK 5732	SCREENS IPAD	18/03/2026	$ 212.80
DOLCE AND SALATO BUL BULL CREEK AU 5812	CATERING SAFETY MEETING	16/03/2026	$ 169.00
WWW.ASB.COM.AU OSBORNE PARK AU 5399	STAFF UNIFORM	12/03/2026	$ 293.66
BUNNINGS 317000 MELVILLE AU 5200	BLOWER FOR BIN YARD	9/03/2026	$ 499.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	ZOOPER DOOPERS FOR OUTDOOR CREWS	9/03/2026	$ 84.50
BUNNINGS 453000 O'CONNOR AU 5200	POWER BOARD FOR KITCHEN FRIDGES	6/03/2026	$ 46.98
EZI*GREEN BUILDING COU BARANGAROO AU 8299	WEBINAR	5/03/2026	$ 85.00
SQ *PASTE THAI ARDROSS AU 5812	STAFF RECOGNITION	5/03/2026	$ 199.50
AMAZON MARKETPLACE AU SYDNEY AU 5999	BLUE GUM CC	2/04/2026	$ 16.99
COLES ONLINE HAWTHORN EAST AU 5411	BLUE GUM CC	4/03/2026	$ 85.80
COLES ONLINE HAWTHORN EAST AU 5411	BLUE GUM CC	18/03/2026	$ 83.70
SP JB HI-FI ONLINE SOUTHBANK AU 5732	BLUE GUM CC	23/03/2026	$ 21.99
THE GOOD GROCER MOUN MOUNT PLEASAN AU 5411	BLUE GUM CC	26/03/2026	$ 14.99
KMART 1162 BOORAGOON AU 5310	BLUE GUM CC	30/03/2026	$ 26.15
OFFICEWORKS 0616 O'CONNOR AU 5943	BLUE GUM CC	9/03/2026	$ 50.00
WWW.GAMESWORLD.COM.AU BALCATTA AU 5945	BLUE GUM CC	1/04/2026	$ 90.94
COLES ONLINE HAWTHORN EAST AU 5411	BLUE GUM CC	1/04/2026	$ 89.40
AMAZON MARKETPLACE AU SYDNEY AU 5999	BLUE GUM CC	6/03/2026	$ 67.44
AMAZON MARKETPLACE AU SYDNEY AU 5999	BLUE GUM CC	16/03/2026	$ 67.44
TARGET 5076 BULL CREEK AU	REFUND	26/03/2026	-$ 100.00
DICK SMITH UX9G7KW9 MELBOURNE AU	BLUE GUM CC	23/03/2026	$ 33.99
MELVILLE NEWSPOWER BICTON AU 5994	NEWSPAPERS	6/03/2026	$ 9.00
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	2/04/2026	$ 14.23
LITTLE OLIVE LEAF WILLAGEE AU 5814	CATERING	2/04/2026	$ 38.50
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	1/04/2026	$ 27.62
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	31/03/2026	$ 72.51
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	31/03/2026	$ 20.49
NAM HANG HOLDINGS PT WILLAGEE AU 5462	OFFICE SUPPLIES	31/03/2026	$ 54.10
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	30/03/2026	$ 35.15
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	30/03/2026	$ 18.88
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	27/03/2026	$ 70.73
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	27/03/2026	$ 28.24
COLES 0391 KARDINYA AU 5411	OFFICE SUPPLIES	25/03/2026	$ 35.00
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	25/03/2026	$ 52.82
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	25/03/2026	$ 4.43
KMART 1024 KARDINYA AU 5310	OFFICE SUPPLIES	25/03/2026	$ 74.70
KMART 1024 KARDINYA AU 5310	OFFICE SUPPLIES	25/03/2026	$ 23.35
PERTH ZOO SOUTH PERTH AU 7998	OFFICE SUPPLIES	25/03/2026	$ 351.00
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	24/03/2026	$ 44.31
DOMINOS ESTORE MYAREE DOMINOS.COM.A AU 5814	CATERING	23/03/2026	$ 56.95
IGA WILLAGEE WILLAGEE AU 5411	CATERING	20/03/2026	$ 86.43
IGA WILLAGEE WILLAGEE AU 5411	CATERING	19/03/2026	$ 10.59
IGA WILLAGEE WILLAGEE AU 5411	CATERING	18/03/2026	$ 27.05
IGA WILLAGEE WILLAGEE AU 5411	CATERING	18/03/2026	$ 10.98
IGA WILLAGEE WILLAGEE AU 5411	CATERING	17/03/2026	$ 60.39
IGA WILLAGEE WILLAGEE AU 5411	CATERING	17/03/2026	$ 17.69
IGA WILLAGEE WILLAGEE AU 5411	CATERING	16/03/2026	$ 50.55
IGA WILLAGEE WILLAGEE AU 5411	CATERING	16/03/2026	$ 23.98
IGA WILLAGEE WILLAGEE AU 5411	CATERING	16/03/2026	-$ 12.99
IGA WILLAGEE WILLAGEE AU 5411	CATERING	13/03/2026	$ 2.89
IGA WILLAGEE WILLAGEE AU 5411	CATERING	12/03/2026	$ 23.99
IGA WILLAGEE WILLAGEE AU 5411	CATERING	11/03/2026	$ 45.98
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	OFFICE SUPPLIES	11/03/2026	$ 30.44
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	10/03/2026	$ 26.75
LS JAYLEAS PATISSERIE WILLAGEE AU 5812	OFFICE SUPPLIES	10/03/2026	$ 20.74
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	9/03/2026	$ 58.31
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	6/03/2026	$ 23.23
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	5/03/2026	$ 29.75
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	4/03/2026	$ 38.86
IGA WILLAGEE WILLAGEE AU 5411	OFFICE SUPPLIES	4/03/2026	$ 21.00
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	1/04/2026	$ 1,200.30
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	23/03/2026	$ 1,386.38

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	19/03/2026	$ 24.92
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	17/03/2026	$ 24.92
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	16/03/2026	$ 24.92
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	16/03/2026	$ 24.92
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	13/03/2026	$ 1,386.38
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	12/03/2026	$ 14.73
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	11/03/2026	$ 14.73
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	10/03/2026	$ 12.46
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	10/03/2026	$ 12.46
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 12.46
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 5.66
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 6.79
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 4.53
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 12.46
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 6.79
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	6/03/2026	$ 3.40
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	6/03/2026	$ 3.40
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	6/03/2026	$ 3.40
FACEBK *3NBMBHMNC2 FB.ME/ADS IE 7311	ADVERTISING	6/03/2026	$ 3.40
EDA NOOSAVILLE AU 8699	ECONOMIC DEVELOPMENT TRAINING	5/03/2026	$ 269.50
WESTERN POWER PERTH AU	WESTERN POWER	2/04/2026	$ 498.91
WOOLWORTHS/GARDEN CITY BOORAGOON AU	SERVICE RECOGNITION	1/04/2026	$ 111.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU	SERVICE RECOGNITION	1/04/2026	$ 105.95
BUNNINGS 317000 MELVILLE AU	MATERIALS	30/03/2026	$ 157.32
PLA* O #63207 PORT ADELAIDE AU	CENTRAL PLAY SPACE TECHNICAL TOUR TICKETS	25/03/2026	$ 110.00
SP INSTRUMENT CHOICE DRY CREEK AU	BUFFER SOLUTION AND ELTRODE STORAGE	24/03/2026	$ 141.90
AMAZON AU RETAIL SYDNEY AU	PMBOK- A GUIDE TO PROJECT MANAGEMENT	12/03/2026	$ 141.75
INDI DRIVE RIDGEWOOD AU	STAFF APPRECIATION	11/03/2026	$ 117.00
SQ *FLORAL POSIES 1800595310 AU	CATERING	11/03/2026	$ 44.95
ZLR*THE CHEESECAKE SHO BULL CREEK AU	DRIVING TRAINING	11/03/2026	$ 1,080.00
COLES 7543 DAWESVILLE AU	CATERING	5/03/2026	$ 178.70
TESLA MOTORS AUSTRALIA SYDNEY AU 5511	MELSAFE	20/03/2026	$ 1,250.00
TESLA MOTORS AUSTRALIA SYDNEY AU 5511	MELSAFE	20/03/2026	$ 1,250.00
GARDEN CITY NEWS BOORAGOON AU	SMARTRIDER	2/04/2026	$ 30.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	CATERING	27/03/2026	$ 59.27
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 390.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 235.00
PLANNING INSTITUTE AUS BARTON AU	PIA ADVANCED PLANNING LAW	27/03/2026	$ 390.00
GESHA COFFEE CO BIBRA LAKE AU	OFFICE SUPPLIES	23/03/2026	$ 186.39
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	EXECUTIVE SUPPORT PROFESSIONALS PD DAY	20/03/2026	$ 340.00
EZI*AIBS GORDON AU	AIBS WESTERN AUSTRALIA CONFERENCE 2026	18/03/2026	$ 1,230.00
GESHA COFFEE CO BIBRA LAKE AU	OFFICE SUPPLIES	16/03/2026	$ 174.66
TICKETS*STATION PR 0272026035 AU	URBAN DESIGN FORUM EVENT	12/03/2026	$ 50.00
GESHA COFFEE CO BIBRA LAKE AU	OFFICE SUPPLIES	11/03/2026	$ 186.39
WOOLWORTHS/CNR STOCK R MELVILLE AU 5411	OFFICE SUPPLIES	20/03/2026	$ 208.00
OFFICEWORKS BENTLEIGH EAS AU 5943	MATERIALS FOR EVENT	6/03/2026	$ 18.00
SPOTLIGHT PTY LTD STH MELBOURNE AU 5200	MATERIALS FOR EVENT	6/03/2026	$ 19.60
POST BOORAGOON POST SH BOORAGOON AU 9402	WORKING WITH CHILDREN CHECK	5/03/2026	$ 87.00
KMART 1162 BOORAGOON AU 5310	OFFICE SUPPLIES	11/03/2026	$ 5.25
POST CANNING BRIDGE AP APPLECROSS AU 9402	POSTAGE	23/03/2026	$ 23.30
NEWS PTY LIMITED SURRY HILLS AU 5818	NEWSPAPER SUBSCRIPTION	10/03/2026	$ 1,456.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	REWARD BREAKFAST BBQ	1/04/2026	$ 327.30
COLES 0332 BOORAGOON AU	STAFF RECOGNITION	31/03/2026	$ 113.01
WOOLWORTHS/GARDEN CITY BOORAGOON AU	OFFICE SUPPLIES	20/03/2026	$ 42.50
BUNNINGS 317000 MELVILLE AU	OFFICE SUPPLIES	16/03/2026	$ 37.02
EASY PENNY BULL CREEK AU 5310	MATERIALS FOR APRIL SCHOOL HOLIDAY	1/04/2026	$ 7.00
TEMU.COM PARRAMATTA AU 5399	MATERIALS FOR APRIL SCHOOL HOLIDAY	1/04/2026	$ 46.19
SP FOAM SALES BOORAGOON AU 5712	FOAM PILES FOR SHELVING UNITS	31/03/2026	$ 28.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	MATERIALS FOR APRIL SCHOOL HOLIDAY	31/03/2026	$ 35.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	OFFICE SUPPLIES	31/03/2026	$ 1.65
AMAZON AU RETAIL SYDNEY AU 5399	MATERIALS FOR APRIL SCHOOL HOLIDAY	30/03/2026	$ 33.90
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	MATERIAL- ST KIT	26/03/2026	$ 6.30
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	MATERIALS FOR APRIL SCHOOL HOLIDAY	24/03/2026	$ 33.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	OFFICE SUPPLIES	24/03/2026	$ 3.20
SQ *LOVERS DELI & CANT WHITE GUM VAL AU 5812	ARTIST CATERING	17/03/2026	$ 15.22

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
DEPT OF JUSTICE-CTG PA PERTH AU	DRY ICE FOR MOSQUITO MANAGEMENT	5/03/2026	$ 44.00
BENTO & FRIENDS PERTH AU	BATTERIES FOR MOSQUITO TRAPPING	9/03/2026	$ 17.20
WOOLWORTHS/GARDEN CITY BOORAGOON AU	FOOD SAMPLING	9/03/2026	$ 29.55
FRANNYS KITCHEN PTY LT O CONNOR AU	FOOD SAMPLING	9/03/2026	$ 31.00
SQ *PRAEW THAI FOOD MANNING AU	FOOD SAMPLING	9/03/2026	$ 15.00
SQ *SWEET DRIP ALFRED COVE AU	FOOD SAMPLING	9/03/2026	$ 37.00
SQ *CROFFLE PERTH ALFRED COVE AU	BATTERIES FOR MOSQUITO TRAPPING	9/03/2026	$ 24.70
SQ *IBLEND ALFRED COVE AU	ESKY	10/03/2026	$ 229.99
SQ *TAIWAN STREET BOWL APPLECROSS AU	FOOD SAMPLING	10/03/2026	$ 32.00
SQ *SATAY SYAH BABA ALFRED COVE AU	DRY ICE FOR MOSQUITO MANAGEMENT	12/03/2026	$ 70.00
SQ *SPUD CENTRAL JANDAKOT AU	DRY ICE FOR MOSQUITO MANAGEMENT	11/03/2026	$ 60.50
SQ *TIKKA TANGO ALFRED COVE AU	FLUIDRA PALINTEST KIT	13/03/2026	$ 495.38
SQ *ZANZARA 1800595310 AU	BATTERIES FOR MOSQUITO TRAPPING	13/03/2026	$ 92.84
MILD BITE CANNING VALE AU	FOOD SAMPLING	16/03/2026	$ 33.12
AUS ELECTRICAL SRVS MYAREE AU	FOOD SAMPLING	16/03/2026	$ 36.58
SQ *CHEF FRANCISCO?S S BRENTWOOD AU	FOOD SAMPLING	16/03/2026	$ 30.44
SQ *CHEF FRANCISCO?S S BRENTWOOD AU	FOOD SAMPLING	16/03/2026	$ 20.38
SQ *CHEF FRANCISCO?S S BRENTWOOD AU	FOOD SAMPLING	16/03/2026	$ 15.28
SQ *STREET FOOD LAB MORLEY AU	FOOD SAMPLING	20/03/2026	$ 21.29
DEPT OF JUSTICE-CTG PA PERTH AU	FOOD SAMPLING	20/03/2026	$ 20.00
DEPT OF JUSTICE-CTG PA PERTH AU	FOOD SAMPLING	16/03/2026	$ 20.38
SQ *JUMPLINGS MOSMAN PARK AU	FOOD SAMPLING	16/03/2026	$ 15.77
SQ *YATAI KASHIWA PTY PERTH AU	OFFICE SUPPLIES	24/03/2026	$ 3.50
SQ *JUSTCHILLIN VAN THORNLIE AU	FOOD SAMPLING	20/03/2026	$ 5.07
SQ *WHO GIVES A CREPE CLAREMONT AU	FOOD SAMPLING	20/03/2026	$ 25.00
SQ *WHO GIVES A CREPE CLAREMONT AU	FOOD SAMPLING	20/03/2026	$ 11.73
SQ *FELIX&FRENCH DOUBLEVIEW AU	FOOD SAMPLING	20/03/2026	$ 44.70
FLUIDRA GROUP AUSTRALI SMITHFIELD AU	FOOD SAMPLING	20/03/2026	$ 18.34
BUNNINGS 317000 MELVILLE AU	FOOD SAMPLING	20/03/2026	$ 37.74
AUS ELECTRICAL SRVS MYAREE AU	FOOD SAMPLING	16/03/2026	$ 28.62
AUS ELECTRICAL SRVS MYAREE AU	FOOD SAMPLING	20/03/2026	$ 337.97
AMARU A TASTE OF PERU BELMONT AU	DRY ICE FOR MOSQUITO MANAGEMENT	17/03/2026	$ 44.00
BUNNINGS 317000 MELVILLE AU	FOOD SAMPLING	16/03/2026	$ 25.43
SQ *GZ CATERING SOUTH FREMANT AU	FOOD SAMPLING	20/03/2026	$ 40.64
SQ *FRESH TURKISH GOZL SOUTH FREMANT AU	FOOD SAMPLING	16/03/2026	$ 43.64
COLES 0332 BOORAGOON AU	PROSECUTION LODGEMENT	26/03/2026	$ 194.30
SQ *WHO GIVES A CREPE HAMILTON HILL AU	PROSECUTION LODGEMENT	16/03/2026	$ 194.30
SQ *GZ CATERING SOUTH FREMANT AU	PROSECUTION LODGEMENT	16/03/2026	$ 194.30
WOOLWORTHS/GARDEN CITY BOORAGOON AU	MICRO FOOD SURVEY	26/03/2026	$ 15.20
AUS ELECTRICAL SRVS MYAREE AU	MICRO FOOD SURVEY	23/03/2026	$ 46.51
EASYPARK PRAHRAN AU 7523	STAFF PARKING	3/03/2026	$ 132.58
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	3/03/2026	$ 79.06
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	2/04/2026	$ 291.79
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	1/04/2026	$ 36.01
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	1/04/2026	$ 36.92
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	1/04/2026	$ 40.40
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	31/03/2026	$ 492.79
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	31/03/2026	$ 24.78
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	31/03/2026	$ 31.54
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	31/03/2026	$ 36.03
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	31/03/2026	$ 48.49
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	31/03/2026	$ 54.17
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	30/03/2026	$ 77.47
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	30/03/2026	$ 18.75
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	30/03/2026	$ 123.08
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	30/03/2026	$ 80.81
PAYPAL *BIG W 4029357733 AU 5331	LIBRARY RESOURCES	30/03/2026	$ 98.00
PAYPAL *THE NILE THE N 0412041808 AU 5331	LIBRARY RESOURCES	30/03/2026	$ 408.71
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	27/03/2026	$ 117.92
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	27/03/2026	$ 137.89
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 23.27
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 24.26
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 28.12
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 34.44
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 46.70
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 50.55
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	26/03/2026	$ 50.80
THE GOOD GROCER CANN APPLECROSS AU 5411	OFFICE SUPPLIES	26/03/2026	$ 6.45
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	25/03/2026	$ 242.89
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	25/03/2026	$ 165.73

OFFICIAL

PAYEE	DESCRIPTION	DATE	AMOUNT
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	25/03/2026	$ 79.42
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	25/03/2026	$ 23.44
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	25/03/2026	$ 25.97
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	25/03/2026	$ 26.50
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	25/03/2026	$ 29.65
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	24/03/2026	$ 70.17
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	24/03/2026	$ 21.16
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	23/03/2026	$ 79.51
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	23/03/2026	$ 75.66
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	23/03/2026	$ 49.17
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	23/03/2026	$ 25.96
PAYPAL *BIG W 4029357733 AU 5331	LIBRARY RESOURCES	23/03/2026	$ 54.00
PAYPAL *BIG W 4029357733 AU 5331	LIBRARY RESOURCES	23/03/2026	$ 47.00
PAYPAL *JB HI-FI 4029357733 AU 5732	LIBRARY RESOURCES	23/03/2026	$ 45.99
PAYPAL *LIGHTHOUSES LI 4029357733 AU 7221	LIBRARY RESOURCES	23/03/2026	$ 29.84
PAYPAL *LIGHTHOUSES LI 4029357733 AU 7221	LIBRARY RESOURCES	23/03/2026	$ 29.84
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	20/03/2026	$ 560.06
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	20/03/2026	$ 52.34
PAYPAL *THE NILE THE N 0412041808 AU 5331	LIBRARY RESOURCES	20/03/2026	$ 236.88
PAYPAL *BOOLARONGPR 0411027614 AU 2741	LIBRARY RESOURCES	19/03/2026	$ 75.97
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	18/03/2026	$ 27.75
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	18/03/2026	$ 27.47
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	16/03/2026	$ 383.86
AMAZON AU RETAIL SYDNEY AU 5399	REFUND	16/03/2026	-$ 0.50
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	12/03/2026	$ 14.81
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	10/03/2026	$ 16.75
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	9/03/2026	$ 42.26
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	9/03/2026	$ 67.65
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	9/03/2026	$ 268.28
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	9/03/2026	$ 166.86
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	9/03/2026	$ 64.45
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	9/03/2026	$ 39.76
PAYPAL *BIG W 4029357733 AU 5331	LIBRARY RESOURCES	9/03/2026	$ 150.00
AMAZON AU RETAIL SYDNEY AU 5399	LIBRARY RESOURCES	6/03/2026	$ 23.10
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	6/03/2026	$ 24.17
PAYPAL *BLACKWELLBO 35314369001 GB 5942	LIBRARY RESOURCES	6/03/2026	$ 27.11
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	5/03/2026	$ 68.96
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	5/03/2026	$ 42.32
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	5/03/2026	$ 33.71
AMAZON MARKETPLACE AU SYDNEY AU 5999	LIBRARY RESOURCES	4/03/2026	$ 61.35
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	4/03/2026	$ 150.71
AMAZON RETA* AMAZON AU SYDNEY AU 5399	LIBRARY RESOURCES	4/03/2026	$ 48.34
THE REJECT SHOP SPEARWOOD AU 5310	STICKERS FOR STORYTIME	13/03/2026	$ 30.00
AMAZON RETA* AMAZON AU SYDNEY AU 5399	STORYTIME PRESENTING MATERIALS	31/03/2026	$ 25.55
AMAZON MARKETPLACE AU SYDNEY AU 5999	STORYTIME PRESENTATION MATERIAL	17/03/2026	$ 36.55
MISTER MAGNETSMISTER P TULLAMARINE AU 7338	BB PROGRAMMING MAGNETS	13/03/2026	$ 1,638.00
AMAZON MARKETPLACE AU SYDNEY AU 5999	STORYTIME PRESENTING MATERIALS	12/03/2026	$ 22.63
AMAZON RETA* AMAZON AU SYDNEY AU 5399	STORYTIME PRESENTING MATERIALS	12/03/2026	$ 43.51
AMAZON RETA* AMAZON AU SYDNEY AU 5399	STORYTIME PRESENTATION MATERIAL	12/03/2026	$ 19.27
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	TEA ROOM CONSUMABLES	12/03/2026	$ 11.50
BIZAY AU PT 7338	BETTER BEGINNINGS MARKETING	11/03/2026	$ 592.98
KMART MULGRAVE AU 5310	SCHOOL HOLIDAY MATERIALS	11/03/2026	$ 31.50
TARGET 5076 BULL CREEK AU 5310	SCHOOL HOLIDAY MATERIALS	6/03/2026	$ 62.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU 5411	CATERING YOUTH EVENT	4/03/2026	$ 43.10
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	2/04/2026	$ 37.50
SP SCB.COM.AU PRINCES HILL AU	LOCAL STOCK PURCHASE	1/04/2026	$ 459.00
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	30/03/2026	$ 9.77
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	23/03/2026	$ 279.67
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	23/03/2026	$ 9.77
AMAZON MARKETPLACE AU SYDNEY AU	LOCAL STOCK PURCHASE	20/03/2026	$ 356.50
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	18/03/2026	$ 9.77
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	16/03/2026	$ 61.22
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	16/03/2026	$ 16.48
NEWS PTY LIMITED SURRY HILLS AU	LOCAL STOCK PURCHASE	13/03/2026	$ 1,015.40
DSF LITERACY-CLINICAL 0892172500 AU	LOCAL STOCK PURCHASE	13/03/2026	$ 520.00
TARGET 5076 BULL CREEK AU	LOCAL STOCK PURCHASE	12/03/2026	$ 1,189.00
THE NILE AHKI-482P THENILE.COM.A AU	LOCAL STOCK PURCHASE	12/03/2026	$ 81.32
TARGET 5076 BULL CREEK AU	LOCAL STOCK PURCHASE	12/03/2026	$ 39.00
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	9/03/2026	$ 90.91
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	6/03/2026	$ 221.05

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PAYEE	DESCRIPTION	DATE	AMOUNT
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	6/03/2026	$ 130.91
AMAZON AU RETAIL SYDNEY AU	LOCAL STOCK PURCHASE	6/03/2026	$ 28.27
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	3/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	1/04/2026	$ 912.06
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	30/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	25/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	23/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	18/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	16/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	11/03/2026	$ 1,287.50
FACEBK *VRF6DGHMS2 FB.ME/ADS IE 7311	ADVERTISING	9/03/2026	$ 1,287.50
GOOYA PTY LTD CHELTENHAM EA AU	PALMYRA WASTE SORTED PROJECT 2026	11/03/2026	$ 621.72
AMAZON AU RETAIL SYDNEY AU 5399	REPLACEMENT LIBRARY RESOURCES	25/03/2026	$ 272.87
SQ *JULIE PARSONS PALMYRA AU 7299	NEW LIBRARY RESOURCES	24/03/2026	$ 55.00
BOOKTOPIA ST PETERS AU 5942	REPLACEMENT LIBRARY RESOURCES	23/03/2026	$ 85.42
MYO*SMEDIA PTY LTD SOUTH YARRA AU 7372	THE WEST DIGITAL EDITION RENEW	23/03/2026	$ 509.25
AMAZON AU RETAIL SYDNEY AU 5399	REPLACEMENT LIBRARY RESOURCES	17/03/2026	$ 43.76
AMAZON AU RETAIL SYDNEY AU 5399	REPLACEMENT LIBRARY RESOURCES	17/03/2026	$ 22.99
AMAZON MARKETPLACE AU SYDNEY AU 5999	REPLACEMENT LIBRARY RESOURCES	16/03/2026	$ 36.21
BLACKWELLS LTD LONDON GB 5942	REPLACEMENT LIBRARY RESOURCES	16/03/2026	$ 26.59
BLACKWELLS LTD LONDON GB 5943	REPLACEMENT LIBRARY RESOURCES	16/03/2026	$ 54.94
BIGW ONLINE BELLA VISTA AU 5331	NEW LIBRARY RESOURCES	13/03/2026	$ 120.00
BOOKTOPIA ST PETERS AU 5942	REPLACEMENT LIBRARY RESOURCES	13/03/2026	$ 79.11
EPLATFORM.CO EBOOKS BROOKVALE AU 5815	DIGITAL LIBRARY RESOURCES	13/03/2026	$ 580.10
BLACKWELLS LTD LONDON GB 5943	REPLACEMENT LIBRARY RESOURCES	10/03/2026	$ 28.28
EPLATFORM.CO EBOOKS BROOKVALE AU 5815	DIGITAL LIBRARY RESOURCES	10/03/2026	$ 592.07
AMAZON MARKETPLACE AU SYDNEY AU 5999	REPLACEMENT LIBRARY RESOURCES	9/03/2026	$ 39.99
BIGW ONLINE BELLA VISTA AU 5331	NEW LIBRARY RESOURCES	9/03/2026	$ 145.00
BLACKWELLS LTD LONDON GB 5943	REPLACEMENT LIBRARY RESOURCES	9/03/2026	$ 29.66
BLACKWELLS LTD LONDON GB 5943	REPLACEMENT LIBRARY RESOURCES	9/03/2026	$ 32.51
THE NILE ATW2-V6Z7 THENILE.COM.A AU 5399	REPLACEMENT LIBRARY RESOURCES	9/03/2026	$ 130.50
BOOKS AND PUBLISHING MOUNT WAVERLE AU 5968	RENEW BOOKS & PUBLISHING	5/03/2026	$ 192.50
ONSTRUCTION TRAINING BELMONT AU	STAFF TRAINING	26/03/2026	$ 280.00
TICKETS*FESTIVAL O 0272026035 AU	FESTIVAL OF DOING' TRAINING	25/03/2026	$ 256.75
COLES 0332 BOORAGOON AU	OFFICE SUPPLIES	24/03/2026	$ 3.50
INVOICE / RECEIPT FREMANTLE AU	CATERING	17/03/2026	$ 521.87
GARDENFRESHB/125 RISEL BOORAGOON AU	CATERING	17/03/2026	$ 20.30
ALL GOOD GRUB MADDINGTON AU	MEMBERSHIP	23/03/2026	$ 210.00
AUSTRALIAN BRITISH CHA SYDNEY AU	UK AUSTRALIA DEFENCE LUNCH	18/03/2026	$ 229.05
WANEWSDTI OSBORNE PARK AU	NEWSPAPER SUBSCRIPTION	12/03/2026	$ 172.80
QBD BOOKS RICHLANDS AU 5942	LIBRARY RESOURCES	30/03/2026	$ 161.83
COLES 0332 BOORAGOON AU 5411	OFFICE SUPPLIES	26/03/2026	$ 44.40
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	20/03/2026	$ 27.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	18/03/2026	$ 26.80
COLES 0332 BOORAGOON AU 5411	OFFICE SUPPLIES	11/03/2026	$ 67.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU 5411	OFFICE SUPPLIES	10/03/2026	$ 11.80
		Total	**$ 98,129.42**

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City of Melville

Land Optimisation Strategy 2026-2031



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Acknowledgement of Country

We acknowledge the Bibbulmun people as the Traditional Owners of the land on which our City stands today and pay our respects to the Whadjuk people and Elders both past and present.

City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

Thank You

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Contents

Executive Summary 4
Land Snapshot 5
Strategy Overview 7
Alignment with Council Plan for the Future 2024-2034 7
Introduction 8
Background 8
Purpose of Land Optimisation Strategy 9
Objectives and Principles 10
Key Strategic Opportunities and Risks 11
Strategic Objectives 11
Strategic Principles 11
Market Considerations 12
Market Monitoring 12
Strategic Considerations 12
Risk Environment 13
Legislative Framework and Land Disposal Process 14
Section 3.58 and 3.59 (Local Government Act 1995) 14
Purpose of Land and Property Reserve 14
Investment Criteria 15
Location 15
Type of Investments and Rental Returns 16
Asset Classes and Return Profiles – Commercial 17
Strategic Application and Risk 18
Portfolio Mix and Risk Diversification 20
Joint Ventures and Land Assembly 20
Method of Acquisition and Governance Framework 21
Action Plan 24
Monitoring 26
Reporting 27
Appendices 28
Appendix 1: Commercial Property Investment Criteria 28
Appendix 2: Community-Based Property Investment Criteria 30

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1. Executive Summary

The Land Optimisation Strategy 2026–2031 establishes a strategic and commercially disciplined framework for the management, optimisation and governance of the City of Melville's land and property portfolio. The Strategy provides a structured approach to ensuring land assets are actively managed to support long-term financial sustainability, diversified revenue generation, strategic urban outcomes and community benefit.

The Strategy responds directly to the recommendations of the City's Alternative Revenue Plan and recognises that land and property assets represent one of the City's most significant strategic resources. Through active portfolio management, the City aims to improve asset performance, reduce under-utilisation, identify redevelopment opportunities and generate sustainable inter-generational income that reduces long-term reliance on rates revenue.

The Strategy establishes a clear framework for:

- portfolio review and asset segmentation;
- strategic acquisition, retention, optimisation and disposal decisions;
- investment property performance and revenue diversification;
- governance, risk management and accountability;
- land use planning and strategic redevelopment opportunities; and
- balancing commercial outcomes with community, environmental and social objectives.

The Strategy supports alignment between land decisions and the City's broader strategic planning framework, including the Council Plan for the Future 2024–2034, Long Term Financial Plan, Corporate Business Plan, Alternative Revenue Plan and Strategic Land Management Policy CP-005.

The Strategy also acknowledges the evolving market environment facing local government, including increasing financial pressures, population growth, constrained land supply, changing service expectations and increasing development complexity. In response, the City will adopt a more proactive and evidence-based approach to land management, supported by defined governance processes, due diligence requirements and ongoing market monitoring.

While this Strategy has a stronger commercial focus aimed at improving financial sustainability, revenue diversification and asset performance, it also recognises the importance of balancing commercial outcomes with community needs. Consideration will continue to be given to community uses, public open space requirements and broader social outcomes to ensure land and property decisions align with the City's strategic objectives and long-term liveability goals.

Overall, the Land Optimisation Strategy 2026–2031 positions the City to:

- optimise the performance and strategic value of its land assets;
- support long-term financial sustainability and revenue diversification;
- improve transparency and governance over land decisions;
- facilitate strategic redevelopment and renewal opportunities; and
- ensure land assets continue to deliver balanced economic, community and strategic outcomes for current and future generations.

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What This Strategy Is and Is Not

This Strategy establishes a strategic framework to guide the management, optimisation and governance of the City's land and property portfolio.

The Strategy:

- does not commit the City to the sale or redevelopment of any specific land asset;
- does not prioritise commercial outcomes over community benefit;
- establishes a governance and decision-making framework for future land-related decisions; and
- supports balanced consideration of financial, strategic, environmental and community outcomes.

All major land and property decisions will remain subject to detailed business case analysis, community consultation where required, and formal Council approval.

2. Land Snapshot



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In Western Australia, land is generally held under a number of key tenure types, which define how land is owned, occupied or used:

- Freehold Land – The most complete form of private ownership, where the landowner holds ongoing ownership rights, subject to planning schemes, legislation and other statutory controls.
- Crown Land – Land owned by the State Government and administered under the *Land Administration Act 1997 (WA)*. Crown land may be reserved, leased, licensed or managed for public purposes.
- Reserve Land – Crown land set aside for a specific public purpose, such as parks, recreation, community facilities, conservation or infrastructure.
- Road Reserve – Land vested for road and transport purposes, managed by local government or other public authorities.

Insert number of properties freehold and Management Orders (Reserves)

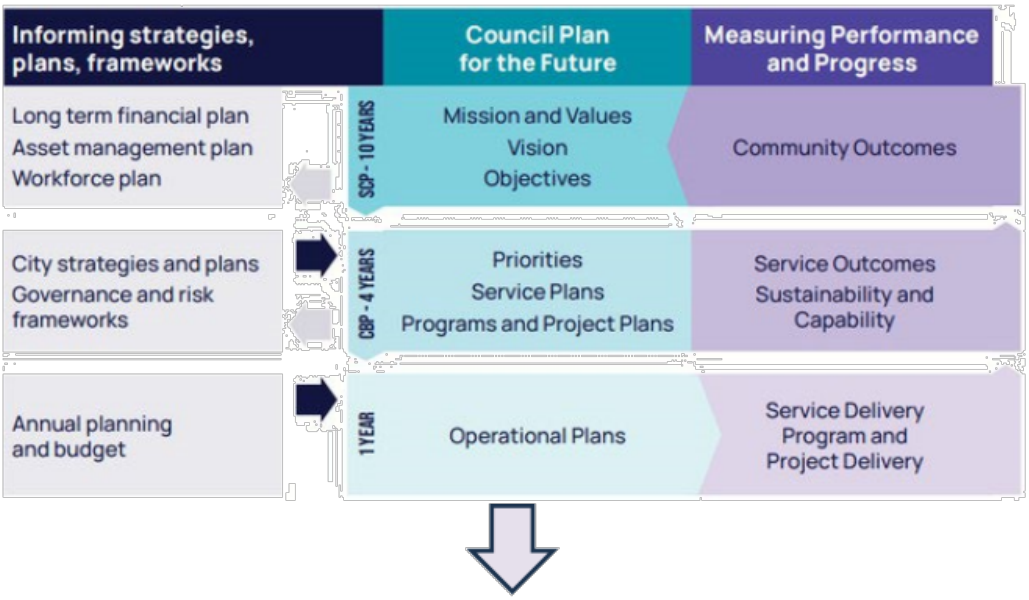
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3. Strategy Overview

3.1 Alignment with Council Plan for the Future 2024-2034

The Land Optimisation Strategy 2026-2031 is aligned with the City's Council Plan 2024-2034. This strategy will provide a structured framework to maximise the value, performance and strategic outcomes of City owned land assets. The Strategy supports the Council Plan's vision by ensuring land holdings are actively managed in a way that is financially sustainable and responsive to future growth.



Strategic Land Optimisation Strategy 2026-2031

- **Optimise the performance of City land portfolio** by defining how assets are acquired, held, and positioned to maximise long-term value
- **Guide active portfolio management** to ensure assets are developed where they generate the strongest financial economic outcome.
- **Reduce holding risk** by setting clear decision framework for underperforming and surplus assets.
- **Preserve flexibility and optionality** within the land portfolio to respond to changing market conditions and emerging strategic opportunities

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4. Introduction

The Land Optimisation Strategy 2026–2031 establishes a strategic framework for the active management, optimisation and governance of the City's land and property portfolio. The Strategy supports long-term financial sustainability, improved asset performance and diversified revenue generation, while continuing to deliver community outcomes and strategic urban planning objectives.

The Strategy responds directly to the recommendations of the Alternative Revenue Plan by:

- undertaking a structured review of the City's land and investment property portfolio;
- identifying opportunities to improve financial performance and utilisation;
- introducing clear asset segmentation and performance benchmarks;
- supporting strategic redevelopment and renewal opportunities.
- enabling disciplined investment in commercial property assets where supported by robust business cases; and
- strengthening governance, transparency and accountability over land-related decisions.

The Strategy recognises that local government revenue diversification is a long-term initiative and that land and property assets represent one of the City's most significant opportunities to generate sustainable inter-generational income while supporting broader strategic outcomes.

The Strategy builds upon the existing draft Strategic Land Optimisation Strategy and aligns with the City's Council Plan, Long Term Financial Plan, Corporate Business Plan and Strategic Land Management Policy CP-005.

4.1 Background

The City of Melville is entering a new period of opportunities. The City has an exciting future, with major growth supported through a range of investments maintaining the City as important strategic central location between the Perth Central Business District and Fremantle. The City plays an important role in the Perth Metropolitan area due its proximity to major employment and transport corridors, established infrastructure and capacity.

The City's land and property portfolio includes:

- operational land and buildings;
- community and civic facilities;
- investment and commercial properties;
- strategic redevelopment sites;
- public open space and reserves; and

Recognising that different asset types perform different strategic functions, the City will apply a portfolio segmentation approach to support decision-making and prioritisation.

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Land assets may be categorised as one of the following 3:

1. **Core Hold Assets**
   Assets that are considered strategically essential for ongoing community service delivery, civic infrastructure, recreation, environmental purposes or long-term strategic objectives.

   These assets will generally be retained and managed to support long-term community outcomes.

2. **Optimise or Redevelop Assets**

   Assets that may have opportunities for:
   - improved utilisation;
   - lease restructuring;
   - redevelopment or intensification;
   - joint venture opportunities;
   - land assembly;
   - mixed-use outcomes; or
   - improved financial performance.

   These assets may be subject to detailed feasibility and strategic review processes.

3. **Surplus or Divestment Assets**

   Assets that are no longer considered strategically required or which may provide greater value to the City through disposal, redevelopment or alternative use.

   Disposal decisions will consider:
   - strategic importance;
   - future service requirements;
   - market conditions;
   - financial outcomes;
   - community impacts; and
   - broader planning objectives.

4.2 Purpose of Land Optimisation Strategy

Historically, local government land holdings have often been managed on a largely passive basis, with limited ongoing assessment of performance, utilisation or strategic value. This Strategy seeks to establish a more disciplined and proactive framework focused on continuous review, optimisation and long-term value creation.

The Land Optimisation Strategy 2026-2031 sets the direction for how the City will realise even greater opportunities over the next five years.

This strategy needs to be agile and responsive to the rapid changing needs of the City, and focus on leveraging the strengths the City has created.

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4.3 Objectives and Principles

The aim of the Land Optimisation Strategy is to establish an effective framework to manage the City's land portfolio. The key aims are:

- Give practical effect to the implementation of the City's Strategic Land Management Policy CP-005.
- Ensure that the City has control over and access to suitably located land for providing essential services and facilities to the community.
- Maximise the value of every property asset under the City's control through effective service delivery or revenue generation.
- Manage the City's property portfolio as a valuable asset class, which includes responsible acquisition, investment, management, and divestment.
- Allow for flexibility to re-purpose or leverage land assets in response to changing community needs and service delivery models.
- Ensure that the City's land assets are utilised to promote inter-generational equity, enabling flexibility in adapting to shifting demographic, social, and economic trends within the community.
- To identify City owned land that has value of a strategic nature, to ensure development optimises long-term financial benefits for the City.

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5. Key Strategic Opportunities and Risks

The Alternative Revenue Plan identified Land and Asset Optimisation as a priority strategic initiative and recommended that the City:

- undertake a detailed portfolio review;
- benchmark property performance against the market;
- classify assets into hold, optimise or divest categories;
- identify lease restructuring and redevelopment opportunities;
- establish performance benchmarks and reporting frameworks; and
- progressively expand the investment property portfolio where justified through approved business cases.

This Strategy provides the framework to implement those recommendations.

5.1 Strategic Objectives

The objectives of this Strategy are to:

- **Optimise Portfolio Performance**
  Improve the financial and strategic performance of the City's land and property assets.

- **Diversify Revenue Sources**
  Generate sustainable non-rates income through strategic land use, leasing and investment opportunities.

- **Support Long-Term Financial Sustainability**
  Align land decisions with the Long Term Financial Plan and Alternative Revenue Plan.

- **Facilitate Strategic Redevelopment**
  Identify and enable redevelopment and renewal opportunities that improve economic and community outcomes.

- **Improve Governance and Accountability**
  Establish clear governance, risk management and reporting arrangements for land-related decisions.

5.2 Strategic Principles

The following principles will guide all land and property decisions:

- Strategic alignment with Council objectives and community outcomes;
- Financial sustainability and inter-generational equity;
- Transparent and evidence-based decision making;
- Appropriate balance between commercial return and community benefit;
- Active portfolio management rather than passive ownership;
- Risk-managed investment and development activities;
- Long-term value creation;
- Compliance with legislative and policy requirements;
- Environmental and social sustainability considerations.

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5.3 Market Considerations

Perth's metropolitan property market is entering a period of heightened strategic significance for landowners. Sustained population growth, constrained land supply, and rising development costs are reshaping both residential and commercial markets, with implications for the timing, sequencing, with purpose of land asset decisions. These conditions require Council to adopt a disciplined, portfolio-based approach to land management that recognises differing market dynamics across asset classes.

Australia's population is expected to grow at an annual rate of 1.2% to 1.7% over the next decade, potentially surpassing 28 million by 2028 and reaching up to 30.8 million by 2032. This growth will be driven largely by migration, supported by government policies that plan to offer 185,000 permanent residency places in 2024–25, with a strong emphasis on skilled and regional migrants.

At the same time, affordability pressures and heightened competition are expected to shape the market, with a projected housing shortfall of around 20,000 dwellings per year through to 2032. This imbalance is likely to push rental prices higher and make thorough market analysis and effective risk management increasingly important across the real estate sector.

5.4 Market Monitoring

Active and structured monitoring of the land and property market is critical to ensuring that land asset decisions remain commercially sound and responsive to changing economic conditions. Market monitoring will focus on macroeconomic, sector specific and local market indicators that directly influence land values, development feasibility and demand for different land uses. Market intelligence will be drawn from a combination of independent valuations, commercial property research and advice from specialist consultants where required. This information will be provided to support informed decision-making by the City's Executive team and Council.

5.5 Strategic Considerations

The City must determine the appropriate balance between retaining land to preserve long-term strategic optionality and disposing of land to realise value and reduce holding costs. Prolonged holding of under-utilised assets may generate ongoing costs and opportunity loss. Disposal, while providing immediate financial benefit, may result in future flexibility and there before applied strategically.

Land use decisions must also balance financial optimisation with the delivery of community outcomes. Timing represents a further strategic consideration. Current market conditions favour progressing development-ready land, however without planning certainty and infrastructure coordination this may result in missed market opportunities.

The City must also consider the balance of between retaining control over land outcomes and transferring delivery and market risk. Long-term leasing structures can reduce the City's risk to market risk but may limit direct influence over design control and outcomes.

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5.6 Risk Environment

The current market environment presents a range of risks relevant to the City's land asset portfolio. Market Volatility associated with interest rate movements, construction cost escalation and shifts in investor confidence may affect development feasibility and asset values, particularly for higher density or mixed use projects.

In this environment, this optimisation strategy functions as guiding framework for consistent, evidence based land decisions. It establishes the basis for determining when land should be retained, optimised, partnered, or disposed of, having regard to market conditions, service delivery needs, financial sustainability and development outcomes. This strategy will promote a proactive approach to land management and enables the City to respond to changing market conditions and safeguarding its land asset portfolio.

Source: IBIS World.(2026); ABS 2024-2025; REIWA; CBRE (2025)

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6. Legislative Framework and Land Disposal Process

The acquisition and disposal of land and property must adhere to the regulations outlined in the *Local Government Act 1995*. This Act establishes the foundation for community consultation concerning the sale, acquisition, and disposal of land and property.

Section 3.58 and 3.59 (*Local Government Act 1995*)

This Strategy aligns with the Council Plan, which serves as the City's principal strategic planning document under the *Local Government Act 1995*. It also supports the City's long-term financial plan, Asset Management, and related corporate strategies. Additionally, this Strategy functions within the legislative framework governing local government land in Western Australia, which includes both the *Local Government Act 1995* and the *Land Administration Act 1997*.

Section 3.58 mandates that any land and property transactions, such as disposal, redevelopment, or acquisition, must undergo a statutory minimum advertising period of 14 days, followed by a phase of public consultation.

Section 3.59 of the *Local Government Act 1995* specifies regulations concerning commercial enterprises operated by local governments. If a local government plans to engage in a significant land transaction or a transaction that precedes such a major deal, it must adhere to the legislative process. This includes preparing a business case and issuing a statewide public notice. A land transaction is defined as acquiring or disposing of land, which also includes leasing arrangements.

Source: Local Government Act 1995

7. Purpose of Land and Property Reserve

The City established a Land and Property Reserve circa 2007 to be used to:

a) *fund the acquisition or construction of commercial revenue earning land and/or buildings, or*

b) *fund the acquisition of land and buildings in structure plan areas to help encourage the redevelopment of those structure plan areas by assembling developable land parcels and fund with Council approval, infrastructure and other developments in line with structure plan principles; or*

c) *internally fund the purchase or construction of City of Melville community facilities or infrastructure assets, on the basis that those funds will be returned to the Land and Property Reserve over a predetermined period of time with interest, with the interest rate being set at what would have been charged by the Western Australian Treasury Corporation for the term of the borrowing using the Semi Annual Annuity interest rate.*

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8. Investment Criteria

To recognise the differing objectives associated with property acquisitions, the City has developed two separate investment criteria frameworks:

- Commercial Investment Criteria – focused on commercially driven acquisitions intended to support revenue diversification, financial performance and long-term portfolio optimisation; and
- Community-Based Acquisition Criteria – focused on acquisitions that primarily deliver strategic community, service, recreational, environmental or social outcomes.

The commercial investment criteria establishes a commercially focused framework to guide when and where the City may expand its investment property portfolio. It is intended to ensure acquisitions are assessed based on market opportunity, financial performance, risk profile and long-term value.

The community-based acquisition criteria recognises that some acquisitions may not be primarily financially driven, but instead seek to achieve broader community or strategic planning outcomes, including future service provision, open space, civic infrastructure, environmental protection or place-based outcomes.

Together, these frameworks provide a structured basis for assessing acquisition opportunities across asset type, location, development potential, strategic alignment, community benefit and expected value outcomes.

8.1 Location

Property Investments are not limited to the boundaries of the City of Melville Local Government Area. Expanding beyond the immediate area increases access to wider range of asset types and investment opportunities including more specialised properties.

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9. Type of Investments and Rental Returns

The City will focus on property investments that provide an appropriate commercial return, long-term income stability and potential for capital growth. The portfolio will be managed to maintain diversification across property sectors, locations, land uses and tenant types, reducing concentration risk and supporting financial sustainability. While remaining responsive to changing market conditions, strategic opportunities and Council priorities, the primary investment focus is intended to be on quality assets secured by longer-term lease arrangements that deliver stable and sustainable revenue streams

9.1 Land Tenure – Context and Application

To support a consistent understanding, this Strategy distinguishes between key land tenure and occupancy models:

- Freehold (Disposal): Sale of land to realise immediate capital value, typically applied where long-term ownership is not required for strategic or service delivery purposes.
- Leasehold: Retention of land ownership with the granting of long-term lease interests to generate ongoing revenue and maintain strategic control.
- Licensing Arrangements: Shorter-term, more flexible occupation agreements, generally for interim or non-exclusive uses.
- Commercial vs Community Leasing: Commercial leasing is market-driven and revenue-focused, while community leasing prioritises service delivery and social outcomes, often at subsidised rates.

9.2 Target Tenant Profiles - Commercial

The selection of properties and tenants will play a critical role in achieving stable and sustainable income outcomes. The City will prioritise landholdings with tenants with strong covenants and alignment to essential services, medical and allied health providers, childcare operators, as well as established national or franchise businesses.

Consideration will also be given to emerging sectors that align with population growth and strategic development corridors. This targeted approach to tenant selection supports income security while positioning the portfolio to benefit from long-term demographic and economic trends.

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9.3 Asset Classes and Return Profiles – Commercial

A structured approach to asset classes and return profiles will support more informed investment decision-making and ensure alignment with the City's risk appetite. Different land uses and lease structures inherently carry varying levels of risk and return.

For example, medical / allied health centres and childcare facilities typically offer longer lease terms and stable, income-secure returns, whereas neighbourhood retail, commercial offices, and recreation or hospitality uses may deliver higher yields but with shorter lease durations and greater exposure to market fluctuations. Recognising these differences enables the City to balance income security with growth potential, using real-world asset classes as practical benchmarks.

In pursuing strategic property acquisitions, the City will focus on asset classes that provide stable income. Priority asset classes have been identified based on resilience to market cycles.

1. Medical
2. Office
3. Childcare
4. Showroom
5. Industrial
6. Shops and Retail

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10. Strategic Application and Risk

Acquisitions will be guided by:

1. Location and accessibility
2. Lease security and tenant covenant strength
3. Long-term adaptability of asset
4. Alignment with City objectives

The current industry standard yields for properties that are categorised with different risk levels are as follows:

Low risk (5-6% pa)

Medical centres, allied health, childcare centres, government-leased assets, national fast-food operators, service stations, supermarket-anchored convenience retail, quality industrial logistics with national tenants

Long-term leases, strong tenant covenant, stable demand, lower vacancy risk, predictable income streams

Medium Risk (6-8% pa)

Large format retail, suburban retail centres, mixed-use commercial, standard industrial units, metropolitan office with established tenants, automotive/showrooms

Moderate leasing risk, reasonable tenant demand, moderate lease terms, some exposure to market cycles and reletting risk

Medium to High Risk (8-10%pa)

Secondary office buildings, older retail strips, specialised commercial premises, bulky goods with weaker covenants, short WALE[1] assets, fringe commercial properties

Shorter leases, higher vacancy or incentive risk, ageing assets, reduced tenant demand, higher management intensity

High Risk (10%+ pa)

Vacant commercial land, speculative development sites, single-purpose assets with limited alternative use, distressed assets, non-stabilised properties, older fringe commercial or industrial assets with significant capital expenditure requirements

High vacancy or redevelopment risk, uncertain income streams, tenant concentration risk, significant capital investment or repositioning required

[1] Weighted Average Lease Expiry (WALE) commercial property investment metric that measures the average remaining lease term across a property or portfolio, weighted by rental income or leased area.

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The City recognises that land and property activities involve:

Tenant Covenant Risk - Financial strength of tenant, trading history, parent company support, government backing, industry stability, default risk

Lease Risk - Remaining lease term (WALE), rent review mechanisms, options, incentives, make-good obligations, vacancy exposure

Asset Risk - Building age and condition, capital expenditure requirements, adaptability of use, environmental issues, compliance

Market Risk - Vacancy rates, demand trends, competing supply, economic conditions, interest rates

Location Risk - Accessibility, surrounding land uses, strategic positioning, demographic trends

Income Risk - Reliance on a single tenant or sector, tenant concentration, income volatility

Liquidity Risk - Ease of resale or reletting, investor demand for asset class

Strategic Risk - Alignment with Council objectives, future urban planning implications, reputational considerations

Legal & Governance Risk - Lease enforceability, statutory compliance, procurement/disposal requirements

ESG / Community Risk - Environmental sustainability, social impacts, compatibility with community expectations

Risks will be managed through:

- portfolio diversification;
- defined investment criteria;
- due diligence processes;
- staged approvals;
- independent advice;
- regular performance monitoring;

Preference will generally be given to investments secured by quality tenants and longer-term lease arrangements that provide stable and sustainable income streams consistent with the City's risk appetite

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11. Portfolio Mix and Risk Diversification

To support long-term resilience, the City will seek to maintain a balanced and diversified portfolio. This includes consideration of indicative allocation limits by sector, alongside a deliberate mix of long-term, secure income-generating assets and shorter-term, higher-yield investments.

Diversification across tenant types will further reduce reliance on any single income source or market segment. While these settings will remain flexible, adopting a disciplined portfolio mix will strengthen risk management and provide greater consistency in financial performance over time.

11.1 Joint Ventures and Land Assembly

The Strategy has considered the use of joint ventures (JV) with private sector partners, as well as land assembly to facilitate precinct-scale development outcomes. The City has existing experience in partnering with the private sector (Carawatha Revitalisation Project with Satterley) to deliver development outcomes, demonstrating an ability to structure and manage JV-style arrangements where there is a clear strategic and commercial rationale.

These models can unlock higher-value outcomes, enable risk-sharing, and leverage private sector expertise in design, delivery, and market activation. However, they also introduce additional complexity, including governance and probity requirements, commercial risk exposure, internal capability demands, and compliance considerations under the *Local Government Act 1995* including potential Major Land Transaction requirements.

Land assembly similarly presents opportunities to achieve broader precinct outcomes, but is often constrained by fragmented ownership, extended timeframes, and delivery risk.

On balance, while the City has demonstrated some capability in this space and will continue to consider JV and assembly opportunities on a case-by-case basis, these approaches are not positioned as core delivery mechanisms within the Strategy. Instead, they are retained as targeted tools to be deployed where they clearly enhance commercial outcomes and align with the City's strategic objectives.

11.2 Market Value Range for Acquisition and Return Expectations

The City will target property acquisitions within a typical value range of $1.5 million to $10 million, supporting portfolio diversification and manageable risk exposure. Acquisitions above this range, up to a maximum of $15 million, may be considered where there is a demonstrated strategic need or opportunity to secure a high-quality, income-generating asset.

Rather than applying a fixed minimum return threshold, each investment will be assessed on a case-by-case basis, taking into account factors such as lease tenure, tenant covenant strength, income security, and long-term growth potential. This approach recognises that lower-yielding assets may still represent strong value where they offer high levels of income stability and reduced risk, aligning with the City's overall investment objectives.

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11.3 Method of Acquisition and Governance Framework

The City may pursue a range of acquisition pathways when seeking to secure real property, including participation in auctions, public tenders, expressions of interest and direct negotiations with vendors through private treaty arrangements.

To support acquisition activities, the City may utilise both internal resources and external specialist expertise, including real estate agents, legal practitioners, valuers, property advisors and feasibility consultants, to inform and support decision-making. Where appropriate, the City may engage directly with vendors or their representatives to progress potential acquisition opportunities.

All potential acquisitions will be subject to a comprehensive due diligence process. This will generally include independent valuation advice, legal and tenant due diligence, planning and environmental assessments (including contamination investigations), building condition assessments, and review of essential services and mechanical systems. A transaction-specific Business Case will be prepared to support consideration of each opportunity.

All acquisitions remain subject to formal Council approval. Accordingly, any offer to purchase will be conditional upon Council resolving to proceed with the transaction.

Implementation of this Strategy will occur within a defined governance and approval framework to ensure appropriate oversight, accountability and alignment with the City's strategic objectives. Council may authorise the Chief Executive Officer to engage with the commercial property market to identify acquisition opportunities that align with the City's adopted investment parameters.

Subject to Council direction, the Chief Executive Officer may also be authorised via delegated authority to submit non-binding expressions of interest or indicative offers for suitable properties, provided the combined acquisition value remains within an approved threshold and below the prescribed threshold for a Major Land Transaction unless otherwise approved by Council. Funding for acquisitions will be sourced from the Property Reserve or other funding sources as approved by Council.

Where the City is shortlisted or successful in progressing an acquisition opportunity, it may enter into an exclusive due diligence period where considered appropriate. This staged approach ensures investment decisions are informed, transparent, commercially prudent and consistent with the City's governance, financial management and risk management requirements.

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12. Governance Framework

Strong governance is essential to ensuring land and property decisions are transparent, strategically aligned, commercially disciplined and appropriately managed within the public sector environment. The City acknowledges that land assets represent significant community resources and must therefore be managed in a manner that balances financial sustainability, community outcomes, legislative compliance and prudent risk management.

Council retains responsibility for:

- setting the strategic direction for the City's land and property portfolio;
- determining the City's risk appetite in accordance with the Risk Management Framework;
- approving major acquisitions, disposals and development proposals;
- endorsing strategic investment and optimisation priorities;
- ensuring alignment with the Council Plan, Long Term Financial Plan and Alternative Revenue Plan; and
- maintaining accountability and transparency to the community regarding the management and optimisation of public land assets.

The administration will be responsible for:

- implementing the Strategy and associated actions;
- undertaking detailed asset, financial and market analysis;
- identifying land optimisation and investment opportunities;
- preparing business cases, feasibility assessments and due diligence investigations;
- managing lease arrangements and tenant performance;
- monitoring market conditions, financial performance and associated risks;
- ensuring compliance with relevant legislation, policies and governance requirements; and
- providing regular portfolio performance reporting to Council.

12.1 Governance Principles

The following principles will guide all land and property related decisions undertaken by the City.

Strategic Alignment

All land and property decisions must align with:

- the Council Plan;
- the Long Term Financial Plan;
- relevant structure plans, place plans and strategic planning frameworks;
- the Alternative Revenue Plan;
- Strategic Land Management Policy CP-005; and
- broader Council strategic priorities and community objectives.

Financial Sustainability

Land and property decisions should support the long-term financial sustainability of the City, including consideration of lifecycle costs, revenue generation opportunities, return on investment, holding costs and broader economic impacts.

Community Benefit

The City will balance commercial outcomes with broader community benefit, recognising that land assets may also deliver important social, environmental, recreational and place-based outcomes for the community.

Commercial Discipline

Investment and optimisation decisions will be supported by appropriate market analysis, feasibility assessment, due diligence and risk evaluation to ensure informed and commercially prudent decision-making.

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Risk Management
All proposals will be assessed in accordance with the City's Risk Management Framework, including consideration of financial, legal, operational, environmental, reputational and strategic risks.

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13. Action Plan

In order to implement the Strategic Land Optimisation Strategy, a detailed action plan has been developed. The action plan should be regularly reviewed to ensure that specific actions and tasks are relevant as well as adopting new actions and tasks as the local economy continues to evolve. These actions will be delivered across three time frames and actions currently ongoing:

Immediate – next 24 months; **Medium Term** – next five years; **Long Term** – beyond five years; Ongoing

Strategic Theme/Initiative/Task	Timeframe
1. Understanding Analyse and understand the condition, utilisation, constraints and intrinsic tangible or intangible value of all the City's land assets.	
1.1 Maintain a complete and current inventory of all City land assets.	**Immediate**
2.1 Regularly review current and alternative land uses for each land asset to update opportunity cost and value assessments.	**Medium**
2. Alignment Align the City's land asset management with strategic urban planning, infrastructure planning and corporate objectives to maximise benefits to the community.	
2.1 Use structure plans as a proactive, precinct-based approach to densification, regeneration and development.	**Ongoing**
2.2 Consolidate community service locations where practicable to optimise land use and rationalise asset holdings.	**Medium**
2.3 Identify locations where land should be held by the City to meet future service needs or long-term urban planning objectives.	**Ongoing**
3. Facilitate flexible land asset management through ensuring appropriate tenure.	
3.1 Tenure structures are aligned to the long-term strategic role of each land asset.	Ongoing
3.2 Commercial arrangements reflect market settings and protect the City's long-term financial position	Ongoing
3.3 Advocate reform of State legislative, regulatory and policy barriers to efficient public land management.	Ongoing
4. Management Manage land assets to deliver the most advantageous balance of income generation and service delivery for the City and community, through judicious acquisition, development, management and divestment of land assets.	
4.1 Seek opportunities to leverage external investment and revenue sources through use of land assets consistent with the City's risk appetite.	Ongoing
4.2 Proactively identify surplus land assets for consideration for disposal or long-term lease.	Medium
4.3 Develop a value proposition for identified surplus land, including the benefits and costs of retention, lease or disposal, with consideration of both financial and non-financial factors associated with options.	Medium
4.4 Identify under-performing and non-performing land assets and institute property-specific plans to improve performance or progress disposal options.	Immediate

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4.5 Maintain and regularly review operational procedures to ensure land acquisition, management and disposal decisions are risk-based and aligned with agreed economic, environmental, social and governance outcomes.	Immediate
4.6 Use multi-criteria prioritisation models for efficient allocation of resources to land disposal projects.	Ongoing
4.7 Make efficient use of the Property Reserve Account to facilitate land acquisition and development consistent with maintaining the value of the Fund.	Ongoing
5. Responsiveness Monitor and respond to emerging issues and community needs to ensure land asset decisions are risk-based and reflect current and future expectations over the next 10 years.	
5.1 Model the pressure that emerging economic, demographic and social trends will exert on the need for and use of City land assets to ensure that future land needs are taken into account in strategic corporate plans.	Ongoing
5.2 Engage with the community to inform the regular review of this strategy and land asset management plans.	Ongoing

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14. Monitoring

For a Land Optimisation Strategy it is essential to continuously track and report on outcomes to ensure land is being used efficiently and delivering maximum value. This should be approached through two streams:

- Monitor the implementation and performance of the Land Optimisation Action Plan, including land use efficiency, development timelines, and utilisation outcomes;
- Monitor broader market and economic conditions, such as property demand, pricing trends, and regulatory changes, to inform adjustments and optimise land use decisions;

Monitoring progress across both strategic actions and broader land use trends is essential, recognising that local government does not have full control over how land is developed or utilised. The implementation of the Land Optimisation Strategy will be tracked through regular review of the detailed action plan;

Ongoing monitoring of land use patterns, development outcomes, and utilisation efficiency will support an understanding of how land is evolving over time. This combined approach will enable an assessment of the Strategy's effectiveness and inform any necessary adjustments to ensure its continued relevance and impact.

The City will conduct a review of its Land Optimisation Strategy every five years after its adoption. Should there be any significant legislative changes or shifts in property market conditions, an earlier evaluation of the Strategy will be necessary annually.

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15. Reporting

Regular reporting to Council is essential to ensure transparency, accountability and informed decision-making in relation to the management and optimisation of the City's land and property portfolio.

The administration will provide periodic reporting (quarterly) to Council regarding the implementation and performance of this Strategy, including progress against strategic objectives, portfolio performance, key risks and emerging opportunities.

At a minimum, annual reporting will provide:

- overall portfolio valuation and asset movements;
- investment property income and yield performance;
- lease occupancy and vacancy trends;
- major lease renewals and tenant matters;
- acquisitions, disposals and redevelopment activities;
- progress against strategic optimisation initiatives;
- status of significant projects and investigations;
- strategic and market risks impacting the portfolio; and
- alignment with the Long Term Financial Plan and Alternative Revenue Plan.

Where appropriate, additional briefing sessions, workshops or Elected Member Engagement Sessions (EMES) may be undertaken to:

- discuss emerging market opportunities;
- review strategic redevelopment options;
- consider major acquisition or divestment proposals;
- review investment performance and portfolio trends; and
- provide updates on significant negotiations or commercial matters.

Reporting will seek to provide Elected Members with:

- sufficient strategic and financial information to support informed decision-making;
- clear understanding of risks, opportunities and trade-offs;
- transparency regarding the performance of the City's land and investment portfolio; and
- oversight of how land assets are contributing to long-term financial sustainability and community outcomes.

The City will also periodically review and refine its reporting framework to ensure information provided to Elected Members remains relevant, meaningful and aligned with contemporary local government governance and financial management practices.

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16. Appendices

The following appendices support the report and provide detailed information for reference:

Appendix 1: Commercial Property Investment Criteria

All proposed acquisitions must be supported by a detailed business case and assessed against the following criteria to ensure alignment with the City's financial sustainability, risk appetite, and strategic objectives.

1. Strategic Alignment

- Aligns with the City's Alternative Revenue Plan (ARP) and Land Optimisation Strategy objectives.
- Supports revenue diversification and reduced reliance on rates over the medium to long term.
- Does not compromise core service delivery or community asset requirements.
- Consistent with long-term planning frameworks (LTFP, Corporate Business Plan).

2. Financial Performance & Return Metrics

- Meets or exceeds a minimum hurdle rate (to be set by Council, e.g. ≥ bank return + risk margin).
- Demonstrates strong net yield (post all outgoings and lifecycle costs).
- Includes robust cash flow modelling (10–20 year horizon), incorporating:
- Rental income and escalation assumptions
- Vacancy allowances
- Operating and capital expenditure
- Demonstrates positive Net Present Value (NPV) and acceptable Internal Rate of Return (IRR).
- Assesses both income return and capital growth potential.

3. Funding & Financial Capacity

- Identifies funding source (e.g. reserves, borrowings, internal loans).
- Assesses impact on the Long-Term Financial Plan (LTFP), including:
- Debt servicing capacity
- Liquidity and reserve levels
- Demonstrates that the investment does not adversely impact the City's financial sustainability ratios.
- Considers opportunity cost of capital (e.g. comparison to cash investment returns).

4. Tenant & Income Security

- Preference for high-quality tenants with strong financial covenant (e.g. government, national or established operators).
- Secure lease arrangements with:
- Long WALE (Weighted Average Lease Expiry)
- Fixed or CPI-linked rental increases
- Diversified income streams where possible (multi-tenanted assets).
- Low vacancy risk based on market evidence.

5. Risk Assessment

- Comprehensive identification and assessment of risks, including:
- Market risk (sector performance, demand trends)
- Tenant risk (default, industry exposure)
- Asset risk (condition, obsolescence, compliance)
- Financial risk (interest rates, valuation fluctuations)
- Scenario and sensitivity analysis (e.g. vacancy, interest rate changes).
- Alignment with the City's risk management framework and risk appetite.

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6. Asset Quality & Due Diligence

- Detailed due diligence undertaken, including:
- Building condition and lifecycle requirements
- Compliance (planning, zoning, environmental)
- Title, encumbrances, and lease review
- Independent valuation and market assessment obtained.
- Clear understanding of ongoing capital expenditure requirements.

7. Location & Market Fundamentals

- Located in areas with strong underlying demand drivers (e.g. population growth, employment hubs, transport access).
- Supported by favourable market trends and sector outlook (e.g. medical, childcare, neighbourhood retail, etc.).
- Evidence of rental growth and capital appreciation potential.

8. Portfolio Fit & Diversification

- Contributes to a balanced and diversified portfolio, considering:
- Sector exposure (e.g. retail, medical, office, childcare)
- Tenant concentration
- Geographic spread
- Aligns with any portfolio allocation targets or caps adopted by Council.
- Enhances overall portfolio performance and resilience.

9. Value-Add & Optimisation Potential

- Identifies opportunities to improve returns through:
- Lease restructuring or rental re-setting
- Asset repositioning or refurbishment
- Redevelopment or intensification potential
- Considers integration with broader place-based or precinct planning opportunities.

10. Exit Strategy & Liquidity

- Clear articulation of exit options (sale, redevelopment, lease restructuring).
- Assessment of asset marketability and liquidity.
- Consideration of optimal holding period and timing of exit.

11. Governance & Compliance

- Complies with all relevant legislative requirements, including the *Local Government Act 1995* (WA).
- Consistent with Council policies (e.g. strategic land management, disposal/acquisition policies).
- Supported by a robust, transparent business case, including:
- Independent advice (valuation, legal, financial where required)
- Risk assessment and mitigation strategies
- Subject to appropriate Council approval and reporting requirements.

12. Performance Monitoring & Reporting

- Establishes clear performance benchmarks (e.g. yield, occupancy, return).
- Includes ongoing monitoring and reporting framework to Council.
- Provides triggers for review, intervention, or divestment if performance targets are not met.

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Appendix 2: Community-Based Property Investment Criteria

All proposed community-based land or property acquisitions should be supported by a business case and assessed against the following criteria to ensure alignment with the City's strategic, financial and community objectives.

1. Strategic & Community Alignment

- Aligns with the City's strategic plans, place plans and community priorities.
- Demonstrates a clear community benefit, service need, or public value outcome.
- Supports long-term liveability, wellbeing, recreation, cultural, environmental or social outcomes.

2. Town Planning & Land Use

- Consistent with the City's Local Planning Scheme, zoning and strategic planning objectives.
- Suitable for the proposed current or future use, including accessibility and surrounding land uses.
- Considers future redevelopment, activation or precinct opportunities.

3. Community Need & Service Demand

- Demonstrates an identified current or future community need.
- Avoids unnecessary duplication of existing facilities or services.
- Considers population growth, demographic trends and service catchments.

4. Financial Sustainability

- Acquisition and ongoing operating costs are affordable and sustainable within the City's Long-Term Financial Plan.
- Considers lifecycle costs including maintenance, renewal and compliance obligations.
- Identifies any potential external funding, partnerships or revenue opportunities where relevant.

5. Location & Accessibility

- Accessible to the community and well connected to transport, activity centres and surrounding neighbourhoods.
- Supports equitable access and inclusion across the community.

6. Risk & Due Diligence

- Appropriate due diligence undertaken, including:
- Building and asset condition
- Environmental and contamination considerations
- Legal, title and encumbrance review
- Risks are identified and considered manageable.

7. Environmental & Sustainability Considerations

- Supports environmentally sustainable outcomes where practical.
- Considers climate resilience, urban greening, energy efficiency and environmental impacts.

8. Governance & Compliance

- Consistent with relevant legislation, Council policies and governance requirements.
- Supported by an appropriate level of business case analysis and Council approval.

9. Long-Term Value & Flexibility

- Provides long-term strategic value to the community.
- Offers flexibility for future adaptation, shared use, or changing community needs over time.

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Attachment 1

Council Resolutions Relating to the Review of Local Planning Scheme No 6



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Attachment 1- Council Resolutions Relating to the Review of Local Planning Scheme No. 6

18 March 2025- Ordinary Meeting of Council	Officer Comment
C25/249- Motions Carried at the Annual General Meeting of Electors Held 3 February 2025 That the Council: 1. Note Motion 1 (see below) carried at the Annual General Meeting of Electors held on Monday, 3 February 2025 2. Note that the review of Local Planning Scheme No.6 is an iterative process and all feedback received will be carefully considered prior to Council making any decisions. 3. **Request the Chief Executive Officer prepare and present a Detailed Engagement Report to Council prior to Council endorsement of the Local Planning Scheme No.6 Review.** 3 February 2025- AGME Motion 2 That the Council; 1. In accordance with Key Priority 3* of the City of Melville Community Annual Report 2023-2024, immediately address the apparent non-compliance in the recently presented consultation process diagram for LPS6 review (23/01/25) with respect to the City's Stakeholder Engagement Policy (CP – 002) which mandates that all relevant stakeholders be given a fair and meaningful opportunity to participate. Specifically, we the community, should be given the opportunity to: a. Review the Report of Findings (Report) from the recent LPS6 community consultation. b. Have the Report amended (including but not limited to outcomes and recommendations made) where the Report fails to respond appropriately to the feedback, comments and concerns resulting from the community consultation process. c. Carry out the above before submission to Council for approval and subsequent progression to the Statutory Scheme Amendment Process.	In accordance with the Council resolution, the City has provided a Detailed Engagement Report detailing the 2024 community engagement. This report is an attachment to the June Council item.
18 November 2025- Ordinary Meeting of Council	**Officer Comment**
UP25/91- Bull Creek and Murdoch Train Stations Precinct Plans That the Council:	In response to this Council resolution, the City has identified an additional five opportunity areas south of Leach Highway

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1. Notes the challenges identified in the report and acknowledges that delivery of high density housing in the areas surrounding the Bull Creek and Murdoch Train Stations is a long-term strategic opportunity. 2. Based on the report recommendations: a. Retain current zoning within the Bull Creek station and Murdoch station Further Information Areas, with a view to preserving future opportunity for redevelopment when appropriate and feasible, with the areas identified for future planning within the City's Local Planning Strategy. b. Defer pursuing redevelopment opportunities within the Bull Creek and Murdoch Station precincts in the short term, while continuing development of the Murdoch Specialised Precinct, and noting that future consideration of redevelopment will occur following further community engagement and strategic planning. c. Seek dialogue with the Chair of the WA Planning Commission and Minister for Planning and Lands regarding potential joint planning, funding and delivery of Bull Creek and Murdoch station precincts. d. Seek alignment with the State Government and WAPC on appropriate planning processes for the precincts. 3. Requests the CEO to initiate discussions with the WAPC Chair and the Minister for Planning and Lands to specify the City's interest in the planned growth of the residential areas around the two train stations, and to discuss appropriate mechanisms to realise this goal, as per 2(c) & 2(d) above. 4. Incorporate best practice Transit-Oriented Development principles within the station precinct planning, including strong pedestrian and cycle linkages, infrastructure services, green corridors, accessible public spaces, high amenity streetscapes, housing density (including meeting the needs of key worker accommodation and market demand). 5. Request the CEO to, at the appropriate time, undertake a City-led visioning exercise, in consultation with the community, to understand their vision and aspirations for the Station Precinct areas and to assist with informing the City's dialogue with the relevant Sate Government agencies, Ministers and Members of Parliament. 6. **Requests the CEO, to investigate, and include for consideration as part of the LPS 6 Review, opportunities to accommodate additional housing density and mixed-use development within the southern part of the City, guided by the following principles:**	that align with the intent of the Local Planning Strategy and that the City considers to be suitable for housing infill. This is reflected in the updated infill proposal to be considered by Council.

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a. **Locating future growth where transport accessibility, employment and infrastructure capacity can best support it** b. **Promoting a balanced approach to infill and redevelopment that aligns with State Planning Policies whilst maintaining local character and liveability; and** c. **Ensuring long-term land use planning considers sustainability, housing diversity and the efficient use of existing services.**	
9 December 2025- Ordinary Meeting of Council	**Officer Comment**
UP25/92- Response to Petitions- Local Planning Scheme 6 Review That the Council: 1. Notes the interim report in response to the petitions received in relation to the review of Local planning Scheme 6; and 2. **Acknowledges that an additional response to the petitions will be provided within a Detailed Engagement Report, which is due to be considered by Council in Q2 of 2026 following the completion of further technical work.**	The Detailed Engagement Report includes a response to the petitions received, however it's also noted that the updated housing infill proposals no longer includes four of the five petition areas, with the fifth also changed to a lower comparable density increase.
UP25/75- LPS6 Review- Staging and Implementation Plan That the Council: 1. **Endorse the Staging and Implementation Plan to guide the proposed timing and stakeholder engagement for the remaining tasks of Stage 1 of the Local Planning Scheme 6 Review.**	The City continues to progress the LPS6 Review based on the approach detailed in the Staging and Implementation Plan (the Plan). The decision to seek Council resolution on the updated density changes and engagement approach is a progression on the approved Plan, and reflects the City's desire not only for transparency but to ensure there is alignment on the scope of changes.
17 February 2026- Ordinary Meeting of Council	**Officer Comment**
M26/67- Response to the Annual General Meeting of Electors 2026 Motions Carried That the Council: 1. Acknowledges AGME Motion 2 (see below); and 2. **Directly address the items raised in the motion by conducting the Review of LPS 6 as a whole of City review with a) particular focus on key transport nodes with access to mass transport infrastructure such as train and bus stations and**	The revised draft density change areas reflect a pivot away from Canning Highway as a focus for density. Density changes proposed around Booragoon, which have the potential to also feed traffic onto Canning Hwy have also been reviewed, and in many instances removed or reduced in intensity.

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b) introduce proposals to limit increases in density along or feeding into Canning Highway at least until such time as the State Government addresses traffic congestion on Canning Highway. 2 February 2026- AGME Motion 2 That the Council due to proven capacity issues with Canning Highway, and before the draft LPS6 is presented to Council: 1. Replaces Canning Highway as the Primary transport corridor with Leach Highway, 2. Increases residential density along Leach Highway and between Leach Highway and South Street to provide urgent, equitable, reasonable, sustainable and affordable housing opportunities. 3. Postpones density increases along Canning Highway and in feeder suburbs between Stock Road and Reynolds Road and reconsiders when appropriate infrastructure capacity is available.	The newly included change areas are focussed primarily around Primary Distributor roads like South St, and along District Distributor roads like Parry Avenue. The remaining density changes around Riseley Centre and Booragoon are considered modest and appropriate, considering the significance of these centres. Traffic modelling also suggests the impact on congestion from the growth modelled from these change areas is manageable.
M26/67- Response to the Annual General Meeting of Electors 2026 Motions Carried That the Council: 1. Acknowledges AGME Motion 3; and 2. **Directly address the concerns raised in the motion by the community in the LPS 6 review; and** 3. **Liaise with the Western Australian Government and Education Department officials provide a detailed report regarding the impact of increasing densification in the Booragoon Activity Centre and surrounds, and whether this will result in overcapacity and detrimental impacts to key stakeholders at Applecross Senior High School.** 2 February 2026- AGME Motion 3 That the Council: 1. Recognise ongoing, capacity issues at Applecross Senior High School (SHS), to which currently proposed Local Planning Scheme 6 density increases will add significant additional pressure. In particular: a. Recognise that Applecross SHS enrolments have grown significantly year on year with the school now operating well beyond its built capacity of 1,563 students (i.e. more than 25% with 1,962 student enrolments by Semester 2,	The Department of Education (the Department) advised that population growth associated with increased density is likely to place additional pressure on school infrastructure. Nonetheless, the Department had no in principle objections to the City's LPS6 Review, and concluded that: "The Department will continue to monitor residential growth and public school enrolment demand within the City and welcomes the opportunity to collaborate with the City in forward planning to ensure the education needs of the future population are adequately met". The Department specifically acknowledged the levers available to address capacity issues that exist or may arise in the future based on increased enrolment numbers. These included- 1. Modifying school catchment areas; 2. Relocating specific education programs or functions; 3. Expanding or augmenting existing school sites;

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last year; a 14% increase over the past 5 years and over 400 students since 2018). b. Recognise that the Applecross SHS site is now severely constrained - now reliant on 24 temporary transportable classrooms to try to alleviate overcrowding, but has now exhausted remaining space - no more is available. c. Recognise that Applecross SHS student enrolments have consistently been underestimated by the Department of Education (DoE). d. Recognise that although the DoE is progressing a major upgrade plan for built capacity of 2500 students in the medium term, the current trend of rising enrolments (an average increase of 61 enrolments per year) will consume all of this extra capacity within 10 years. e. Recognise that Applecross SHS also faces additional demand from developments either already zoned, approved or underway in its intake area, such as at Canning Bridge and R100 high density zoning, along Almondbury Road - including the recent DAP-2024-13 (for 57 apartments) which was rejected by the City but then overruled and approved by the Department of Planning at 7 storeys (instead of the precinct 4 storey limit). f. Recognise that due to such ongoing pressures, there is little to no capacity currently or in planned future Applecross SHS upgrades to accommodate proposed LPS6 density increases; 51% of which are, at this time, within the Applecross SHS intake area. 2. RECONSIDER proposed LPS6 density increases with the Applecross SHS catchment including: a. Conduct robust and detailed assessment of future ASHS capacity to support any proposed LPS6 density increases. b. Provide a detailed report on such assessment supported by credible, robust and reliable lines of evidence. This shall include: i. A cautious review of predictions concerning student numbers and any other advice provided by the DoE. This shall include specific assessment of uncertainty concerning any predictions and any other advice provided by the DoE. ii. For any LPS6 density increases which are proposed within the Applecross SHS intake area, provide credible, robust and reliable	4. Acquiring off-site facilities (e.g. for early childhood or kindergarten); and 5. Building new schools (albeit a more responsive design to account for the spatial constraints of building in an established suburban/urban context). The City nonetheless acknowledges the concerns raised in the AGM motion, and is continuing to investigate the issue, specifically through engaging the Department. Requests are currently with both the officers at the DoE and more recently with the Ministers for Education and Planning requesting additional information pertinent to the review. It's also noted that as a consequence of other changes, including removing a significant amount of density previously proposed along Canning Hwy, and reducing or removing higher densities that were proposed around Booragoon, the City has ultimately scaled back the level of change within the Applecross High School catchment. If the information expected to be provided by the DoE or relevant Ministers does not resolve the issue, Council would have the opportunity to explore further changes to the draft densities being considered as part of the review of LPS6, before the draft plan ultimately progresses to the State government for their input.

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evidence which demonstrates beyond reasonable doubt that Applecross SHS will have capacity to accommodate them. iii. Recommend removal of proposed density increases for which future Applecross SHS capacity cannot be demonstrated beyond reasonable doubt. c. Provide this detailed report to elected members and to the community for review, resolution of questions/concerns and where required, revision prior to Council endorsement. 3. Revise LPS6 proposed density changes so that any proposed density increases within the ASHS intake area are matched to Applecross SHS capacity which has been demonstrated beyond reasonable doubt to actually exist.	

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Attachment 2

Detailed Engagement Outcomes Report
Phase 3 - LPS6 Scheme Review



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Detailed Engagement Outcomes Report

Local Planning Scheme 6 Review – Stage 1, Phase 3 Engagement 2024

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Contents

1. Introduction 1
2. Engagement Methodology 5
3. Key Themes 9
4. Key Findings 11
5. Petitions 49
6. Summary 52
7. Conclusion 55
Appendix 1 – Letter to residents 56
Appendix 2 – Map of proposed changes advertised in Phase 3, 2024 57
Appendix 3 – A5 flyer and newspaper advert 58
Appendix 4 – Fact sheet example 61
Appendix 5 – Engagement snapshot 63

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1. Introduction

Local planning schemes provide the statutory framework for land use and development within the City of Melville. They define zoning, permissible land uses, development intensity, and other key provisions that guide decision-making across the City of Melville. The Local Planning Scheme forms the legal basis for all planning assessments and approvals undertaken by the City and its contents is guided by the City's Local Planning Strategy (2016), the Council Plan For the Future 2024-2034 and the State strategic planning framework.

In 2021, the City embarked on a review of its Local Planning Scheme to ensure that it continues to respond to changes to both the state and local planning frameworks, and to have regard to the changes in needs, prioritises and expectations of our community and other stakeholders. A key outcome for the review was ensuring the City made necessary changes to its scheme to ensure Melville was on track to meet the State Government's infill targets. Notwithstanding, a key consideration of the review is balancing the need for future housing growth with protection of neighbourhood character, tree canopy, infrastructure capacity and local amenity outcomes

The Western Australian Planning Commission (WAPC) supported the City's Report of Review while noting that the dwelling targets set by the Central Sub-regional Planning Framework have not been met since LPS6 was gazetted. The WAPC therefore directed the City to prioritise reviewing density code allocations, pursuing development incentives, and finalising outstanding structure plans.

This report is the detailed outcomes report for Phase 3 of the preliminary community engagement process which took place from July to September in 2024[1].

Project background

Under the current State planning regulations, community consultation is one of the final steps in the scheme review process. Whilst there is no statutory obligation to engage earlier in the process, the City is determined to involve the community throughout the life of the review to ensure ideas and concerns had been properly considered.

The engagement process has evolved over time, but between the engagement stages that have already occurred and those that are planned, there are seven identified engagement phases:

1. **Initial Awareness and Input (2021)**
   The community was informed that a scheme review was commencing, and early input was sought to identify key themes and planning priorities.
   (Completed, view the engagement summary within the Report of Review)

2. **Focus Area Consultation (2023)**
   Six preliminary focus areas were identified for investigation. Community members were invited to provide feedback on these areas and suggest additional topics for

[1] While an interim outcomes report was originally produced, this report has been updated to reflect the current status of the project as of May 2026.

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consideration.
(Completed, view the Phase 2 Consultation Snapshot)

3. **Draft Proposals Consultation (2024)**
   The community was invited to review preliminary zoning and density changes. Feedback was gathered through an online survey, and in-person appointments were offered for residents to discuss specific concerns and gain clarity on the proposals.
   (Completed, view the Phase 3 Consultation Snapshot)

4. **Referral to State Agencies and Infrastructure Stakeholders (2025-26)**
   External engagement was undertaken with key State Government departments, transport agencies, and utility providers to understand infrastructure and environmental considerations related to increased density. This includes floodplain management, bushfire risk, service capacity (water, power, internet), school infrastructure, and transportation impacts. Relevant agencies include the Department of Education, Water Corporation, Western Power, Department of Water and Environmental Regulation, Department of Planning, Land and Heritage, and transport authorities.
   (In progress)

5. **Elected Member Engagement (2026)**
   A key element of this phase involves collaboration with Elected Members through a series of interactive workshops. Members will review key proposed changes to LPS6, informed by community feedback, technical studies, and officer analysis. These sessions will help shape the draft scheme amendments to be formally advertised in the next stage.
   (In progress)

6. **Draft Proposals Consultation (Round 2) (2026)**
   Re-engage with residents and property owners on the changes to the draft density change areas (including any new or removed areas different to the 2024 engagement). Feedback will be incorporated into an updated draft Scheme before being submitted to Council, where the City will be requesting that Council approve the draft scheme being submitted to the State government for their input before formal statutory advertising.
   (*Upcoming*)

7. **Formal Exhibition and Community Submissions (2027, TBC)**
   The scheme amendment will be submitted to the WAPC for approval to advertise. Once approved, the draft scheme will be formally advertised for public comment, with a minimum consultation period of 60 days. The City will promote this widely using a mix of traditional and digital communication methods, ensuring broad outreach. Direct communication will also be made with those most directly impacted by the proposed changes. Community members will be invited to submit their views, including levels of support or concern. These submissions will be considered prior to seeking a Council resolution.
   (Upcoming)

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Why engage early?

Planning for future growth and change can raise important questions and concerns for the community, especially for complex planning matters that can be difficult to understand. We have opened the dialogue between the City and the community early in order to increase awareness and understanding of the Scheme review process. In doing so, we had a series of goals and assumptions about the engagement:

- Learn as much as possible as early as possible (despite the significant time and resource commitment for a non-statutory engagement process, the information gained will benefit the process in the long run).
- Capturing ideas that the City may not have included, in addition to what has been proposed.
- Focus is on qualitative data (key themes), areas of heightened concern, issues to be investigated and additional areas to include.
- As part of planning for future growth and change across the City, it is important to provide the community with additional opportunities to understand how potential changes may occur and what impacts they may have.

Negotiables and non-negotiables of engagement

All projects and the community engagement scope will have aspects which are either negotiable (community can influence this aspect through engagement) or non-negotiable (has to occur and community have little or no ability to influence this aspect). For Phase 3 of the engagement, the following negotiable and non-negotiable considerations apply.

Negotiables	Non-negotiables
• Zoning and Density Adjustments: Modifications to zoning and residential density will be subject to further analysis and consultation. • Community Feedback Consideration: The extent and nature of community support will inform the development and refinement of proposals. • Engagement Process Flexibility: The approach and timing of pre-statutory activities may be adapted to ensure meaningful participation and responsiveness to stakeholder needs.	Relevance to Strategic Planning: All input must pertain to matters that can be addressed within the scope of the Local Planning Scheme. • Regulatory Compliance: The scheme review process will be conducted in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. • Local Planning Framework: The scheme review process will respond to the City's local planning framework, namely the Local Planning Strategy and the Local Housing Strategy. • State Planning Framework Alignment: All processes will adhere to the minimum statutory engagement and policy requirements set by the WAPC.

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Planning approval process

The planning approval process for a 'complex scheme amendment' is guided by legislative requirements under the *Planning and Development (Local Planning Schemes) Regulations 2015*. The full process for a complex scheme amendment can be viewed here. In summary, the process involves the City of Melville Council endorsing a draft scheme amendment after it has been through a community consultation process, and agreeing for the amendment to be submitted to the WAPC for them to review and present to the Minister for Planning.

The Planning Minister will then review the draft scheme amendment and either approve, require modifications or refuse the scheme amendment. If significant modifications are required by the Minister, we will then undertake additional community consultation. Once approved by the Minister, the draft Scheme is then gazetted[2] and in force. We have been referring to this statutory scheme amendment process as Stage 2 of the project, as compared to this engagement stage which falls under Stage 1. See the project diagram below.

Phase 3 of the engagement was non-statutory, meaning, it was not required to be undertaken by the City in order to prepare the draft Scheme. We chose to engage early to start the conversation with the community in the hope of understanding of what issues and opportunities they saw as important, which would assist the City in knowing where to allocate its time and resources for the subsequent stages of the review process.

The feedback from each of the engagement phases in Stage 1 (see Figure 1 below) will help the City to form a draft Scheme amendment document to be endorsed by Council and presented to the WAPC. This will mark the end of Stage 1-Preliminary Works, and the start of the Stage 2- Statutory scheme amendment process.

Note: In Stage 2, there may be multiple rounds of engagement if the WAPC or Minister requires substantial modification to be made to the draft scheme amendment.

[2] The *Government Gazette* is the formal record of government legislation

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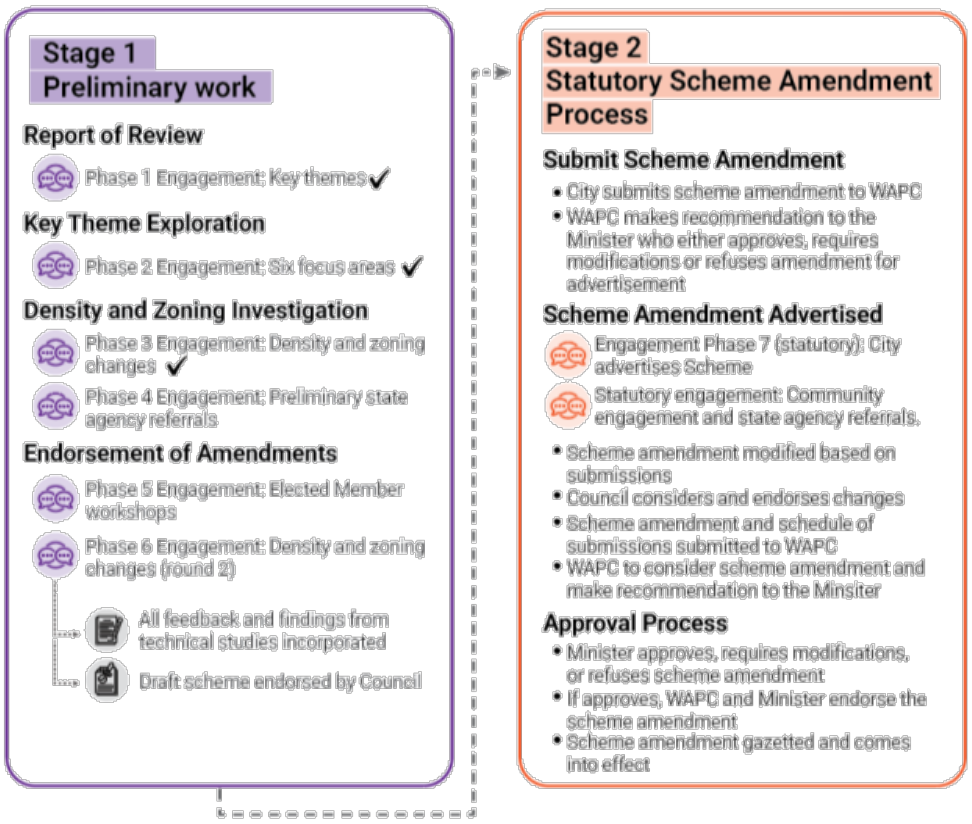


Figure 1 Project process diagram

2. Engagement Methodology

Purpose and objectives of engagement

The purpose of the engagement for phase 3 was to test the proposed density change areas with residents early and to seek qualitative data about their reasoning for accepting or rejecting the proposed change areas. This information would then be considered in conjunction with the findings from technical studies and presented to the Elected Members ahead of the Elected Member workshop series a part of the Phase 5 engagement.

Expanding on the purpose, the engagement objectives were to:

- Inform, educate and bring awareness to the project.
- Seek community feedback on the proposed change areas.
- Stimulate other ideas from the community that may be included as part of the review.
- Understand level of support for proposed changes.
- Provide inclusive and accessible engagement methods.
- Close the feedback loop with participants and let them know how their feedback has informed the project.

Engagement process undertaken

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The engagement period for Phase 3 was originally intended to run for 6 weeks from 15 July 2024 to 28 August 2024, however, it was extended a further two weeks until 18 September 2024.

The methodology for this phase of engagement was centred around a community feedback survey and online interactive map of the proposed density changes, hosted on the dedicated LPS6 Review webpage. While the survey was open City-wide and promoted broadly through a variety of digital and traditional means, the City sent physical letters specifically to those properties proposed to change, and those immediately adjacent.

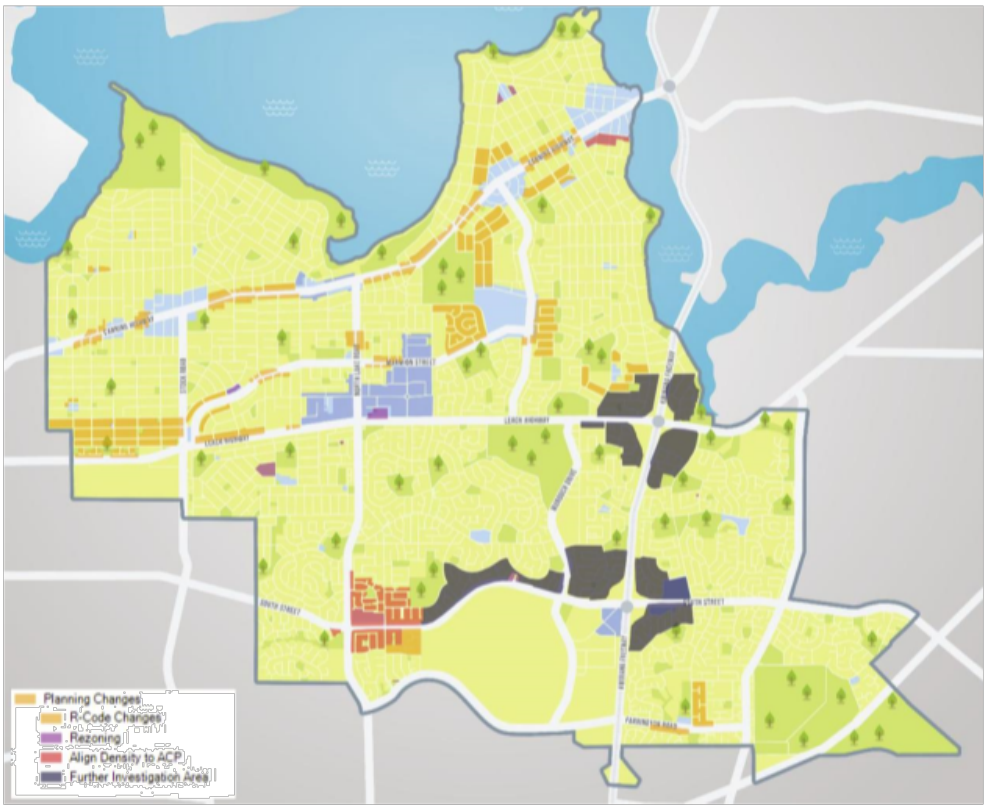


Figure 2 Screenshot of interactive map illustrating proposed density changes

The engagement methods and a snapshot of their uptake are summarised in the table below.

Engagement method	Relevant stakeholder	Engagement uptake
Survey (online and hard copy)	• Residents • Landowners • Businesses • Those previously engaged • Webpage followers	**669** valid submissions received.

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	• City-wide consultation	
Melville Talks webpage including: • Interactive GIS map of proposed changes. • Fact sheets explaining each area and what the changes mean. • Frequently Asked Questions.	• City-wide consultation	**Over 5,000** visits during the consultation period.
Letter drop to properties and those adjacent of the proposed change areas (call to action to view the webpage, interactive map and complete the survey).	• Residents, landowners and business owners of the affected properties. • Residents and landowners adjacent to the proposed change areas.	**7,800** letters sent.
Bookable one on one sessions over 8 different times. Organised at daytime, evening and weekends at the following locations: • Cirque Business Centre 63 Kishorn Road, Mount Pleasant • Civic Centre • Lesser Hall Kardinya • Bull Creek Library • Willagee Community Centre • A H Bracks, Leisurefit Melville	• City-wide consultation	**57** timeslots were pre-booked and **47** of these were attended.
Private walk-in appointments to discuss changes with a member if the LPS6 Review team. Staff were available to	• City-wide consultation	**73** in-person meetings at the Civic Centre held with a strategic planner.

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answer questions in-person at Civic Centre during business hours. Helped to navigate the interactive maps and fact sheets, and also available to help complete feedback forms.		
Phone calls	• City-wide consultation	**Over 100** phone calls taken

Communication channels

Supporting the engagement was a full suite of communications channels and tools to help disseminate the key messages of the project and provide the community with information about the proposed changes, why the scheme review is happening, what it means and how the community can have their say. These included:

- Melville Talks engagement webpage
- Animated video (4k watched YouTube video)
- Targeted social media posts (13.5k social media reach)
- A5 flyers
- E-newsletter notices (33k e-news subscribers)
- Newspaper advertisements
- Direct emails sent (5.2k emails sent)
- A dedicated email address for the project for enquires
- Dedicated foyer space at the Civic Centre for walk-in meetings.
- Engagement snapshot to summarise the engagement findings and close the loops with participants (published 21 November 2024 and webpage followers sent an email notification)

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3. Key Themes

What did we learn from the qualitative feedback?

Feedback indicates that many community members value the established low-density, leafy suburban character of their neighbourhoods and chose to live in these areas for those qualities. Concerns were raised that increased density, particularly higher-density development, may impact local character, amenity and lifestyle outcomes in a range of ways, as summarised below.

A smaller proportion of respondents appreciate the need for urban infill and limiting urban sprawl, and acknowledged that the proposed density mapping was a suitable plan, with some even suggesting to increase the density closer to activity centres.

This feedback is broadly consistent with themes identified through preparation of the City's Local Planning Strategy, which recognises that any increase in housing density should, as far as practicable, preserve the City's established low-density suburban character. The current density proposals sought to concentrate higher-density outcomes primarily within and around activity centres and key transport corridors, while limiting broader impacts across established suburban areas and carefully considering interface locations between centres and lower-density neighbourhoods. However, the community engagement outcomes indicate concern with the intensity of density proposed along corridors and suggest a preference for retaining higher densities within activity centres, with more modest increases to medium density applied more evenly, where supported by local context and infrastructure capacity.

Overall, the preliminary proposals affected a relatively limited proportion of residential properties across the City, with the intent of focusing change in strategically identified locations rather than applying widespread density increases across suburban neighbourhoods.

Further work is required to refine density scenarios having regard to State infill objectives, infrastructure capacity, local context and community feedback. This feedback will be considered in future iterations of any proposed density mapping.

Level of support

The proposed change areas have been grouped into 30 small spatial areas, grouped by relative location. Each area has a detailed summary of the engagement results in the following section of this report. While there was the option in the survey to select either 'support', 'object' or 'neither', some people may have objected because they wanted either lower or higher density codes and others may have supported but wanted either a lower or higher density code. This is why the level of support isn't straightforward and needs to be interpreted in the context of the qualitative feedback for each area. The qualitative feedback has been more useful in guiding the next steps of the project.

Qualitative themes

There were a number of consistent reasons people were concerned or objected to the proposed density changes. Many of these reasons were present across multiple change areas indicating that the community have similar concerns when it comes the increasing density across the City. These themes are insightful and will shape the next steps of the

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project (more detail on this in sections 6 and 7 of this report). The top key concerns raised are summarised below.

- **Traffic, congestion and parking** – concerns about increased traffic and parking on local streets as well as increased congestion on higher-order roads such as Canning Highway and Marmion Street.
- **Opposition to higher density** – opposition to higher density zoning such as R80 and R100, preferencing tolerance for more modest increases in density like R40 or R30.
- **Tree canopy and environmental impact** – concerns that infill development will result in a loss of tree canopy, shade and habitat for wildlife. These attributes ere noted as what makes the suburb feel special to the community.
- **Infrastructure pressure** – concerns that increased population will put pressure on infrastructure services such as schools, public transport and utilities. Respondents sought greater clarity on how infrastructure capacity and future upgrades would be considered alongside any proposed density changes.
- **Property values and land economics** – concerns that increasing density will reduce property values. Questions over the viability of some areas over others and suggestions to explore other areas for increased density than what was proposed.
- **Community character** – concerns that infill development will change the quiet, leafy and architectural feel of the neighbourhood.
- **Safety concerns** – safety concerns for pedestrians, cyclists and children navigating more built-up local roads, as well as the perception that increased density leads to increased crime rates.
- **Conditional support** – a lesser degree of support was raised throughout the change areas and noted as conditional, meaning that these respondents would support the idea of increased density so long as some of the above concerns were addressed (infrastructure capacity, tree canopy loss, traffic, etc).

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4. Key Findings

Survey

The online survey was the main data collection method for this engagement and was open for feedback from 17 July to 18 September 2024 (9 weeks). Hard copy surveys were also made available. A total of **669 valid responses were received**.

Response validity

There were initially over 1,500 responses, however, due to double ups and blank entries, the data was cleaned and 669 valid entries were of use for meaningful feedback. Note there were five petitions received independently of the City's structured engagement process. These are detailed in part 5 of this report.

Survey formatting

The survey was formatted to collect information on each 'area' of the proposed density changes as well as seeking an indication on the level of support for each area. The survey also collected information on individual properties and investment properties.

For ease of review of the findings, all submissions have been grouped by the area (30 areas in total).

Survey submission breakdown

- **669** total valid submissions
- **649** submissions commented on the residential property only
- **13** submissions commented on an investment property only
- **5** submissions commented on both a residential and investment property
- **70** submissions sought greater density increase
- **29** submissions tolerated lower density increase.

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Summary of support for residential density change areas

The summary table below shows response rates for the proposed residential density change areas.

The response rates should be considered in conjunction with the qualitative feedback for each area, which is summarised in the next section.

Summary Table (proposed R-code change areas) *Where a respondent did not select an area, the City has assigned the most relevant area.*	Current R-Code	Proposed R-Code	Total Properties in the Change Area	Total letters sent (includes adjoining properties)	Total responses	Support	Neither support or object	Oppose	Responses supportive of a greater density change	Responses supportive of a smaller density change
Bristol Avenue	R17.5	R40	21	61	2	0	1	1	1	0
Harris St, Bicton	R17.5	R40	4	21	3	2	1	0	1	0
Palmyra Local Centre	R20	R40	14	64	24	2	1	21	0	1
North Lake Road, Myaree	R20	R40	62	130	23	4	4	15	4	0
Marmion St, Myaree	R20	R40	42	84	18	3	4	11	0	0
Brentwood Centre	R20 and R25	R40	173	375	13	2	3	8	0	0
Farrington Centre	R20 and R30	R40	152	253	13	7	1	5	0	0
South St to Barclay Rd, Kardinya	R25	R40	96	246	11	7	1	3	1	0
Wireless Hill (East adjacent area)	R20	R40	348	423	40	5	2	33	1	0
Booragoon (East)	R20 and R40	R40 or R50	218	371	130	35	6	89	22	13
Booragoon (West)	R20 and R40	R40 or 60 or 100	238	645	128	11	5	112	2	7
Riseley Centre (North adjacent area)	R15	R40	113	299	42	9	3	30	1	1
Bombard St & Mitchell St	R20	R40	110	240	16	3	2	11	1	1
Aurelian St to Leach Highway, Palmyra	R20	R40	516	969	77	16	12	49	2	1
Coleman Cr & Woodley Cr, Melville	R20	R40	99	339	6	2	2	2	0	0
Marmion St, Melville	R20	R40	51	94	6	1	0	5	1	0

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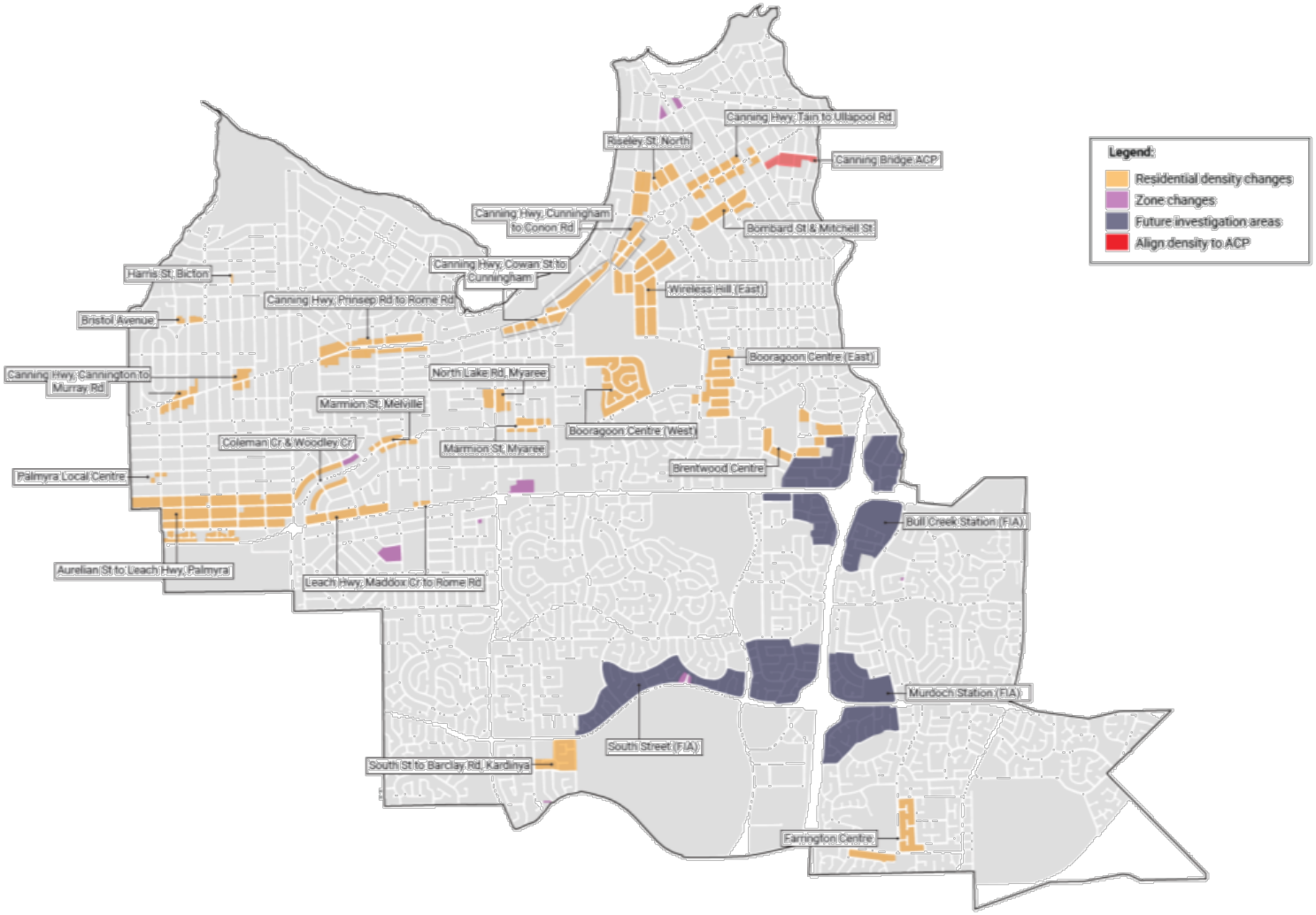
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Canning Hwy, Prinsep Road to Rome Rd (dual code)	R30 and R40	R40/80	127	321	28	8	5	15	1	0
Canning Hwy, Carrington Rd to Murray Rd (dual code)	R30/40, R40 and R50	R40/80	71	142	14	2	1	11	1	0
Canning Hwy, Cowan St to Cunningham St (dual code)	R20	R20/60 or R60	124	335	75	4	6	65	3	0
Canning Hwy, Cunningham St to Conon Rd (dual code)	R40	R40/80 or R80	49	140	50	5	7	38	0	3
Canning Hwy, Tain St to Ullapool Rd (dual code)	R60 or R40/60	R40/100 or R40/80	121	204	21	1	5	15	0	1
Leach Hwy, Maddox Cr to Rome Rd (dual codes)	R40	R20/80	123	221	2	0	1	1	1	0

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Annotated map of proposed residential density change areas



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Feedback by area – residential density change areas

The below table summarises the qualitative feedback gained through the survey by each area and grouped into overarching themes. The number of mentions in the qualitative feedback may be greater than the total number of comments, given that one comment could raise multiple issues.

Levels of support should be interpreted alongside the qualitative feedback, noting some respondents supported density increases in principle but differed on the scale, location or form of development proposed.

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Bristol Ave, Bicton (Adjacent residential density changes)			
			
Current Zoning	R17.5		
Proposed changes	R40		
Total properties in proposed change area	21		
Total letters sent	61	**Total responses received**	2
Total number of comments	1		
Feedback raised (number of mentions)	• There is already density nearby (1)		
Level of support	Support	Neither	Oppose
	0	1	1

2

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Harris St, Bicton (Adjacent residential density changes)



Current Zoning	R17.5		
Proposed changes	R40		
Total properties in proposed change area	4		
Total letters sent	21	**Total responses received**	3
Total number of comments	2		
Feedback raised (number of mentions)	• Reasons for conditional support include traffic and parking concerns, suggesting built form controls requiring 2 parking bays per dwelling (1) • Concern with the extensive timeframe of the scheme review process (1)		
Level of support	Support	Neither	Oppose
	2	1	0

3

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Palmyra Local Centre (Adjacent residential density change)



Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	14		
Total letters sent	64	**Total responses received**	24
Total number of comments	21		

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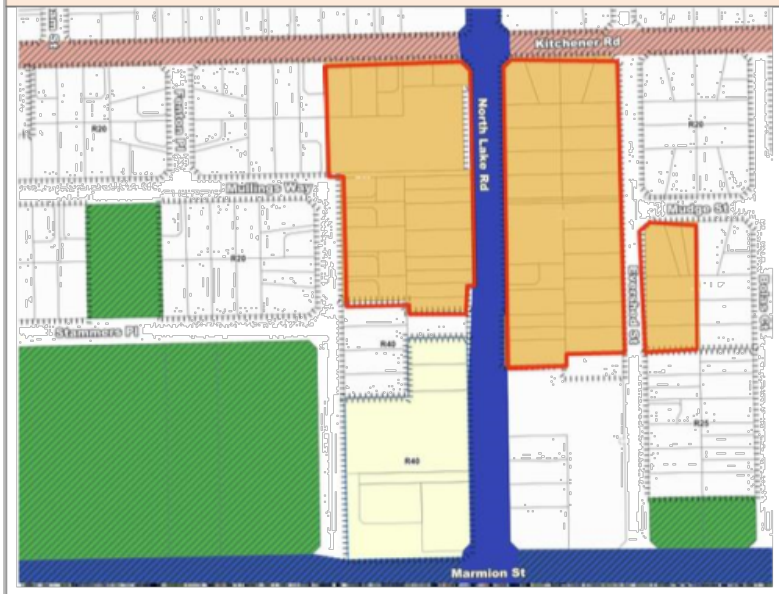
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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Zoning opposition	9	Concerns about R40 zoning and potential for higher density development. Many residents prefer R25 or R30 to maintain the suburb's character.
	Traffic	8	Increased density is expected to worsen traffic and parking, especially around Carrington Street and Tamar Street.
	Crime	6	Fears that higher density and apartment living may lead to increased crime and reduced community cohesion.
	School capacity	4	Palmyra Primary School is perceived to be at capacity. More residents could strain local education services.
	Community character	3	Desire to preserve Palmyra's family-friendly, leafy, and low-density character.
	Environment	1	Concern about impact on trees and habitat for endangered species like black cockatoos.
	Support (conditional)	5	Some residents would support modest increases in density (e.g., villas or townhouses) with clear restrictions on height and form

Level of support	Support	Neither	Oppose
	2	1	21

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North Lake Road, Myaree (Residential density change)			
			
Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	62		
Total letters sent	130	**Total responses received**	23
Total number of comments	15		

6

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Feedback raised (number of mentions)	Theme	#	Summary
	Zoning opposition	9	Concerns about R40 zoning being too dense for local streets like Evershed and Mullings Way. Some residents feel the changes are inconsistent and unfair.
	Traffic and congestion	7	Increased density is expected to worsen traffic, especially around schools and narrow streets with limited parking.
	School capacity	6	Perception that Booragoon Primary and Applecross SHS are already under pressure. More residents could strain resources and safety during drop-off/pick-up times.
	Support for change	5	Some residents support rezoning, especially if applied consistently across streets and aligned with planning strategy.
	Infrastructure concerns	5	Roads and transport corridors are seen as inadequate to support higher density without upgrades.
	Environmental impact	1	One mention of concern about environmental degradation due to overdevelopment.
	Engagement	1	A call for clearer and more inclusive consultation processes.

Level of support	Support	Neither	Oppose
	4	4	15 (1*)

**1 opposition stated as they wanted their property included.*

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Marmion St, Myaree (Residential density change)



Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	42		
Total letters sent	84	**Total responses received**	18
Total number of comments	13		

8

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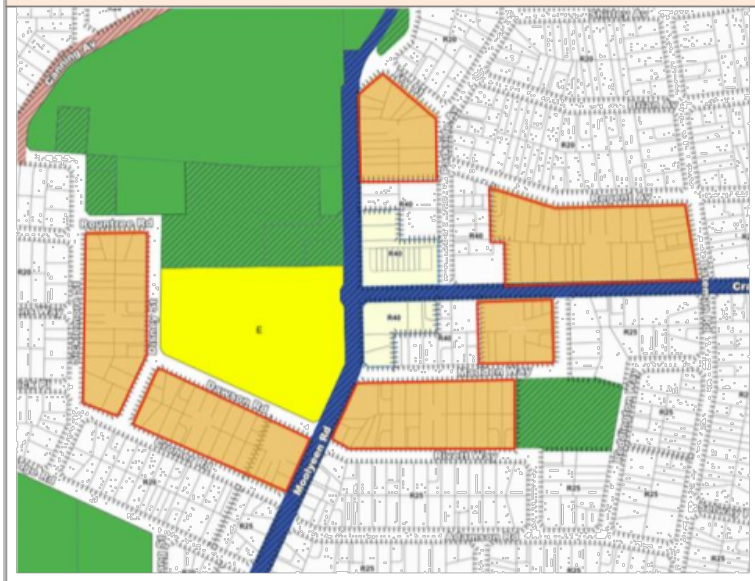
Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic and congestion	6	Concerns about increased traffic, congestion, and parking issues, especially near Booragoon Primary School and narrow streets.
	Infrastructure concerns	5	Comments highlight inadequate infrastructure, such as lack of footpaths, overground power lines, and unsafe road bends.
	Zoning opposition	5	Objections to R40 zoning and increased density, with fears of multistorey developments and disruption to existing residential character.
	School capacity	4	Booragoon Primary and Applecross SHS are seen as already under pressure. Increased population could strain resources.
	Support for change	4	Some residents support increased density if it aligns with infrastructure improvements and planning strategy.
	Community character	2	Concerns about privacy and the impact of higher density on the area's family-friendly nature.
	Environmental impact	1	One mention of potential habitat loss for birds due to tree removal.

Level of support	Support	Neither	Oppose
	3	4	11

9

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Brentwood Centre			
			
Current Zoning	R20 or R25		
Proposed changes	R40		
Total properties in proposed change area	173		
Total letters sent	375	**Total responses received**	13
Total number of comments	7		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic and parking	4	Concerns about congestion, narrow streets, lack of footpaths, and unsafe parking conditions, especially around Moolyeen Road and Madden Way.
	Zoning opposition	3	Objections to increased density and potential for higher density developments, with fears of property devaluation and privacy loss.
	Environmental impact	2	Worries about reduced tree cover, pollution, and harm to local wildlife and ecosystems.
	Infrastructure concerns	1	Comments highlight inadequate infrastructure to support increased population, including road access and utilities.
	Community character	1	Desire to preserve the quiet, green, and low-density nature of the suburb.
	Support for change	1	One submission expressed support for increased density aligned with planning strategy.

Level of support	Support	Neither	Oppose
	2	3	8

11

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Farrington Centre			
			
Current Zoning	R20 or R30		
Proposed changes	R40		
Total properties in proposed change area	152		
Total letters sent	253	**Total responses received**	13
Total number of comments	8		

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Feedback raised (number of mentions)

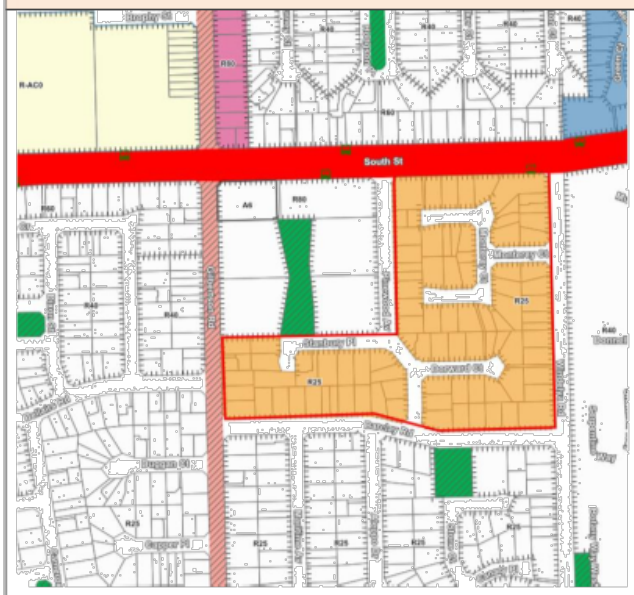
Theme	#	Summary
Traffic	4	Concerns about increased congestion, especially near Farrington and Finlay Roads, and its impact on school safety.
Support for change	3	Support for R40 or higher density to rejuvenate the area and sustain the community hub.
School capacity	3	Worries about pressure on Leeming High School and Primary School due to population growth.
Infrastructure	3	Calls for infrastructure upgrades to support increased density, including transport and amenities.
Zoning opposition	3	Some concerns about the scale and impact of rezoning, with suggestions for more strategic planning.
Community character	1	Desire to maintain the family-friendly nature of the neighbourhood.
Environmental impact	1	Concern about tree canopy loss and climate-related impacts from medium-density development.

Level of support	Support	Neither	Oppose
	7	1	5

13

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South Street to Barclay Rd, Kardinya			
			
Current Zoning	R25		
Proposed changes	R40		
Total properties in proposed change area	96		
Total letters sent	246	**Total responses received**	11
Total number of comments	7		

14

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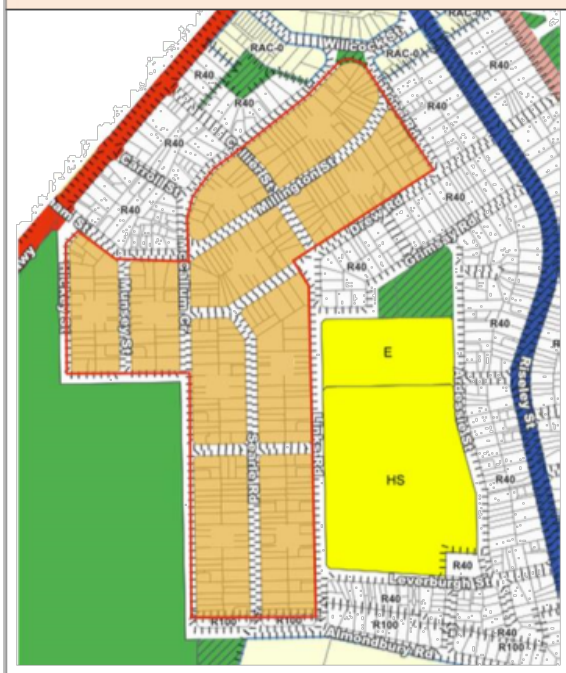
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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Support for change	3	Some residents advocate for R80 instead of R40, citing sustainability, transport access, and housing needs.
	Zoning opposition	2	Objections to R40 or higher, with concerns about overdevelopment and loss of local character.
	Environmental impact	2	Concerns about tree loss, wildlife habitat, and the broader ecological footprint.
	Community character	2	Desire to preserve the quiet, family-oriented nature of the area.
	School capacity	1	Mention of school access and family needs in the context of increased density.

Level of support	Support	Neither	Oppose
	7	1	3

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Wireless Hill East			
			
Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	348		
Total letters sent	423	**Total responses received**	40
Total number of comments	37		

16

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Feedback raised (number of mentions)	Theme	#	Summary
	Zoning opposition	11	Resistance to the proposed rezoning from R20 to R40. Many residents feel the current zoning already allows for adequate development and fear overdevelopment will degrade the area.
	Traffic	15	Concerns about increased traffic, road safety, and parking issues, especially around schools and shopping centres. Many fear the area will become a "rat run."
	Infrastructure concerns	5	Worries about the capacity of local infrastructure, including roads, schools, and public transport, to support increased density.
	Communication and transparency	2	Frustration with the consultation process. Some residents felt inadequately informed or excluded from decision-making.
	Community character	6	Desire to preserve the suburb's quiet, family-friendly, and green character. Concerns that higher density will erode this.
	Support for change	4	A handful expressed support for the rezoning, citing urban consolidation and the need to address urban sprawl. One also noted the need to regard traffic impacts.
	Environmental impact	2	Concerns about loss of vegetation, wildlife habitat, and the ecological value of areas like Wireless Hill.

Level of support	Support	Neither	Oppose
	5	2	33

17

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Booragoon Centre East			
			
Current Zoning	R20 or R40		
Proposed changes	R40 or R50		
Total properties in proposed change area	218		
Total letters sent	371	**Total responses received**	130
Total number of comments	100		

18

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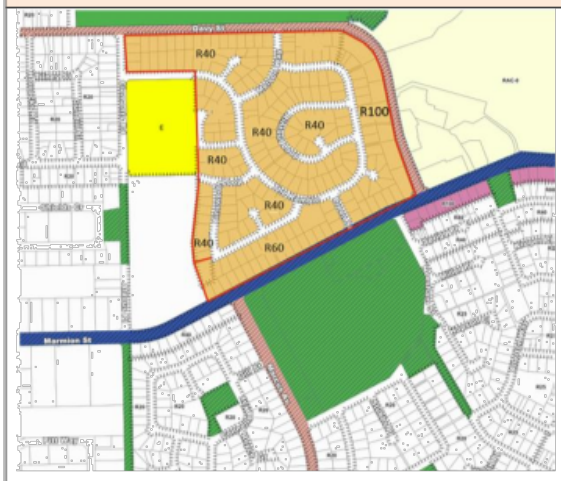
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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic and congestion	36	Strong concerns about increased traffic, parking pressure, and road safety, especially near schools and residential streets.
	Community character	35	Desire to preserve the quiet, family-friendly nature of the area. Fears of losing privacy and neighbourhood identity due to higher density.
	Zoning opposition	20	Objections to R50 zoning and 3-storey developments. Many residents prefer R30 or R40 as a more moderate alternative. Some residents oppose the current plan and call for higher density in certain locations.
	Support for change	21	Support for increased density near amenities and transport, especially if well-planned and considerate of local character. Some calls to extend the R50 zoning.
	Infrastructure concerns	10	Comments highlight inadequate infrastructure to support increased population, including schools, utilities, and public transport.
	Environmental impact	10	Concerns about tree canopy loss, heat island effects, and reduced green space.

Level of support	Support	Neither	Oppose
	35	6	89

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Booragoon Centre West			
			
Current Zoning	R20 or R40		
Proposed changes	R40, R60 or R100		
Total properties in proposed change area	238		
Total letters sent	645	**Total responses received**	128
Total number of comments	112		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Zoning opposition	90	Strong opposition to R100 zoning, especially near Booragoon Primary School and The Ramble. Many residents prefer R40 or R50 as more appropriate.
	Traffic and safety	70	Concerns about increased traffic, parking pressure, and road safety, particularly for children walking or cycling to school.
	Environmental impact	30	Fears of tree canopy loss, habitat destruction, and heat island effects due to high-density development.
	Community character	50	Desire to preserve the quiet, family-friendly nature of the area. Many residents chose Booragoon for its suburban charm.
	Infrastructure concerns	40	Comments highlight inadequate infrastructure to support increased population, including schools, roads, utilities, and public services.
	Engagement process	15	Frustration with the consultation process, lack of clarity, and expressed concern about whether community outcomes were being appropriately balanced with redevelopment opportunities.
	Support for change	6	A minority expressed support for increased density near amenities, but with conditions around design, greenery, and infrastructure.

Level of support	Support	Neither	Oppose
	11	5	112

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Riseley Centre (North adjacent residential density change)			
			
Current Zoning	R15		
Proposed changes	R40		
Total properties in proposed change area	113		
Total letters sent	299	**Total responses received**	42
Total number of comments	28		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Environmental impact	12	Strong concerns about tree loss, reduced green space, heat retention, and impacts on local flora and fauna.
	Traffic and congestion	11	Worries about increased traffic, parking pressure, and road safety, especially near schools and residential streets.
	Zoning opposition	9	Objections to R40 and R80 zoning, particularly in areas seen as already dense or unsuitable for further intensification.
	Infrastructure concerns	4	Comments highlight inadequate infrastructure to support increased population, including schools and public services.
	Support for change	3	Some support for increased density near transport routes, with calls for careful planning and traffic management.
	Community character	3	Desire to preserve the quiet, family-friendly nature of the area and maintain larger block sizes.
	Engagement process	2	Frustration with the consultation process and lack of clear communication about proposed changes.

Level of support	Support	Neither	Oppose
	9	3	30

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Bombard St & Mitchell St (Residential density change)			
			
Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	110		
Total letters sent	240	**Total responses received**	16
Total number of comments	12		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Zoning opposition	6	Concerns about increased density (e.g. R40), higher density developments, and their impact on neighbourhood character and streetscape.
	Traffic and congestion	5	Worries about increased traffic volumes, parking pressure, and road safety, especially on Bombard Street.
	Environmental impact	3	Concerns about tree loss, heat island effects, and the need for better planning to preserve canopy and mitigate climate impacts.
	Safety	3	Comments highlight risks to children and pedestrians due to increased traffic and lack of footpaths.
	Community character	2	Desire to preserve the family-friendly, low-density feel of the area.
	Infrastructure concerns	2	Comments about insufficient infrastructure to support higher density, including schools and services.
	Support for change	1	One submission expressed support for the proposed changes.

Level of support	Support	Neither	Oppose
	3	2	11

Aurelian St to Leach Highway, Palmyra (Residential density change)	
	
Current Zoning	R20

25

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Proposed changes	R40		
Total properties in proposed change area	516		
Total letters sent	969	**Total responses received**	77
Total number of comments	55		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic and parking	26	Widespread concern about increased traffic, especially around Aurelian Street, Marmion Street, and near Palmyra Primary School. Many fear worsening safety for children and pedestrians.
	Community character	17	Residents value Palmyra's quiet, leafy, family-friendly feel. Many fear that high-density development will erode this.
	Infrastructure concerns	11	Comments highlight inadequate infrastructure (e.g. roads, schools, utilities) to support higher density.
	Zoning opposition	11	Many oppose R40 or higher zoning, especially on Aurelian Street. Some suggest Marmion Street as a more logical boundary.
	Environmental impact	6	Loss of tree canopy, green space, and habitat for species like black cockatoos is a major concern.
	Support for changes	8	A few residents support infill to address housing needs and climate goals, especially near major roads and transport routes.
	Boundary of changes	4	Concerns about inconsistent zoning (e.g. only one side of Aurelian Street included) and Palmyra being targeted more than neighbouring suburbs.

Level of support	Support	Neither	Oppose
	16	12	49

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Coleman Cr and Woodley Cr, Melville			
			
Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	99		
Total letters sent	399	**Total responses received**	6
Total number of comments	4		

28

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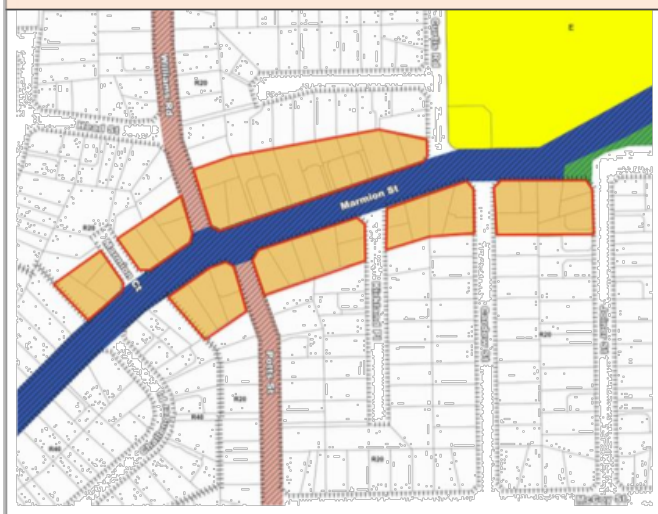
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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Support for change	2	Support for rezoning from R20 to R40, citing redevelopment potential and minimal disruption due to block sizes.
	Zoning opposition	2	Opposition to further subdivision and increased density, citing concerns about overdevelopment.
	Traffic and congestion	2	Concerns about increased traffic volumes and parking issues, especially along Marmion Street.
	Community character	2	Fears that increased density will erode the peaceful, family-friendly nature of the suburb.
	Environmental impact	1	Concern about loss of green space and its impact on liveability and sustainability.
	Infrastructure pressure	1	Comments suggest local schools are already at capacity and may struggle with further population growth.

Level of support	Support	Neither	Oppose
	2	2	2

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Marmion Street, Melville			
			
Current Zoning	R20		
Proposed changes	R40		
Total properties in proposed change area	51		
Total letters sent	94	**Total responses received**	6
Total number of comments	6		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic	1	Concerns about increased traffic along Marmion Street
	Street character	1	Higher density (R100) would change the existing street character of Melville
	Loss of green space	1	Concerns about loss of greenspace as a result of increased density.
Level of support	Support	Neither	Oppose
	1	0	5

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Canning Hwy, Prinsep Road to Rome Rd (Dual residential density codes)			
			
Current Zoning	R30/40 and R40		
Proposed changes	R40/80 and R40		
Total properties in proposed change area	127		
Total letters sent	321	**Total responses received**	28
Total number of comments	20		

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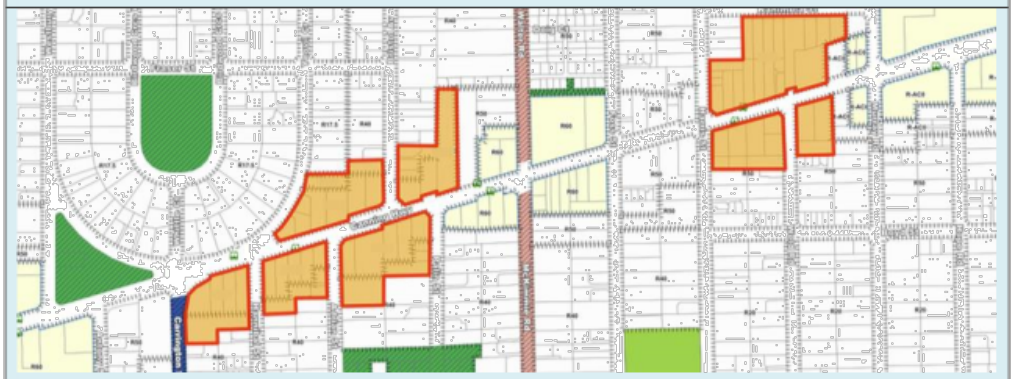
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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Support for changes	5	Support for proposed changes with no reasons given.
	Zoning opposition	4	Opposition to further subdivision and increased density, citing concerns about overdevelopment. Noted that Attadale would better suit going from an R15 zoning to R20 or R25 zoning.
	Traffic	3	Concerns around safety and an increase in traffic around this part of Canning Highway.
	Environmental impacts	2	Concerns about loss of trees (both private and public) as a result of increased density and loss of habitat for birds.
	Property values	2	Fears that increased zoning of R40 and R80 would decrease their property prices.
	Community character	2	Increasing density would result in undesirable built form, reducing the architectural character of the neighbourhood.
	Overlooking	1	A concern of overlooking from neighbouring higher-density developments.
	Dual coding	1	One comment questioning the practicality of making a dual code work.

Level of support	Support	Neither	Oppose
	8	5	15

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Canning Hwy, Carrington Rd to Murray Rd (Dual residential density codes)			
			
Current Zoning	These sites are currently a combination of R30/40, R40 and R50 sites.		
Proposed changes	R40/80		
Total properties in proposed change area	71		
Total letters sent	142	**Total responses received**	14
Total number of comments	13		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic	5	Concern around increasing traffic through already busy local streets such as Justinian Street, Carrington Street and McKimmie Road.
	Crime	1	Fear of crime rates increasing due to increased density.
	Overlooking and overshadowing	1	Increased building heights on Yeovil would allow overshadowing and overlooking onto adjacent properties.
	Infrastructure capacity	1	Concerns over the capacity of local services such as childcare, school services and local roads.
	Support for changes	1	Support for change, citing successful European medium density developments being an example of efficient and sustainable built form.

Level of support	Support	Neither	Oppose
	2	1	11

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Canning Hwy, Cowan St to Cunningham St (Dual residential density codes)			
			
Current Zoning	R20		
Proposed changes	R20/60 or R60		
Total properties in proposed change area	124		
Total letters sent	335	**Total responses received**	75
Total number of comments	57		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic congestion	38	Widespread concern about increased traffic, especially on Lilian Avenue, Cantray Avenue, and Canning Highway. Many fear worsening safety, congestion, and parking overflow.
	Zoning opposition	11	Strong opposition to dual coding. Many residents feel the change is inappropriate for the area and will negatively impact property values and community character. Canning Bridge, Riseley Precinct and Westfield Booragoon named as more suitable locations.
	Environmental impact	15	Concerns about tree loss, flooding due to high water table, acid sulfate soils, and bushfire risk near Wireless Hill.
	Community character	12	Desire to preserve the quiet, family-friendly nature of Applecross. Fears of losing privacy, charm, and community spirit.
	Infrastructure concerns	9	Comments highlight inadequate infrastructure (roads, schools, drainage, utilities) to support higher density.
	Safety	15	Increased traffic and lack of footpaths raise concerns about pedestrian and cyclist safety, especially for children.
	Engagement process	2	Frustration with the consultation process.
	Support	2	Support for higher density living near public transport and in proximity to Tompkins Park reserve and activity centre. R40/60 as a minimum. Suggest to reduce the caveats on alternative access.

Level of support	Support	Neither	Oppose
	4	6	65

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Canning Hwy, Cunningham St to Conon Rd (Dual residential density codes)			
			
Current Zoning	R40		
Proposed changes	R40/80 or R80		
Total properties in proposed change area	49		
Total letters sent	140	**Total responses received**	50
Total number of comments	41		

38

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Feedback raised (number of mentions)	Theme	#	Summary
	Traffic and congestion	18	Concerns about increased traffic on Lilian Avenue, Matheson Road, and Canning Highway. Many fear worsening congestion, safety risks, and parking overflow.
	R80 opposition	9	Strong opposition to R80 and dual coding. Residents feel the changes are inappropriate and damaging to the area's character and property values.
	Environmental impact	5	Worries about tree canopy loss, flooding due to high water table, acid sulfate soils, and bushfire risk near Wireless Hill.
	Community character	7	Desire to preserve Applecross's quiet, leafy, family-friendly nature. Fears of losing privacy, charm, and community cohesion.
	Infrastructure concerns	4	Comments highlight inadequate infrastructure (roads, schools, drainage, utilities) to support higher density.
	Safety	3	Concerns that higher infill development will lead to congested streets that are difficult for pedestrians, children and cars to safely navigate.
	Engagement process	2	Questions as to why not all residents were sent a letter to be notified of the proposal and critiques that the engagement period was too short.
	Support for change	2	Some support for increased density near transport corridors and parks, with calls for thoughtful planning and infrastructure upgrades.

Level of support	Support	Neither	Oppose
	5	7	38

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Canning Hwy, Tain St to Ullapool Rd (Dual residential density codes)			
			
Current Zoning	R60 or R40/60		
Proposed changes	R40/100 or R40/80		
Total properties in proposed change area	121		
Total letters sent	49	**Total responses received**	21
Total number of comments	12		

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Feedback raised (number of mentions)	**Theme**	**#**	**Summary**
	Traffic and congestion	7	Concerns about increased traffic on Canning Highway, Macrae Road, and surrounding streets. Fears of rat runs, parking overflow, and safety risks.
	Zoning opposition	6	Strong opposition to R80 and R100 zoning, especially dual coding. Many residents feel the changes are excessive and inappropriate for the area.
	Environmental impact	5	Worries about tree canopy loss, shadowing, heat corridors, and impacts on the character of streets like Alness and Tain.
	Community character	5	Desire to preserve the quiet, leafy, family-friendly nature of Applecross and Ardross. Concerns about privacy, aesthetics, and heritage.
	Infrastructure concerns	5	Comments highlight inadequate infrastructure (roads, schools, drainage, utilities) to support higher density.
	Safety	4	Increased traffic and lack of footpaths raise concerns about pedestrian and cyclist safety, especially for children.
	Engagement process	3	Frustration with the consultation process and lack of clarity or fairness in communication.
	Support for change	2	Limited support for increased density near transport corridors, with calls for thoughtful planning and infrastructure upgrades.

Level of support	Support	Neither	Oppose
	1	5	15

Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)

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Current Zoning	R40		
Proposed changes	R20/80		
Total properties in proposed change area	123		
Total letters sent	221	**Total responses received (response rate)**	2
Feedback raised (number of mentions)	No qualitative feedback received.		
Level of support	Support	Neither	Oppose
	0	1	1

42

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Feedback by area – Zoning changes and Further Investigation Areas

Area Reference	Number of properties proposed for change	Support	Neither support or object	Oppose
Zoning Changes				
Marshall Rd Centre, Myaree	3	-	-	-
Marmion St Centre, Melville	26	-	-	-
Applecross Centre Mixed Use Frame	43	3	1	2
Harrison St Centre, Willagee	4	-	-	-
Robson Way, Murdoch	8	2	-	-
Further Investigation Areas*				
Bull Creek Station Catchment	906	4	2	-
Murdoch Station Catchment	799	5	2	1
South Street	470	1	1	-

The limited impact of zoning changes reflected in nominal submissions (only for the Applecross Mixed Use to Residential proposal and the Robson Way Residential to Centre proposal).

- **Applecross**- Two objections from landowners who have been considering redevelopment on MacDonald Road and MacLeod Road. Three submissions in support.
- **Robson Way**- Supported by the only two respondents, both landowners, one of a dwelling and one of a commercial unit.

The table shows there were only a handful of responses regarding the Further Investigation Areas, however the majority of these responses supported the City's recommended approach of considering these areas at a future point in time. Since the City wasn't intending to change the density in the areas around the train stations as part of the review of LPS6, individual letters were not sent to the properties within the respective catchments.

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General feedback

The last section of the survey called for general feedback regarding the LPS6 Review, not related to any specific change area. A total of 94 comments were received in this section, of mixed support for the review and with some individual comments addressing various issues. The general feedback is summarised in the table below.

Theme	Number of mentions	Summary
Traffic and congestion	27	Concerns about increased traffic and a lack of parking to accommodate more cars, such as in the Canning Bridge precinct and congestion around the Canning Highway freeway entrance.
Loss of trees	19	Concerns that increased infill will lead to loss of trees, habitat for wildlife, and shade.
Bulk and scale	11	Dislike of high-rise buildings, such as at Canning Bridge and feel that that scale of development isn't appropriate for the City of Melville.
Support (conditional)	11	Acceptance of the need of more infill housing however hopes that issues such as traffic, school capacity, and environmental impacts will be considered.
Infrastructure capacity	9	Concerns that increased population will put pressure on infrastructure such as local roads, schools, public open space and utilities.
Community character	9	Changes to the feel of the community and visual character of the suburbs.
Support with higher density	6	Support for higher density with good design around activity centres. Some comments suggest that the density isn't high enough in some areas and R40 should be higher to encourage better outcomes.
Locate density elsewhere	4	Suggest focusing on train station areas for increased density. Suggest Brentwood and Booragoon for increased infill instead of Applecross.
Other	5	Comments were out of scope for the LPS6 Review project.

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Requests for additional density

A total of **70** of the 669 submissions received were requests for additional areas to be considered for upcoding as part of the LPS6 review. Each submission was reviewed against a set of criteria to ensure alignment with the objectives of LPS6 and Local Planning Strategy.

Generally speaking, submissions that aligned with the City's Local Planning Strategy or Local Housing Strategy were given greater regard, or where multiple submissions for a particular area were received.

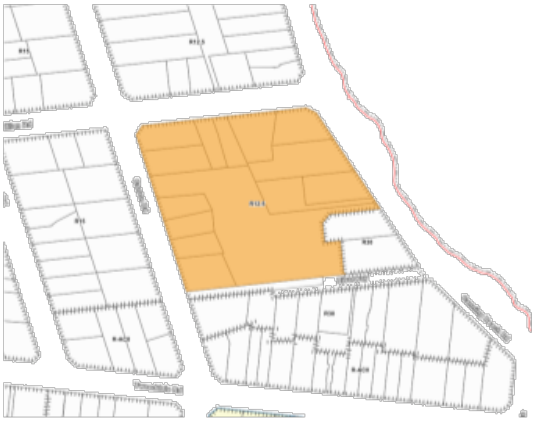
The submissions were evaluated based on the following principles:

- Alignment with LPS6 Objectives and the Local Planning Strategy: e.g. proximity to activity centres, access to public transport, natural amenities, public open spaces (POS), and schools.
- Community interest, i.e. was the request a unique suggestion or were others suggesting a similar change?
- Uniqueness of area: If a requested change was not closely aligned with our local planning framework, were there certain unique characteristics to the area that helped justify its inclusion (i.e. unique attractors or higher amenities)? Simultaneously would these characteristics ensure its inclusion doesn't set a change precedent?
- Transitions and boundaries: Logical transitions and boundaries for density changes were considered to ensure coherent urban planning. This included occasional minor adjustments to the boundaries of already proposed change areas.
- Built form impact: Existing built form landscape and the impact of potential upzoning. Areas already exhibiting higher density were considered for upzoning to reflect the predominant built form type.

After analysing the additional density requests, some areas have been added to the proposed change areas. These additions have been tested as part of a broader Land Economics Assessment and Traffic Impact Assessment, and have been presented to the City's Elected Members as part of a workshop series in 2026. A summary rationale for the included areas is presented below.

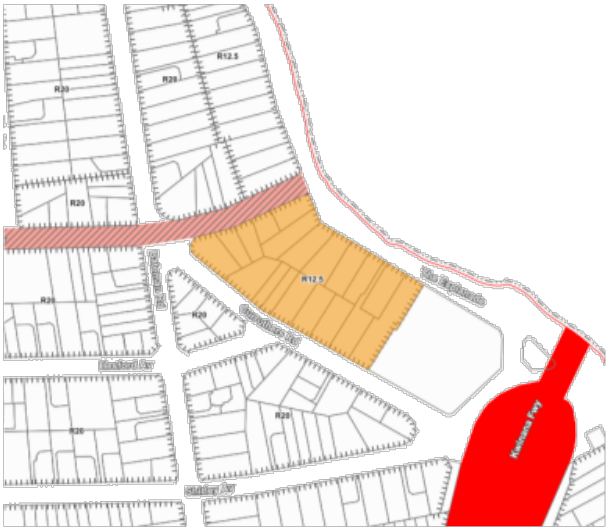
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Area	Recommendation for inclusion
1 – Canning Beach Road, South of Killan Road, Applecross. 	Rezone from R12.5 to R30 Justification for the upcoding request is the proximity of these lots to the activity centre, coupled with the fact that- 1. No. 45 & 47 Canning Beach Road were just recently rezoned to R30, 2. This group of lots includes the existing 3-storey Opal Aged Care facility. 3. 6 of the 14 impacted lots are already undersized for the current R12.5 zoning.
2 – Rationalise lots from Point Walter Road, Milne Street, Waddell Road and Wrexham Street, Bicton. 	Rezone from R15 & R17.5 to R20. Historically the zoning of this part of Bicton was R20, until it was down-coded to R17.5 in 1999. Despite the downcoding, the majority of lots are already developed to R20. This change is therefore about ensuring equitable opportunities for a small number of unsubdivided landowners.

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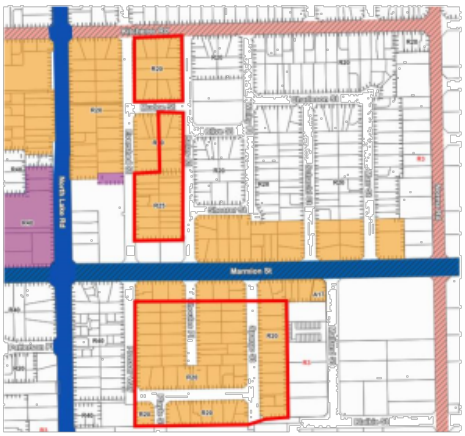
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3 – Area bound by Coogee Rd, The Esplanade, Central Ave and Riverview Tce. 	Rezone from R12.5 to R20. The rationale for the proposed R20 zoning includes- 1. Unique amenity due to the proximity to Deep Water Point. 2. The residential areas directly to the North, South and West are already R20, and 3. The proposed change would only create subdivision opportunities for an additional 10 lots.
4 – The Esplanade, Mount Pleasant 	Rezone from R12.5 to R20. The area marked is nearby to public open space, and whilst the contribution towards infill would be modest, an R20 density similar to what's being sought closer to Deep Water Point would not undermine the character of the area and is aligned with the predominant surrounding R20 density.

47

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5 – Coomoora Road, North, Booragoon 	Rezone to R40. Considerable interest from the community to extend the R40 area north of Coomoora Road. Given the area's proximity to the Booragoon Secondary Centre, high school, primary school and public transport, R40 is appropriate to transition the built form towards the centre.
7 – Evershed Street to Bolas Court, Myaree 	Rezone R20 & R25 to R40. Various submissions requesting the Evershed – Bolas Court section to be added, noting proximity to public transport, Myaree neighbourhood centre. The addition of the area to the south of Marmion St is justified for similar reasons, as well as the proximity to the Service Commercial zoning (specifically the ability for redevelopment to consider noise sensitive design outcomes)

48

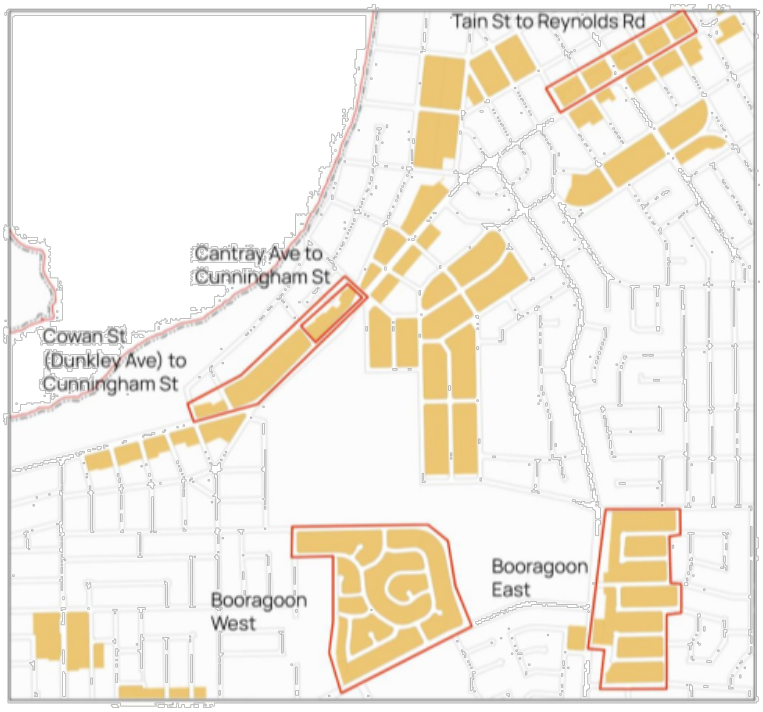
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8 – Tamar Place to Baal St, Myaree 	Rezone from R20 to R40. Interest from 4 lots / property owners on the block and are in common ownership providing a unique opportunity for good density outcomes. Prevailing built form matches the proposed density code.

5. Petitions

During the phase 3 engagement, the City received five petitions which either objected to the suggested R-code changes outright or suggested an alternative density as a compromise. The five areas and the petition details are provided below.



Booragoon East (239 signatures. R25 or R30 suggested as more acceptable.)

We, the undersigned, all being electors of the City of Melville, respectfully request that the Council changes its proposed LPS6 rezoning of East Booragoon from R20 to R50, which includes Boston Way, Davenport Road, Pickering Way, Karoonda Road

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and Rankin Way.

The present proposal is strongly opposed by the undersigned. R25 or R30 would be more acceptable.

The high density (4dwellings, 3 storeys high) on a 728sqm block;

Environmental impact, reduction of green space and loss of trees;

Creating a 'concrete jungle' and higher temperatures;

Overshadowing, blocking sunlight to neighbouring properties;

Increased noise and pollution;

Parking issues, parking on the streets, traffic congestion; and

Increase in young families in the suburb would put extra demand on local schools already near/ at maximum capacity.

Booragoon West (537 signatures. Petition suggests rezoning R20 blocks to a maximum of R25 or R30 and not changing the R40 blocks.)

We, the undersigned, all being electors of the City of Melville, respectfully request that the Council:
REVISE the proposed LPS6 rezoning of West Booragoon. Currently the council is proposing to change the zones as follows:
R20 to R40; R40 to R60; R20 to R100; R40 to R100
These changes affect- The Ramble, Saw Ct, Eve Ct, Preen St, Davy Street, Marmion St, Melson Way, Soall Ct, Hallam Cl, Ainsworth Loop, Verco Ct and Swain Cl.
The present proposal is strongly opposed by the undersigned.
Instead it is suggested that: Rezoning R20 blocks to a maximum to R25 or R30. R40 blocks should remain as is without any change. The inclusion of R60 & especially R100 high density living is unacceptable for this suburban area. Our reasons for this objections include but are not limited to: Increased- danger on the streets for children; pollution; noise; traffic; parking on streets. Pressure on stretched community services and infrastructure & schools at capacity. Loss of amenities & freedoms. Reduction of green space & tree canopy, blocking sunlight to neighbouring properties.

Cantray Ave to Cunningham St, North of Canning Highway (15 signatures. No suggested alternative.)

We, the undersigned, do respectfully request that the Council: Action Sought: Not approve the change of zoning as proposed in the LPS6 Review to properties located on the northern side Canning Highway from Cantray Avenue to Cunningham Street.
The Reasons Supporting this action: Is that in order for development to occur at this location, developers will need to provide the entrance and exit driveway for the entire high density development into Cantray Avenue or Cunningham Street which are quiet low density side streets and the increased density will result in a heavy traffic flow that will create extreme congestion and adversely impact the amenity of these areas. In addition to the traffic congestion and loss of amenity, high rise developments particularly along fence lines will create overlooking, loss of privacy and increased noise. The traffic congestion on these streets will be unmanageable and even if residents use public transport the demand for buses on Canning Highway will require more buses and increase the congestion on Canning Highway which is already at a standstill during peak hour to an even greater gridlock. Development of these lots will not provide affordable housing and therefore the higher zoning should be placed in more affordable areas.

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Cowan St (Dunkley Ave) to Cunningham St, North of Canning Highway (184 signatures. No suggested alternative.)

> *We, the undersigned, all being electors of the City of Melville, respectfully request that the Council not approve the change of zoning as proposed in the LPS6 Review to properties located on the northern side of Canning Highway from Cowan Street to Cunningham Street.*

Tain St to Reynolds Rd, North of Canning Highway (10 signatures. No suggested alternative.)

> *We, the undersigned, respectfully request that the Council: Action Sought: Not approve the change of zoning as proposed in the LPS6 Review to properties located on the northern side Canning Highway from Tain Street to Reynolds Road.*
> *The Reasons Supporting this action: Is that in order for development to occur at this location, developers will need to provide the entrance and exit driveways onto quiet low density side streets and the increased density will result in a heavy traffic flow that will create extreme congestion and adversely impact the amenity of these areas. In addition to the traffic congestion and loss of amenity, high rise developments particularly along fence lines will create overlooking, loss of privacy and increased noise. The traffic congestion on these streets will be unmanageable and even if residents use public transport the demand for buses on Canning Highway will require more buses and increase the congestion on Canning Highway which is already at a standstill during peak hour to an even greater gridlock. Development of these lots will not provide affordable housing and therefore the higher zoning should be placed in more affordable areas.*

Responses to Petition Content

In February 2025, Council resolved to note all five petition responses and express that further consideration would be given to the petitions as part of the phase 3 engagement outcomes reporting and further work of the scheme review.

The City has ultimately determined to remove four out of the five petition areas from the scope of changes proposed. This includes the three petition areas along Canning Highway, specifically between Cowan Street and Cunningham Street, Cantray Avenue and Cunningham Street, and Tain Street and Reynolds Road. This reflects a broader change in the approach the City is taking with regards to Canning Highway and the scheme review.

Booragoon West has also been removed from the project. While the proposal was considered viable from a planning and land economics perspective, the City is recommending that this area be retained at the current density for the time being. This recommendation acknowledges the residual equity in the housing stock itself, coupled with a strong sentiment from existing landowners that they were uninterested in the redevelopment opportunities that a higher density code would provide. Its acknowledged that at some point in the future this area, higher densities in this area will likely be revisited.

Booragoon East remains in scope given its immediate proximity to the Booragoon Activity Centre, the City's only 'Secondary Centre' as defined in State Planning Policy 4.2- Activity Centres, and therefore the City's highest order activity centre. Notwithstanding the petition received, the community feedback on the density change was mixed, with a portion of residents in favour of the change and some even advocating for further increases.

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Nonetheless the City is proposing to reduce the areas originally proposed at R50 down to R40 to better align with surrounding development patterns.

The reduction from R50 to R40 reflects a refinement of the proposed residential coding to better align with the existing and expected character of the area. R50 generally supports higher density development outcomes, including a greater yield and the potential for larger-scale redevelopment. Feedback received through community engagement indicated concern that this level of density may not be compatible with the prevailing built form and streetscape.

Reducing the coding to R40 provides for increased housing diversity while moderating the intensity of development. R40 typically supports development outcomes that are more consistent with two-storey built form, which aligns with surrounding development heights and patterns in the Booragoon East area. This adjustment balances the objective of facilitating infill development with the need to maintain neighbourhood character and respond to community feedback.

The amended approach continues to support viable development outcomes, as confirmed by the Land Economics Assessment, while ensuring the scale of change is appropriate and responsive to local context.

6. Summary

Feedback gained from this engagement has given the project team greater insight on next steps for the project in terms of further research and adapting the proposed approach to density increases.

The below table details how the key findings of the engagement have either shaped or reinforced the steps in the process that have followed.

Key finding	Response to project
Traffic, congestion and parking – concerns about increased traffic and parking on local streets as well as increased congestion on higher-order roads such as Canning Highway and Marmion Street.	Commission a Transport Impact Assessment to understand the impact of all of the proposed density change areas and what may be done to mitigate the impacts of any increases in traffic (where possible). Findings of the study were presented to Elected Members and will be made available to the community as part of the next round of preliminary community engagement.
Opposition to higher density – opposition to higher density zoning such as R80 and R100, preferencing tolerance for more modest increases in density like R40 or R30.	Revisiting alternative approaches delivering on the City's infill targets in line with community feedback.
Tree canopy and environmental impact – general concern about the loss of trees as a result of infill development, and more specifically concern that relying on higher densities is more of a threat to the City's already diminishing tree canopy. The existence of mature trees was noted as one	Commission Tree Canopy Impact Assessment (TCIA) to explore the impact that different R-codes and subsequent development have on tree canopy. On the basis that delivering more infill is a state government obligation, the test is whether modest density increases over larger areas

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of the physical things that makes a suburb feel special to the community.	would result in the retention of more trees, as opposed to comparably higher density increases in more concentrated areas. The outcomes of the TCIA have been presented to the Elected Members and will be published as part of the next preliminary community engagement.
Infrastructure pressure – concerns that increased population will put pressure on infrastructure services such as schools, public transport and utilities. Concerns that there are no current plans for upgrading infrastructure to cope with an increase in local population.	Further engagement with state government agencies was needed to explore these issues and address planning for population increases. In addition to the information received as part of the preliminary review process, further state agency engagement will also take place in the statutory stage of the project (Stage 2).
Property values and redevelopment viability - While not raised across all change areas, there was a variety of viewpoints in relation to land economics and development viability, including concerns about- 1. The equity of where infill is being focussed. 2. The viability of high-density development in areas not currently identified. 3. The impact of change on property values. 4. Buyer preferences and future demographic changes.	Commission a detailed Land Economics Assessment (LEA) to explore these issues, including future demand, infill success factors, projected dwelling changes, development feasibility and market readiness. The outcomes of the LEA were presented to the Elected Members and will be published as part of the next preliminary community engagement.
Community character – concerns that infill development will change the quiet, leafy and architectural feel of the neighbourhood.	Investigate a more balanced spread of density across Melville to maintain housing diversity in any given area, whilst acknowledging that change is part of growth, and the City is required to grow.
Safety concerns – safety concerns for pedestrians, cyclists and children navigating more built-up local roads, as well as the perception that increased density leads to increased crime rates.	The City is cognisant of the perceived safety concerns, and that peoples lived experiences will have informed this concern. Other than more modest density increases, the City will need to respond to some of these issues if/when they manifest.
Requests for additional density	Review the proposed density changes mapping to include some additional areas, based on community requests (after being assessed by the project team).
Petitions	Review the proposed density change areas, looking to remove some areas requested by the petitions.

Following an analysis of the feedback received during engagement Phase 3, the City resolved to undertake the following project steps, whilst working on a second draft of the scheme density changes to the community:

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- Commission a series of technical studies to understand how the proposed change areas may impact attributes like traffic, property economics and tree canopy.
- Undertake further engagement with state agencies to address infrastructure capacity concerns for assets like schools, public transport, utilities, bushfire and riverine inundation.
- Revise the proposed density change areas based on community feedback highlighted in this report, before presenting back to Elected Members during the workshop series in 2026.

The above tasks are highlighted in greater detail in the Staging and Implementation Plan, which is a targeted plan that was approved by Council in December 2025 to address project staging for the rest of Stage 1 of the Scheme Review.

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7. Conclusion

The feedback gathered from Phase 3 of the LPS6 Review engagement process has been considered alongside the findings from the technical studies (land economics assessment, traffic impact assessment and a tree canopy capacity assessment), state agency engagement and Council resolutions. The community feedback, the outcomes of our further investigations and the resultant modifications to the proposed density changes have all been the subject of a series of ongoing workshops with the Elected Members throughout early 2026, for their consideration when workshopping the proposed changes to the Scheme.

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Appendix 1 – Letter to residents

City of Melville

15 July 2024
Enquiries: Strategic Planning – 9364 0666

The Owner/Occupier
«PROP_Addr1»
«PROP_Addr2»

Dear Sir/Madam,

Local Planning Scheme 6 Review
«PROP_Addr1» «PROP_Addr2»

The City of Melville is in the process of reviewing Local Planning Scheme No. 6, a document which guides how land can be used and developed in the City of Melville. Part of the review process is to consider housing density and how land is zoned in Melville.

How this Affects You

If you've received this letter, it's because you either own or rent a property that the City believes might be suitable for a zoning or density change, or because you're adjacent to such an area. To find out how your area may be affected we encourage you to:

1. Go to **melvillecity.com.au/LPS6** and search your address on the interactive map.
2. By clicking on a property you will see a link to a fact sheet that gives you information about the changes proposed for that address.
3. Even if your address isn't marked for change, it's possible adjacent properties could be affected. Properties marked for possible change are coloured differently on the map.

Alternatively, you can book a meeting with a strategic planner via **melvillecity.com.au/LPS6** or you can also phone or visit the City of Melville Civic Centre during business hours throughout the consultation period.

Share your feedback

We want our community to be involved early and regularly in this review, and that's why we're reaching out now, rather than waiting until the end of the process. If you would like to share your feedback, you can do so online at **melvillecity.com.au/LPS6.** Please note submissions close 4.00pm Wednesday, 28 August.

Should you have any queries on the project, please contact one of the City's strategic planners on 9364 0666 or email LPS6-Review@melville.wa.gov.au.

(Please note the review of LPS6 does not affect areas covered under an activity centre plan, such as Canning Bridge or Riseley Centre).

Yours sincerely,

Ben Ashwood
A/Manager Strategic Urban Planning

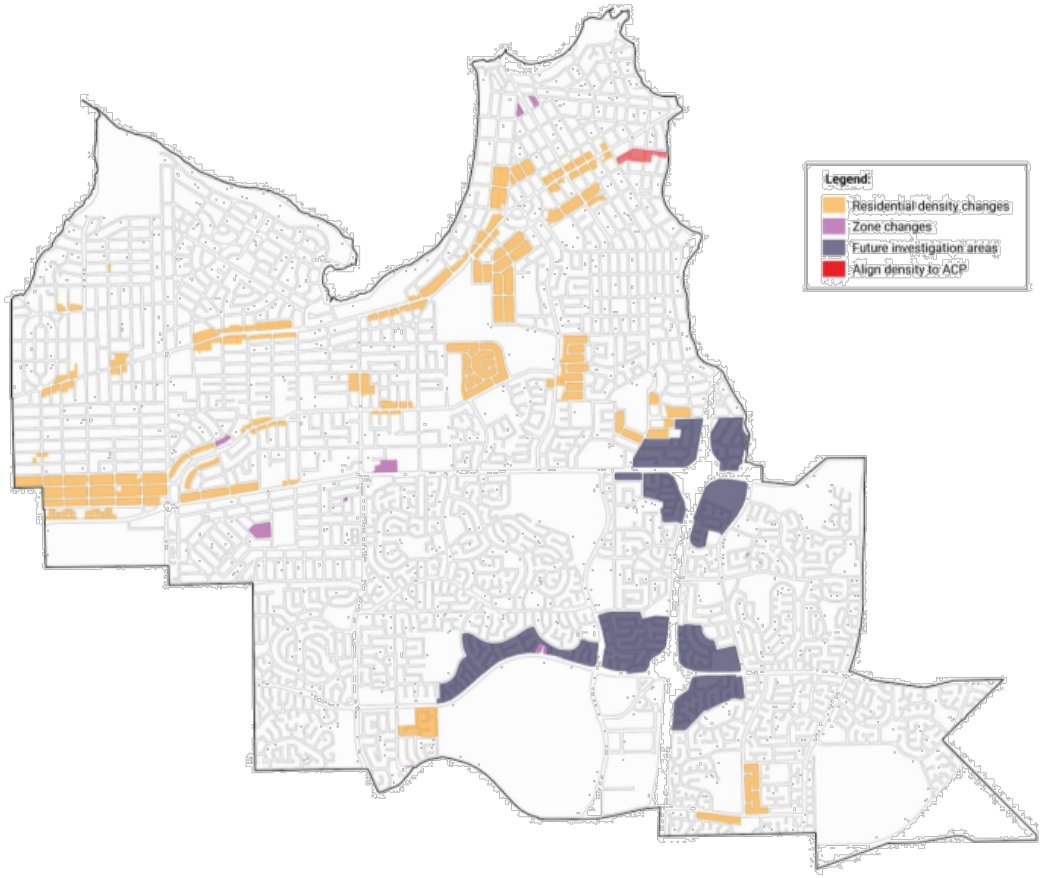
Scan this QR to link directly to the City's website and find out more about the scheme review

56

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Appendix 2 – Map of proposed changes advertised in Phase 3, 2024



57

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Appendix 3 – A5 flyer and newspaper advert

Flyer front:



58

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Flyer back:



59

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Newspaper advert:

Local Planning Scheme 6 Review

City of Melville

We're reviewing our Local Planning Scheme, which guides how land can be used and developed in the City of Melville.

We want your feedback on some proposed changes, including updates to zoning and housing density. We have identified some areas considered appropriate for density changes, focusing growth along transport corridors and in and around activity centres.

Review the proposed changes and share your feedback by booking an in-person session with one of our Strategic Planners, or visiting our engagement webpage and completing the online form.



melvillecity.com.au/LPS6

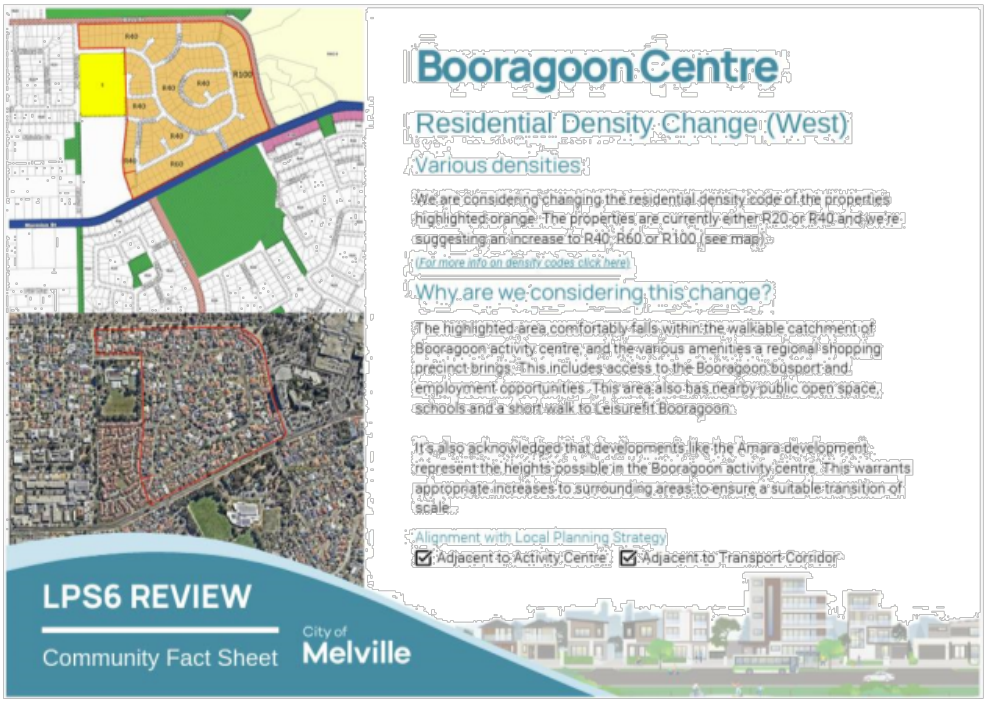
Submissions close:
4.00pm Wednesday
28 August 2024.

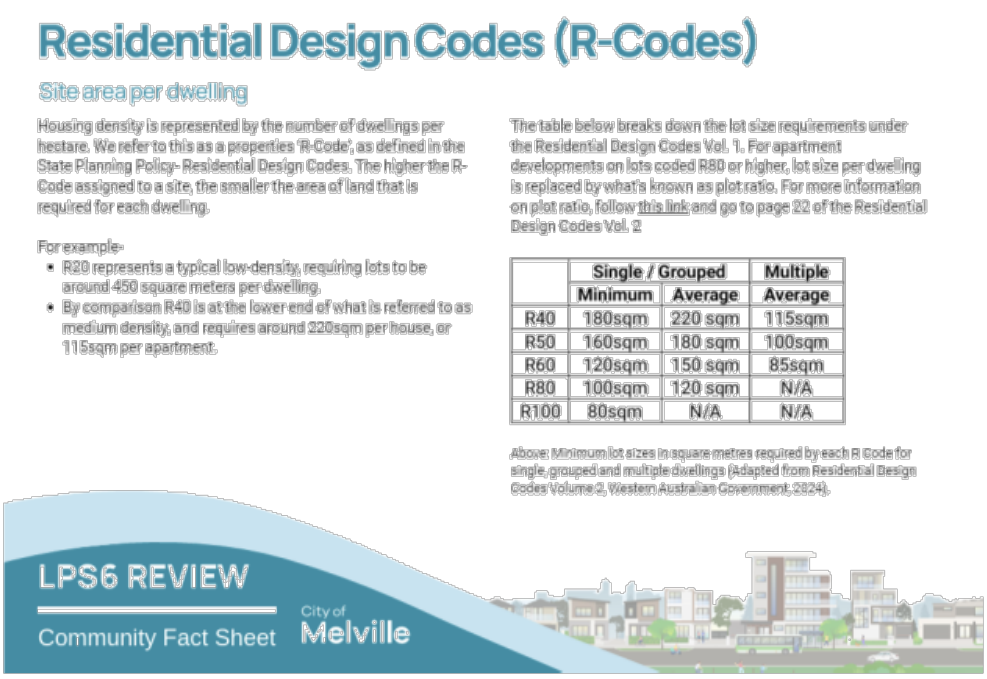
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Appendix 4 – Fact sheet example





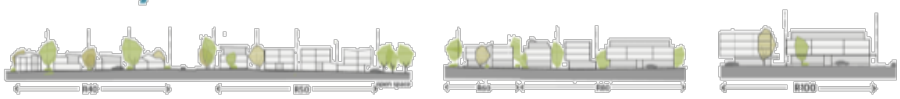
	Single / Grouped		Multiple
	Minimum	Average	Average
R40	180sqm	220 sqm	115sqm
R50	160sqm	180 sqm	100sqm
R60	120sqm	150 sqm	85sqm
R80	100sqm	120 sqm	N/A
R100	80sqm	N/A	N/A

61

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Density Fact Sheet



Above: Streetscape Character Types (Source: Residential Design Codes Volume 2, Western Australian Government, 2024)

Residential Building heights

In addition to reviewing residential densities, we're also proposing to update the City's Local Planning Policy 1.9 - Height of Buildings.

This policy defines the building height limits throughout the residential areas in Melville (excluding areas covered by activity centre plans). The City plans to more closely align to the State government's Residential Design Codes, which have comparably lower building height limits.

This will mean that suggested increases to residential densities can be paired with more acceptable height increases.

For example the current building height limit for an R60 lot on Canning Highway is 4.5m higher and 2 storeys taller than the comparable limit under the R-Codes.

Height limits as per R-Codes

(whichever comes first)

R20: 10m and 2 storeys
R30: 10m and 2 storeys
R40: 10m and 2 storeys
R50: 13m and 3 storeys
R60: 13m and 3 storeys
R80: 15m - 16m and 4 storeys
R100: 15m - 16m and 4 storeys



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Appendix 5 – Engagement snapshot



Local Planning Scheme 6 Review

City of Melville

ENGAGEMENT SNAPSHOT

The City of Melville is currently reviewing its Local Planning Scheme No. 6 (LPS6), the primary planning framework that governs development within the city. This includes land zoning, allowable land uses, development intensity, and other key factors shaping the growth and development of our community.

Rather than replacing the existing scheme, the City, in consultation with the Western Australian Planning Commission (WAPC), has chosen to update LPS6. This approach ensures ongoing alignment with local and state planning policies, while addressing the evolving needs and priorities of our community and stakeholders.

Engagement approach

While community consultation typically occurs later in the review process, we have actively engaged the community at every stage to ensure comprehensive feedback is considered.

In the first two stages, we collected input that helped shape key themes for the review, resulting in the identification of six focus areas for further exploration. In **Stage Three**, the community were invited to review proposed changes to zoning and density and provide formal feedback.

An interactive map was made available on the City's engagement platform, Melville Talks, where residents could explore potential zoning changes for their properties. Feedback was open from **17 July** to **18 September 2024**, with responses collected via an online and hard copy survey and through in-person appointments.

Participation

- **669** submissions
- **33** attended a one on one session
- **71** dropped into our LPS6 zone

Residents used the mapping tool to view proposed changes, and area specific fact sheets were made available to provide detailed information about the changes. By searching for or clicking on an address within the map, users could access the relevant fact sheet for that specific area.

In addition to the online platform, one-on-one appointments were offered for in-depth discussions, and a drop-in zone was established and made available throughout the consultation period, offering additional opportunities for engagement and feedback.

What's next

Feedback from this engagement phase will form part of the drafting of an updated Local Planning Scheme, which will be presented to Council next year. The review process is highly regulated and will include further consultation once the draft scheme has been endorsed by Council and the State Government as being suitable for advertising.

To stay informed about the progress of the review or receive updates on upcoming engagement opportunities, click the 'Follow Engagement' button on the City's project page: melvillecity.com.au/LPS6review.

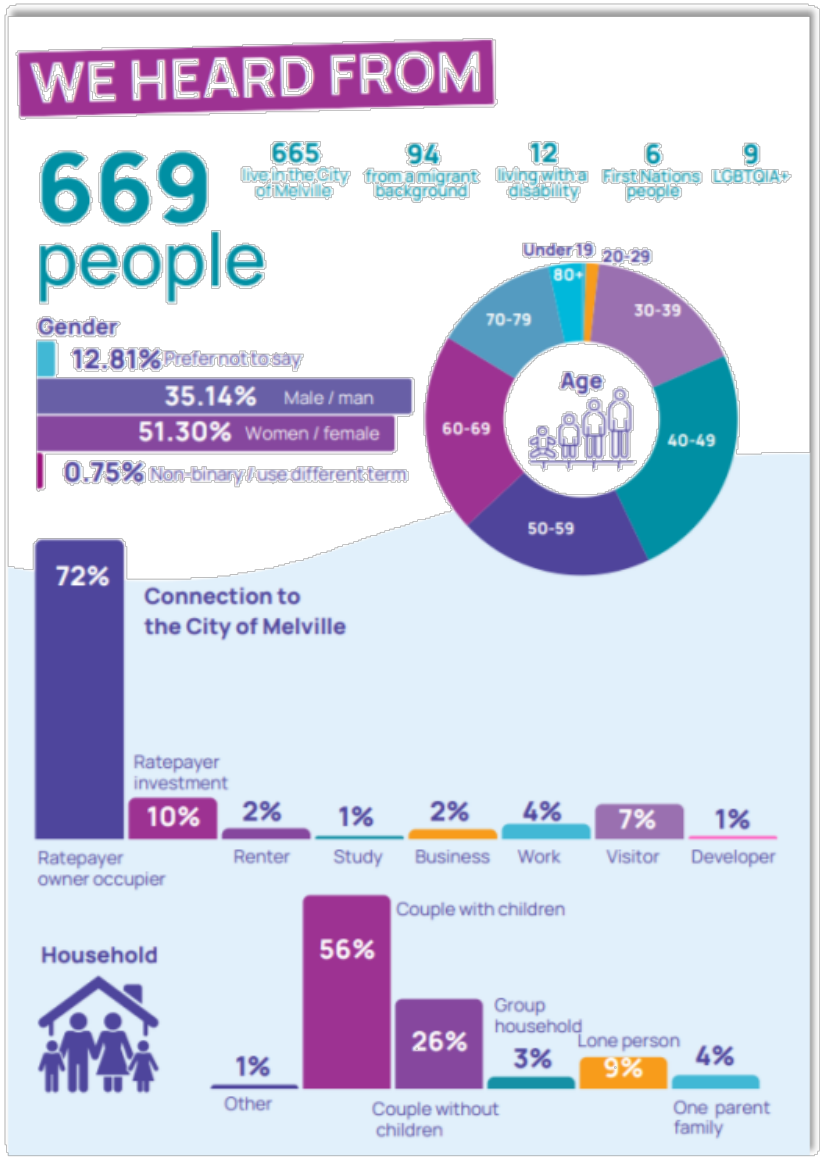
Reach

- **19.5K** Melville Talks page views
- **5.2K** direct emails issued
- **7.8K** letters issued
- **33K** eNews subscribers
- **4K** watched Youtube video
- **13.5k** Social media reach

63

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KEY THEMES

People who are in support of the density changes are saying....

- Helps to address the current housing shortage.
- Subdivision opportunities enable downsizing or the option to build a dwelling for a family member to live in.
- Areas that are accessible to amenities such as retail, schools, open space and public transport, should be higher density to accommodate more people.
- Areas with larger block sizes are suited for higher R-Codes.
- Increased density aligns with state government policy and local strategic planning policy.
- Infrastructure upgrades are important to go along with increased density, i.e. roads, streetscape, open space.
- The timeframe to implement the density changes should be shorter.
- Higher density living encourages sustainable transport, economic and social vibrancy, a lower environmental footprint and less urban sprawl.
- Supports a better transition in scale between surrounding areas.
- Higher densities will help property values increase.

People who are against the density changes are saying....

- An increase in dwelling numbers will result in too many vehicles on the street and not enough availability of on-street or verge parking.
- Higher densities reduce property values (both for those houses included and those nearby).
- The proposed changes will impact on the character of the area.
- Increased densities will create capacity issues for schools and child care centres.
- Density correlates to more anti-social behaviour and crime.
- There will be a loss of privacy and an overshadowing from higher density developments.
- Tree canopy and wildlife habitat will be lost.
- Letters should have been sent to all households and not just those in or adjacent to proposed change areas.
- High density creates noise and pollution.
- Kids won't be able to play in the street.

Feedback to zoning changes

- Stopping commercial land uses will affect the opportunity to redevelop an investment property as planned (Applecross Mixed Use zone change to Residential).
- Removing commercial development opportunities will ensure the character of the area remains as it currently is (Applecross Mixed Use zone change to Residential).
- The rezoning would unlock redevelopment opportunities for the area (Robson Way zone change from Residential to Centre).



65

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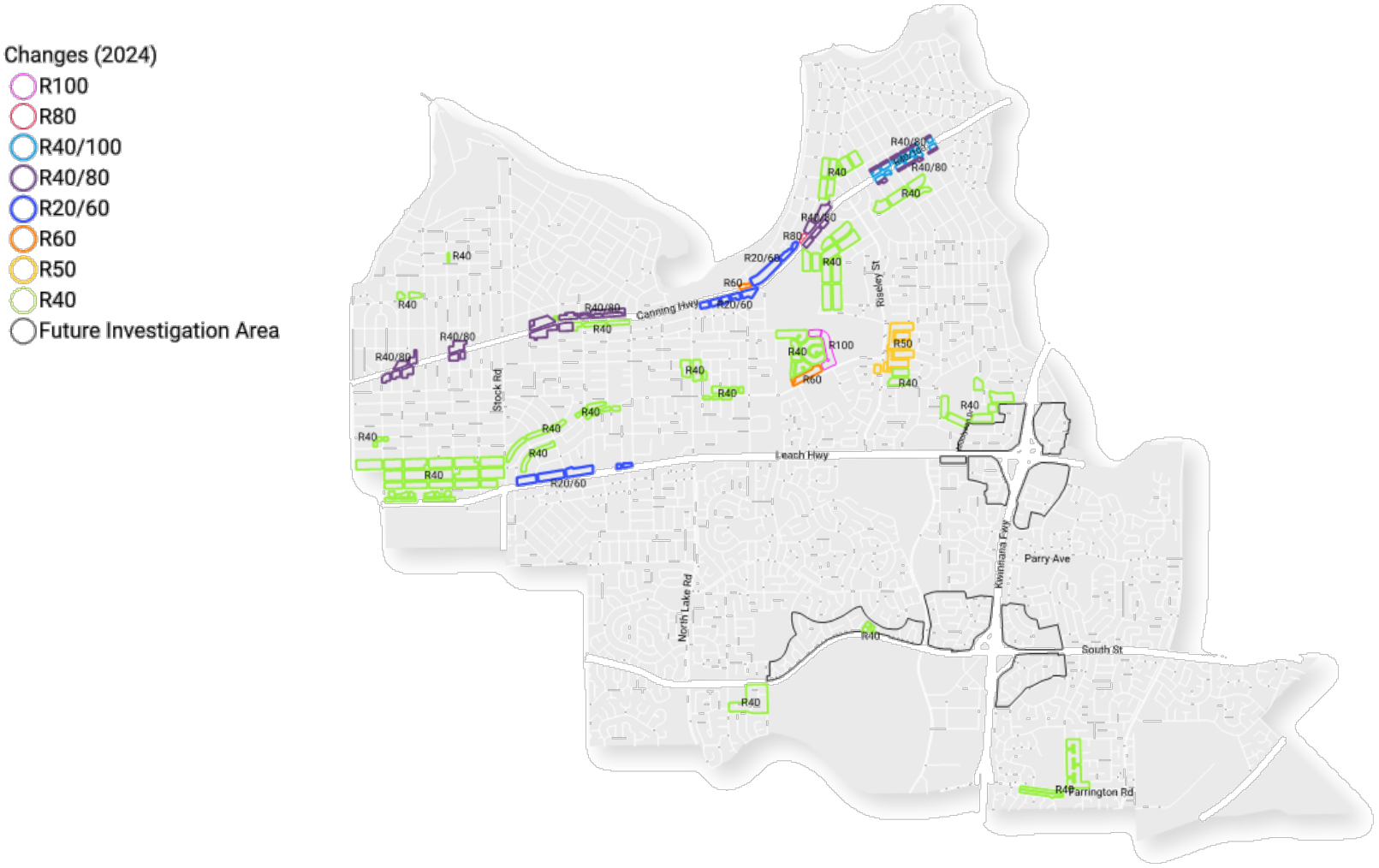
Attachment 3

Attachment 3 - Updated LPS6 Density Change Maps (2026)



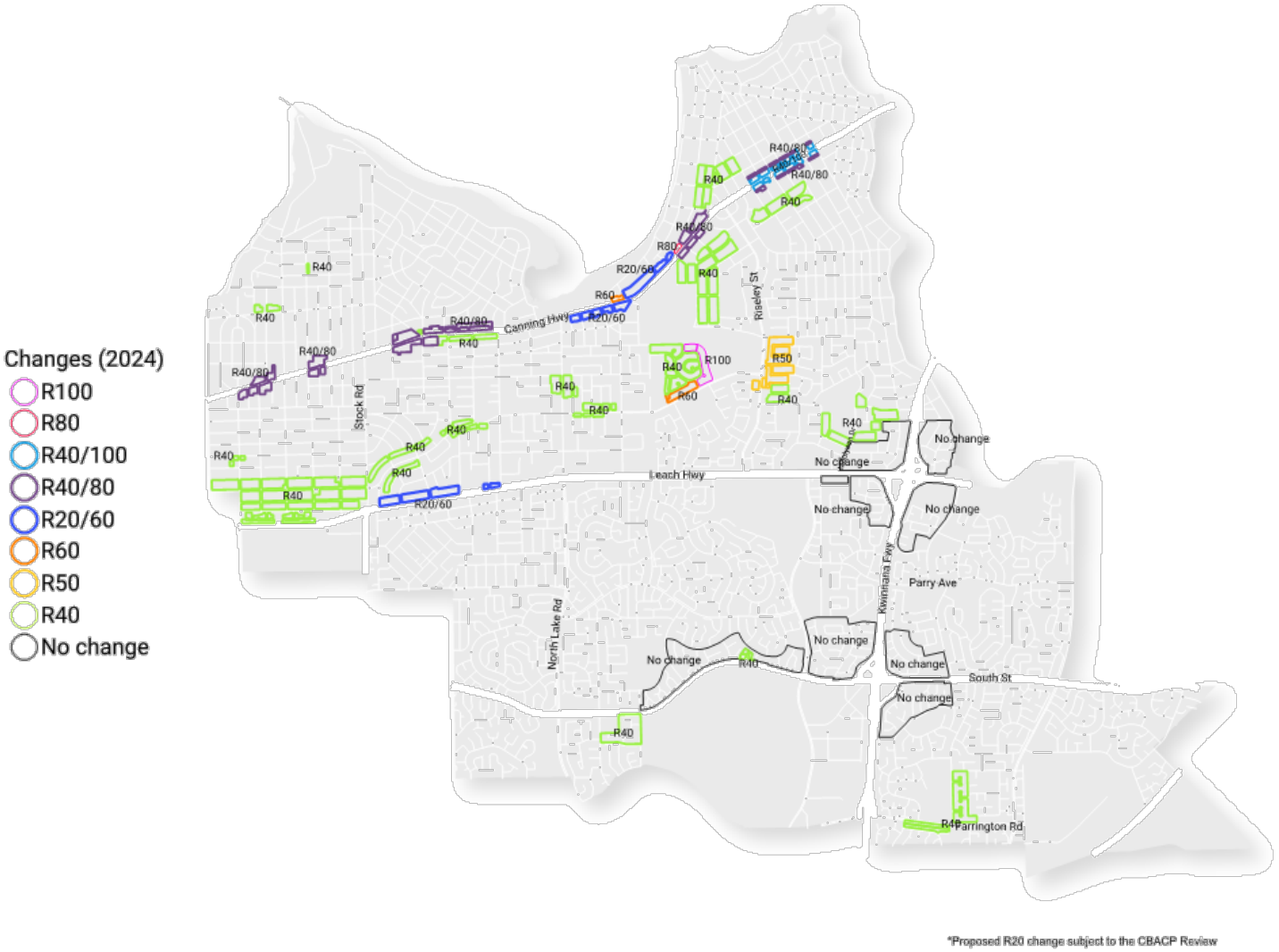
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LPS6 Review - 2024 Proposed Changes



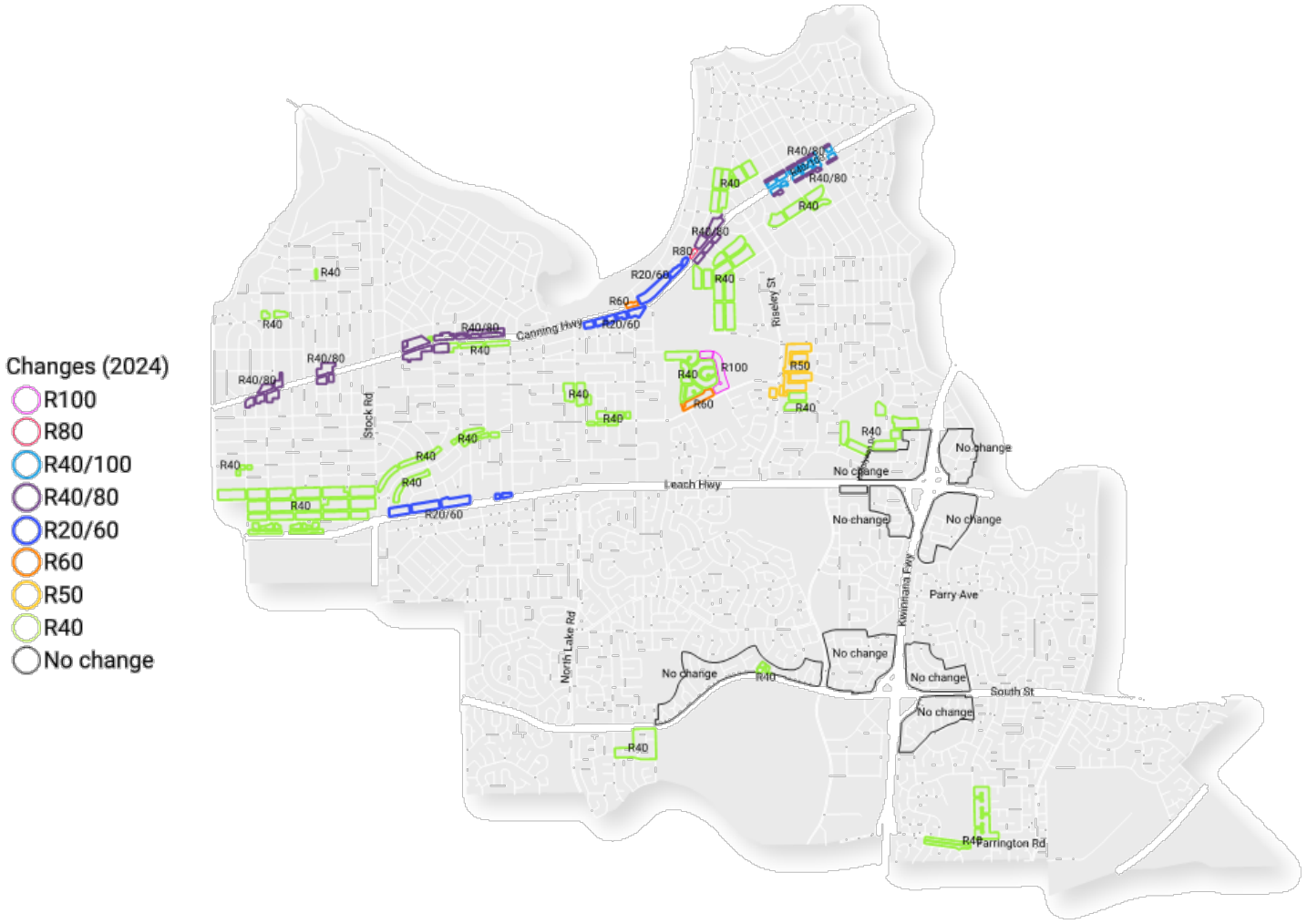
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LPS6 Review - 2026 Revised Changes



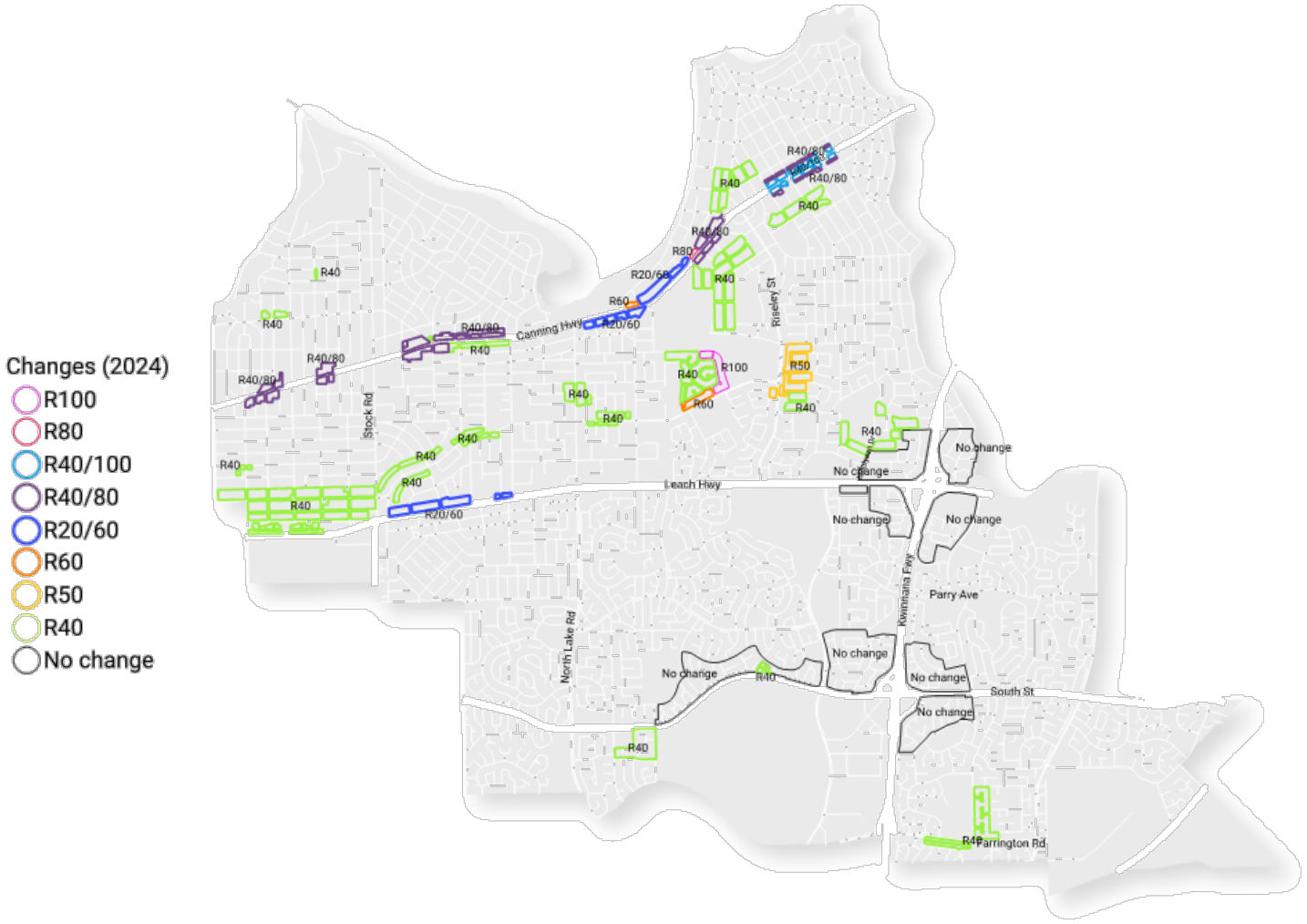
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LPS6 Review - 2026 Revised Changes



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LPS6 Review - 2026 Revised Changes



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City of Melville

Attachment 4

Land Economics Report



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Summary Sheet

Land Economics Assessment

City of Melville

Why do a Land Economics Assessment?

Planning for more housing is not just about where growth can occur - **it's about where it is realistically likely to occur**.

A Land Economics Assessment (LEA) tests how the housing market is likely to behave, using real-world data on:

- property values
- construction costs
- buyer demand
- development feasibility.

This helps the City understand which planning changes will translate into real housing outcomes and which changes are unlikely to.



Why this matters for decision-making

The City of Melville is **planning for population growth** to 2050. To meet the State government housing target of an additional 14,000 new dwellings, more homes will need to be **delivered within existing suburbs**.

The LEA helps the City to:

- Focus **growth where the market will respond**
- **Avoid rezoning areas that won't redevelop** and creating unnecessary angst for those communities
- **Reduce underdevelopment** of higher-density sites by setting densities appropriately
- **Improve confidence** in meeting housing targets through long term forecasting
- Clarify why some areas are being prioritised for change.

What did the LEA test?

- How our community lives now and what housing preferences might look like in the future
- Where new housing is realistically likely to be built
- What types of housing are viable in these areas (townhouses to apartments)
- When development is likely to occur
- Whether proposed planning changes align with market demand



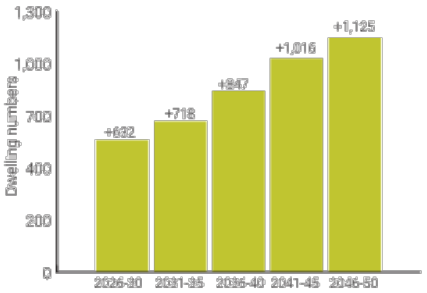
How was the LEA developed?

Independent consultants (Urbis) assessed over 30 "change areas" using:

- Property values, rents and buyer demand
- Access to transport, centres and open space
- Lot sizes, age of housing and redevelopment potential
- Construction costs and development feasibility

This allowed a comparison of:

- **Market readiness** (where development is most likely now)
- **Long-term capacity** (where change could happen over time)



Net dwelling increase across the proposed change areas (2026 - 2050)

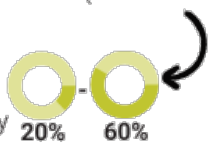
What does the modelling show?

+4,388

Density changes proposed as part of the review of LPS6 are expected to **deliver about 4,388 new homes** by 2050.

This represents only **part** of the City's total growth to 2050, with the rest of the target expected to be **achieved through the City's existing and planned activity centre** (structure plan) **areas**

Not all sites will be redeveloped - most areas will achieve between 20-60% of their theoretical capacity by 2050



Market conditions matter

House prices increased by approx. **80%** (2019 - 2025)

Construction costs increased by approx. **54%**

This **limits** higher-density apartment delivery to certain high value locations.

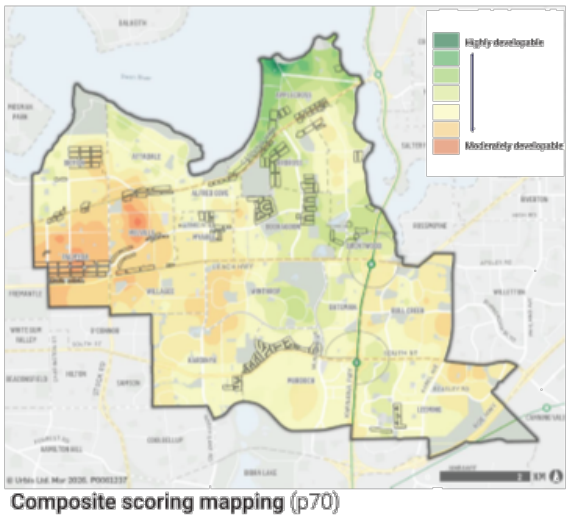
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Key findings

① Growth will be gradual and targeted - not widespread.
Most suburbs identified for change will experience incremental change over decades.

42% On average, 42% of the infill opportunities created by the scheme review changes are estimated to be delivered by 2050.

② Not all areas are equally ready for infill.
Development will focus on locations with strong demand and access to services.



Composite scoring mapping (p70)

③ Riverfront and activity centre areas are best placed to deliver apartments.
Applecross, Mount Pleasant and Booragoon have higher land values, strong demand and established apartment markets.

④ Most new housing will be townhouses and low-rise apartments.
Mid- and high-rise buildings are only viable in limited, higher-value locations.

100% **Townhouses and low rise apartments are viable in all change areas in 2025.**

52% **Proportion of change areas where mid rise dwelling are viable in 2025.**

39% **Proportion of change areas where high rise apartments are viable in 2025.**

2041 **Year mid rise apartments become viable in all change areas.**

2046 **Year high rise apartments become viable in all change areas.**

⑤ The City's approach aligns with market realities.
Proposed change areas focus growth where development is most feasible and likely to occur.

⑥ Demand for higher density increases over time.
This is driven by:
- affordability pressure
- smaller households
- ageing population and downsizers.

⑦ Major redevelopment around the train stations is a long-term opportunity.
Bull-Creek and Murdoch have large capacity, but are limited by:
- complex street layouts (culs-de-sacs which are not walkable)
- weaker short and medium-term demand
- need for State investment

Significant change is likely **after 2040.**

Example findings

Proposed change area: Marmion Street, Melville (R20 to R40)

This change area currently has **51 dwellings**.

As a result of the proposed change to R40, the theoretical number of additinoal dwellings that could be built in the area is **137** (169% increase from existing dwellings).

By 2050, the LEA estimates that:
- Number of dwellings will increase by **39%**
- This is represented by an additional **20 dwellings**.

Viability & affordability modelling

Townhouse	Low rise apartment	Mid rise apartment	High rise apartment
Already viable	Already viable	Viable by 2034	Viable by 2040
High affordability	High affordability	Moderate affordability	Moderate affordability



Composite score: 0.34

Success factor scoring:

Low	Proximity to retail (score = 27%)
Mod	Proximity to open space (220m)
Str	Proximity to busses (49m)
Low	Proximity to trains (4,695m)
Mod	Median multiple property values (1.41)
Mod	Median multiple rental values (1.18)
Str	Proportion of stock <15 years old (13.6%)
Low	Proportion of lots >1,000 sqm (2%)

**View the LEA report for further information about the success factors and their scoring.*

For more information, read the full Land Economics Assessment report.

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URBIS
CITY OF MELVILLE
LAND ECONOMICS
ASSESSMENT
Prepared for the City of Melville
May 2026

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CONTENTS

Executive Summary	3
Introduction	5
Dwelling Stock Attributes	6
Market and Development Trends	14
Supply and Demand Drivers	19
Demand Modelling	26
Location Analysis	32
Affordability Assessment	60
Implications Analysis and Recommendations	66
Appendices	77

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EXECUTIVE SUMMARY

This study evaluated how proposed residential density changes across the City can contribute to housing supply targets through a realistic assessment of development feasibility, demand drivers, and locational attributes.

While theoretical capacity modelling identified significant potential uplift across the proposed change areas (equivalent to approximately 6,320 to 12,560 net dwellings), this assessment focuses on forecasting development outcomes that reflect a more probable scenario based on development feasibility, housing demand and locational attributes.

The City had an estimated 42,831 dwellings as at the 2021 Census and is required to achieve a minimum of 58,590 dwellings by 2050 according to State Government targets. Over the next 25 years, the proposed change areas are forecast to deliver around 4,338 additional dwellings across the City of Melville. This represents a meaningful contribution to the State Government's infill housing targets for the City. It is expected that the remainder of dwellings needed to achieve this target will be delivered primarily within activity centres and, to a less extent, other areas across the City.

The rate of uptake will vary between the proposed change areas, reflecting differences in property values, local amenity, lot size patterns, age of housing stock, access to public transport, and redevelopment feasibility. For instance, there are a number of areas that will develop out over longer periods well past 2050 such as Harris Street in Bicton, North Lake Road, Leach Hwy and Marmion Street in Willagee, Melville and Myaree relative to other change areas.

In contrast, changes areas centred around centres such as the Riseley Street North, Bull Creek Local Centre, Farrington Centre and Winthrop Local Centre precincts are anticipated to be largely at build out by 2050, driven by their proximity to amenity.

FORECASTS BY KEY CHANGE AREAS

- **Booragoon Centre East** : Expected to deliver an estimated 350 dwellings over the forecast period, these areas benefit from adjacency to Westfield Booragoon, strong transport connections and an established apartment market.
- **Riseley Centre North and Wireless Hill Vicinity**: Forecast for 600-700 additional dwellings, reflecting moderate but steady redevelopment potential supported by amenity.
- **Brentwood, Mount Pleasant and Applecross:** Forecast to deliver 100-150 dwellings, supported by strong property values.
- **Palmyra and Myaree Corridors**: Expected to contribute around 800-900 dwellings, primarily through small-lot and grouped-housing developments.
- **South Street and Kardinya Precincts**: Combined forecast of 1,300 additional dwellings, supported by local retail amenity, accessibility to public transport and proximity to Murdoch University and the Murdoch Health and Knowledge precinct.
- **Farrington Centre and Bull Creek Local Centre**: estimated to deliver approximately 900 dwellings, supported by the retail and established amenity.
- **Remaining Change Areas** (e.g. Willagee, Bicton): Estimated at 100 dwellings over 25 years, representing incremental redevelopment.

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EXECUTIVE SUMMARY (CONT.)

DEVELOPMENT OUTLOOK, TIMING AND AFFORDABILITY

A key factor underpinning the forecasts is the expected demographic changes in the City and the influence of these changes on demand for different dwelling typologies. In line with how other comparable areas have evolved as cities grow, changing demographics (particularly an ageing population) are anticipated to lead to increased demand for smaller dwelling types such as townhouses and apartments.

Based on household formation demand modelling with changing dwelling preferences, future demand across the whole City is estimated at 24,970 dwellings, including 15,870 apartments, by 2050.

Importantly, the anticipated infill across these change areas is expected to support improved housing affordability, particularly in areas with high property values where new medium density can support delivery of dwellings at lower price points than existing detached housing.

OTHER CONSIDERATIONS

While planning and zoning changes establish the framework for future housing growth, this assessment finds that amenity and feasibility will be decisive factors influencing whether, where, and when infill actually occurs.

As such, strategic investment in amenity, transport accessibility, and the public realm will be critical to stimulate infill activity. This includes initiatives such as urban greening, public realm enhancements, infrastructure upgrades, and improved active-transport connections.

Targeted amenity investment in emerging precincts – such as Myaree, Leeming, Brentwood, and Palmyra – will be essential to strengthen market confidence and support infill potential.

CONCLUSIONS

In conclusion, the proposed change areas provide a good mix of both density and scale uplift across a range of different areas across the City and are anticipated to provide a significant level of new housing choice over the coming decades.

High amenity areas and those with connections to key transport nodes / routes are best placed to deliver volume in density across the City over the next 25 years. Areas near to Leach Highway, South Street and centres such as Booragoon, Bull Creek, Kardinya and Farrington Centre are anticipated to see the most development. Beyond 2025, the majority of the change areas will still be able to facilitate development for years to come.

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INTRODUCTION



City of Melville - Land Economics Assessment

BACKGROUND & APPROACH

The City of Melville is reviewing its current local planning scheme (LPS6). As part of this review, the City is reviewing whether the current local planning scheme can support development to meet State Government dwelling targets.

The State Government's Perth and Peel @ 3.5 million Sub-regional Planning Frameworks set out population and dwelling targets for each local government area. To achieve their current targets, the City of Melville is exploring the adjustment of residential density codes and zonings to facilitate the introduction of infill development in select change areas.

Urbis was engaged initially in 2025 to help understand the expected uptake and feasibility of proposed density change areas over time, providing a clear and transparent analysis of how these changes could contribute towards the City meeting its housing growth targets. After discussions with Elected Members, the City of Melville has updated its list of proposed density change areas. This report seeks to understand the uptake and feasibility of the new list of proposed density change areas.

A study approach was based on seeking to understand:

- The current housing stock by typology across the City;
- Key housing market trends relevant to the City;
- The observed preferences for housing;
- Future housing demand;
- Viability of each proposed change area to accommodate infill development; and
- Anticipated development rates within each of these areas over the period to 2050.

REPORT STRUCTURE

This report is structured as follows.

- **Dwelling Stock Attributes:** Analysis of existing dwelling stock and housing preferences.
- **Market Development and Trends**: Analysis of historical housing trends.
- **Supply and Demand Drivers:** Collation of demographic, population, migration and construction cost data to gain a holistic view of factors influencing data for housing.
- **Demand Modelling:** Modelling of dwelling demand by density over time under two different dwelling preference scenarios.
- **Location Analysis:** Analysis of each proposed change area against the proposed density changes and array of success factors.
- **Affordability Assessment:** An exercise taken to understand the different affordability thresholds for each proposed change area.
- **Implications Analysis and Recommendations:** Synthesis of all above analysis into dwelling forecasts over time.

Appended to this study is the analysis conducted as part of the 2025 report, as well as the testing of development capacity for the Murdoch and Bull Creek station precincts, the Petra Street District Centre and Bull Creek District Centre.

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DWELLING STOCK ATTRIBUTES



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EXISTING HOUSING STOCK OVERVIEW

As of the 2021 Census, the housing stock in the City comprised primarily of low density single houses (74%), with a small proportion of medium density dwellings (23%), and minimal high density (3%).

'Other' dwellings in the City include caravans, houseboats, cabins, tents, granny flats and housing attached to shops/offices/etc. Of the 72 dwellings in the 'Other' category, 52 are granny flats.

Note, this excludes unoccupied private dwellings, not stated and not applicable. Low rise apartments include one to three storey apartment complexes. Mid and high rise apartments refer to those four or more storeys.

CITY OF MELVILLE HOUSING SNAPSHOT, 2021

		AMOUNT (NO.)	PROPORTION OF HOUSING STOCK (%)
	Population	103,523	-
LOW DENSITY	Single house	31,751	74.2%
MEDIUM DENSITY	Semi Detached and Townhouses	8,235	19.3%
	Low Rise Apartments	1,668	3.9%
HIGH DENSITY	Mid and High Rise Apartments	1,105	2.6%
	Other dwelling types	72	0.2%
	Total	42,831	100.0%

Source: ABS 2021 Census

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ESTIMATED HOUSING STOCK

To understand the existing dwelling supply, Urbis built upon the 2021 Census dwelling counts through the synthesis of building completions demolitions data provided by the City of Melville and expected build rates.

Urbis' analysis estimated a growth of 1,678 dwellings from 2021-2025.

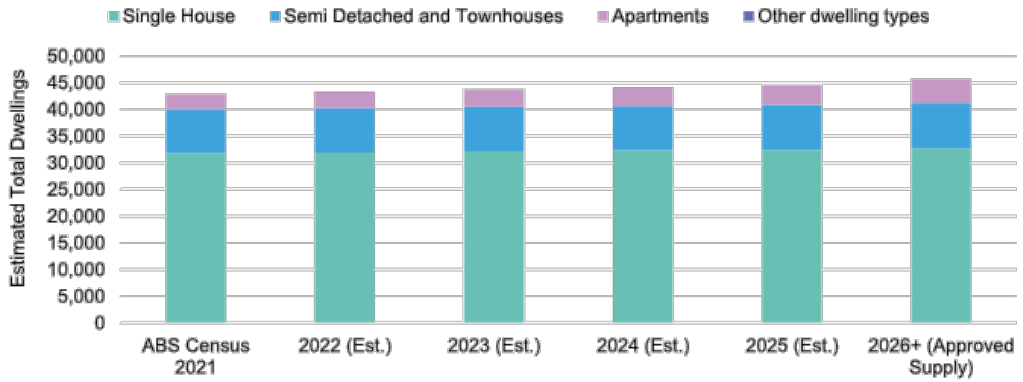
Apartment supply contributed an estimated 49% of new dwelling supply over this period – significantly higher than what the existing stock composition reflects. These developments have been largely concentrated around the Canning Bridge precinct.

Semi detached dwellings contributed to approximately 11% of growth, with single houses accounting for approximately 40%.

There are 1,158 approved dwellings currently which could be delivered beyond 2025, with a majority being apartments.

To be able to reach the dwelling target for the City of Melville as per the Subregional Frameworks, there is a need for approximately 560 dwellings to be built each year. This is higher than the circa 340 built on average between 2021 and 2025. The dwelling target is however achievable, provided appropriate areas are rezoned to have the capacity to be further developed and market conditions allow for more density to be developed in other areas across the City.

ESTIMATED TOTAL DWELLING SUPPLY, CITY OF MELVILLE



DWELLING TYPE	ABS CENSUS 2021	2022 (EST.)	2023 (EST.)	2024 (EST.)	2025 (EST.)	2026+ (APPROVED SUPPLY)
Single House	31,751	31,932	32,174	32,321	32,425	32,706
Semi Detached and Townhouses	8,235	8,288	8,345	8,360	8,406	8,507
Apartments	2,840	3,034	3,145	3,413	3,668	4,444
Other dwelling types	72	73	76	77	77	77
Total	**42,898**	**43,327**	**43,740**	**44,171**	**44,576**	**45,734**

DWELLING TYPE	ABS CENSUS 2021	2022 (EST.)	2023 (EST.)	2024 (EST.)	2025 (EST.)	2026+ (APPROVED SUPPLY)
Single House	74%	74%	74%	73%	73%	71%
Semi Detached and Townhouses	19%	19%	19%	19%	19%	19%
Apartments	7%	7%	7%	8%	8%	10%
Other dwelling types	0%	0%	0%	0%	0%	0%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: ABS, City of Melville, Urbis Perth Apartment Essentials
Note 2026+ incorporates dwellings with building applications lodged within the City and known future apartment projects (with several apartment projects stated for completion over the next 1-3 years).*

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EXISTING HOUSING STOCK COMPARISONS

Three additional local government areas (LGAs) were profiled to compare the housing stock with the City of Melville. The City of South Perth shares similarities with the City of Melville through its share of riverfront properties, positioning along both Kwinana Freeway and Canning Bridge, and proximity to a major university. The City of Stirling represents a large locality with a similar proximity to the CBD as the City of Melville, north of the Swan River. Lastly, the City of Vincent offers insight into the composition of a CBD-adjacent LGA – illustrating how the dwelling mix may change in Melville over time.

Benchmarking Results

Melville has the highest proportion of single house dwellings amongst the benchmarked LGAs, at 74%.

The benchmarking shows higher density housing becoming more prevalent as proximity to the CBD increases, as observed in the LGAs of South Perth and Vincent. While certain suburbs in Melville are similar to these inner city suburbs (Applecross, Mount Pleasant), many of its suburbs are more disconnected from the CBD.

Infill development from redeveloped single housing lots comprises a significant proportion of medium density development in the City of Stirling, which may offer insight into the future introduction of density in Melville.

HOUSING TYPOLOGY BENCHMARK, 2021

HOUSING TYPOLOGY	MELVILLE	VINCENT	SOUTH PERTH	STIRLING
Population	103,523	36,537	43,405	226,369
Single house	74.2%	45.2%	46.6%	58.1%
Semi-detached group houses / terrace townhouse	19.3%	21.6%	35.7%	32.0%
Units / Low-rise apartments	3.9%	18.6%	10.3%	8.4%
Mid and High Rise Apartments	2.6%	14.6%	7.3%	1.4%
Other dwelling types	0.0%	0.7%	0.0%	0.1%

Source: ABS 2021 Census
Note: This excludes unoccupied private dwellings, not stated and not applicable. Low rise apartments include one to three storey apartment complexes. Mid and high rise apartments refer to those four or more storeys.

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HOUSEHOLD ATTRIBUTES

The breakdown of dwelling types in the City is shown in the top right, while the composition of family types within each dwelling type is depicted in the bottom right.

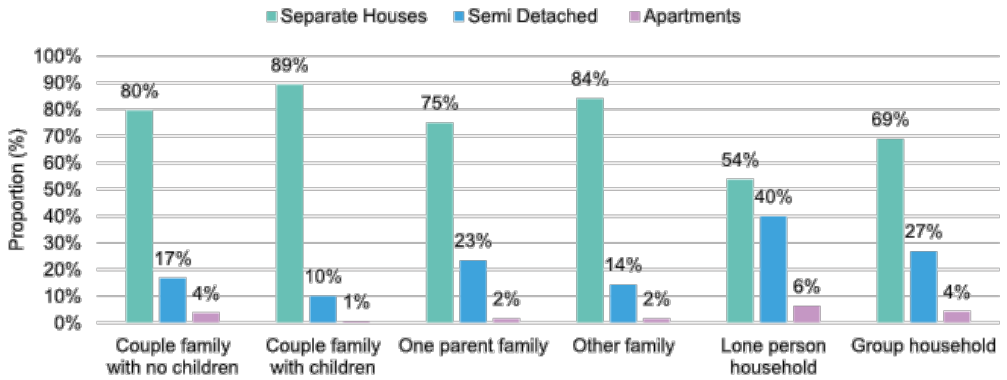
Observed Preference for Dwelling Types

The large proportion of single houses comprise the majority of dwelling stock across the City. Amongst its inhabitants, non-family households are more likely to gravitate to higher density housing than family households.

Despite a higher availability of medium to high density housing, couple families with children seem to have the most rigid dwelling preference, which are indicative of the increased space requirements they have.

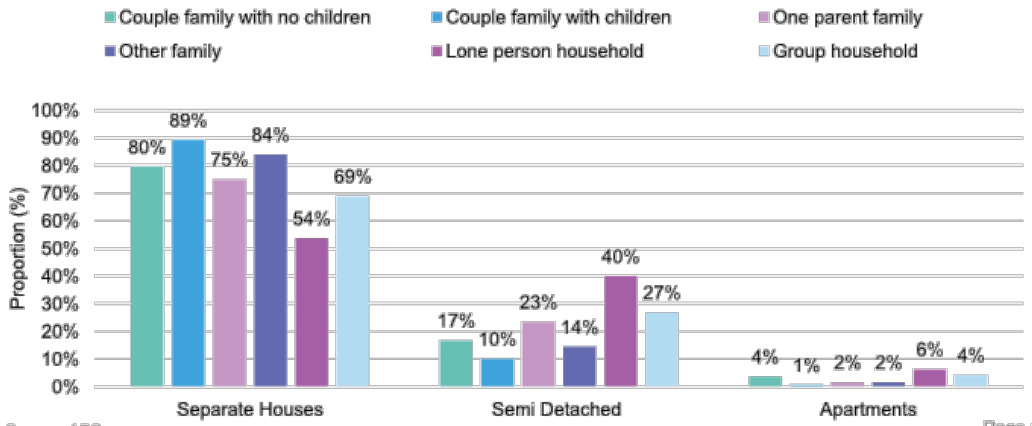
In LGAs where medium to high density housing is more prevalent (South Perth and Vincent), lone person households are observed to prefer this option compared to separate houses.

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF MELVILLE, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF MELVILLE, 2021

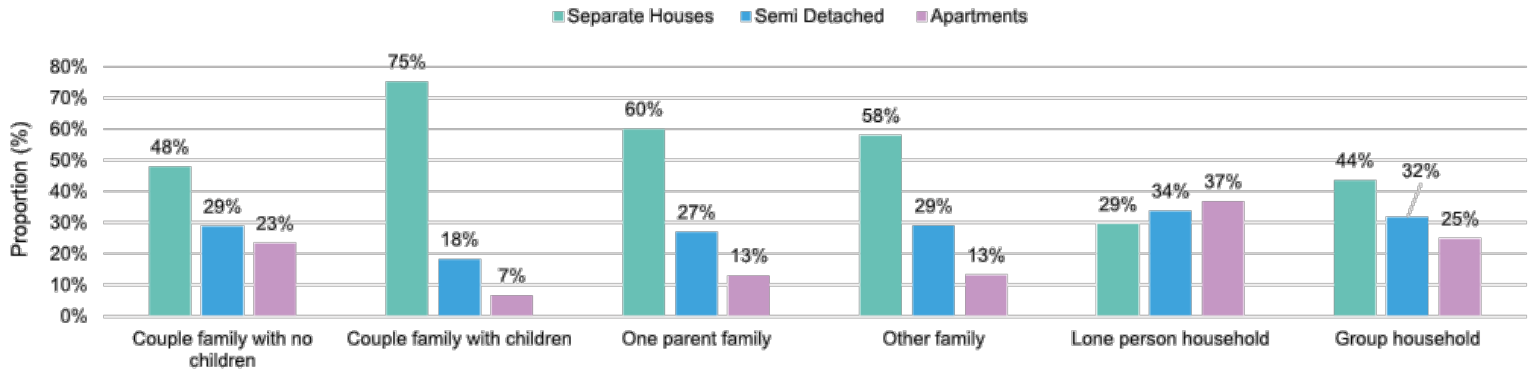


Source: ABS

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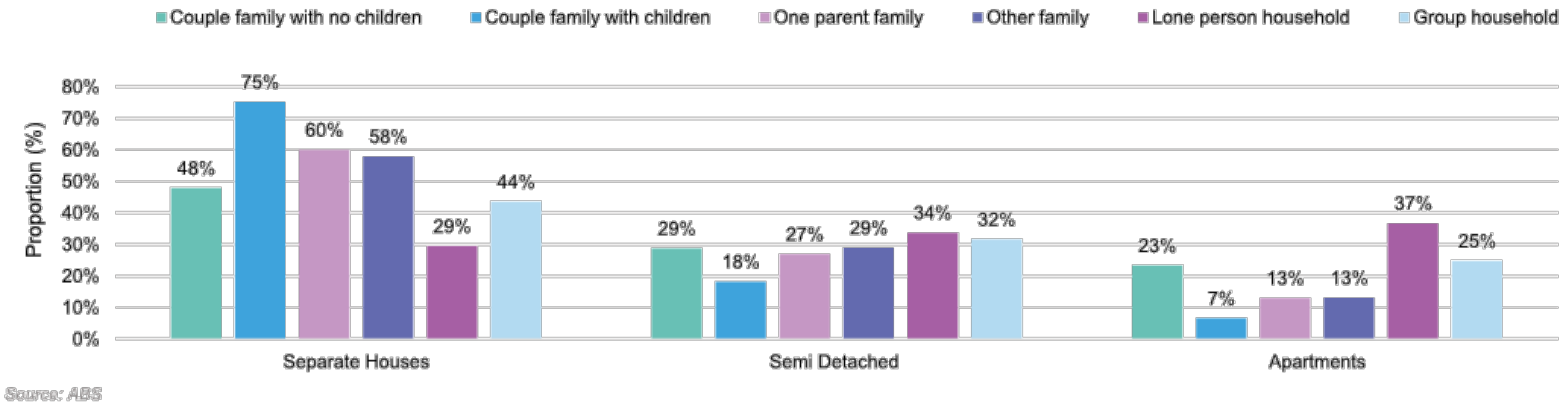
COMPARISON – CITY OF VINCENT

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF VINCENT, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF VINCENT, 2021

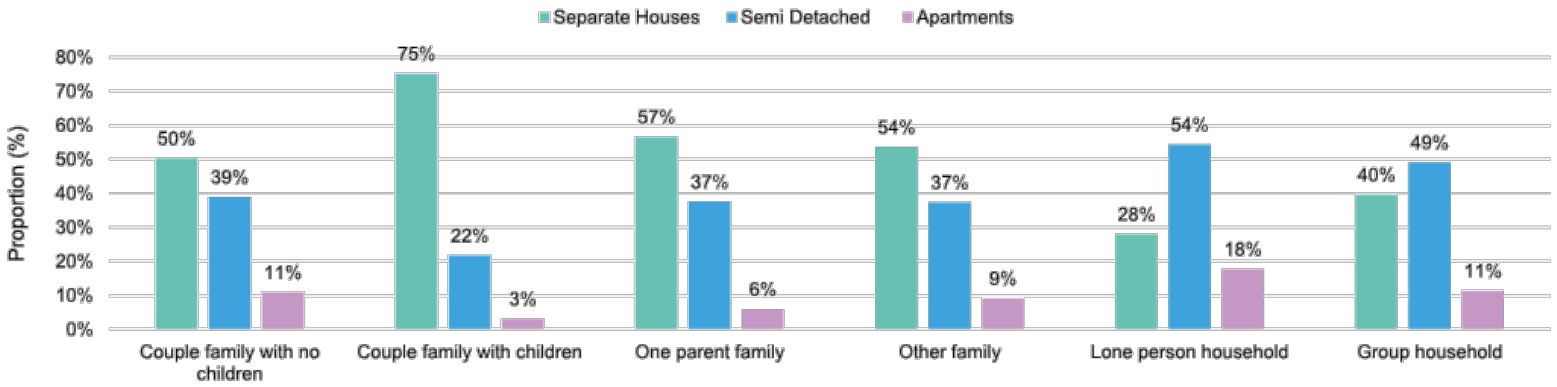


Source: ABS

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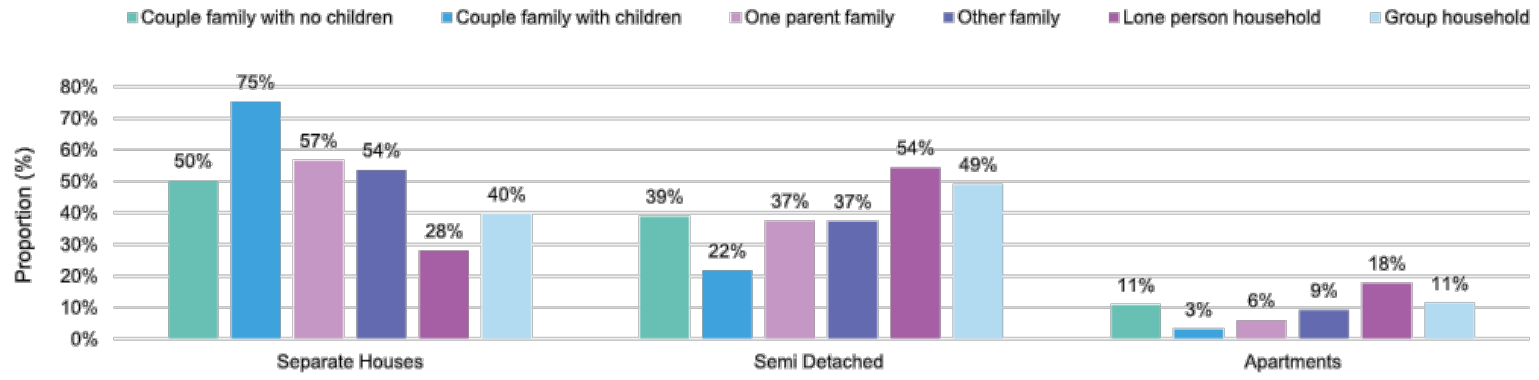
COMPARISON – CITY OF SOUTH PERTH

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF SOUTH PERTH, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF SOUTH PERTH, 2021

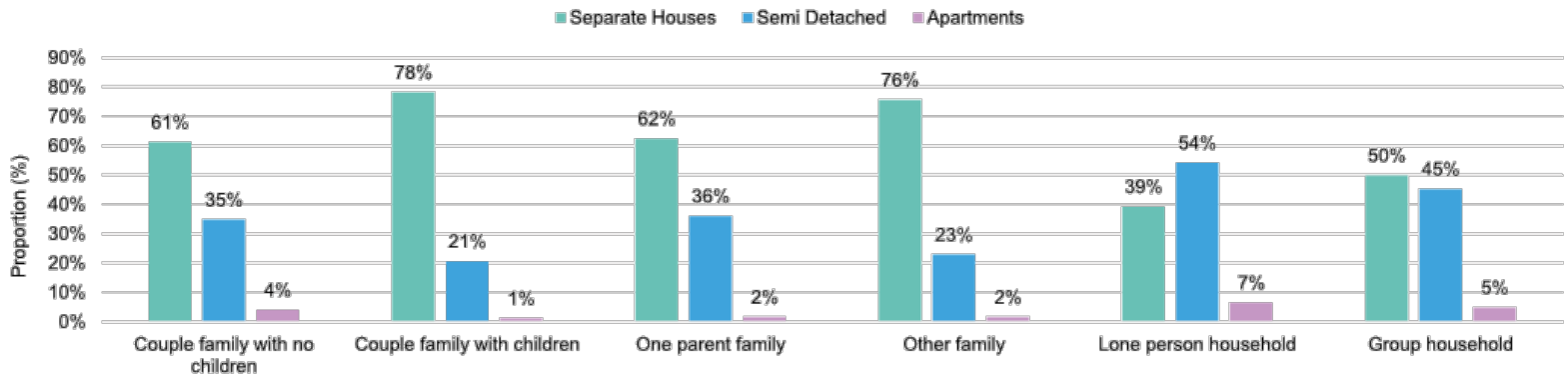


Source: ABS

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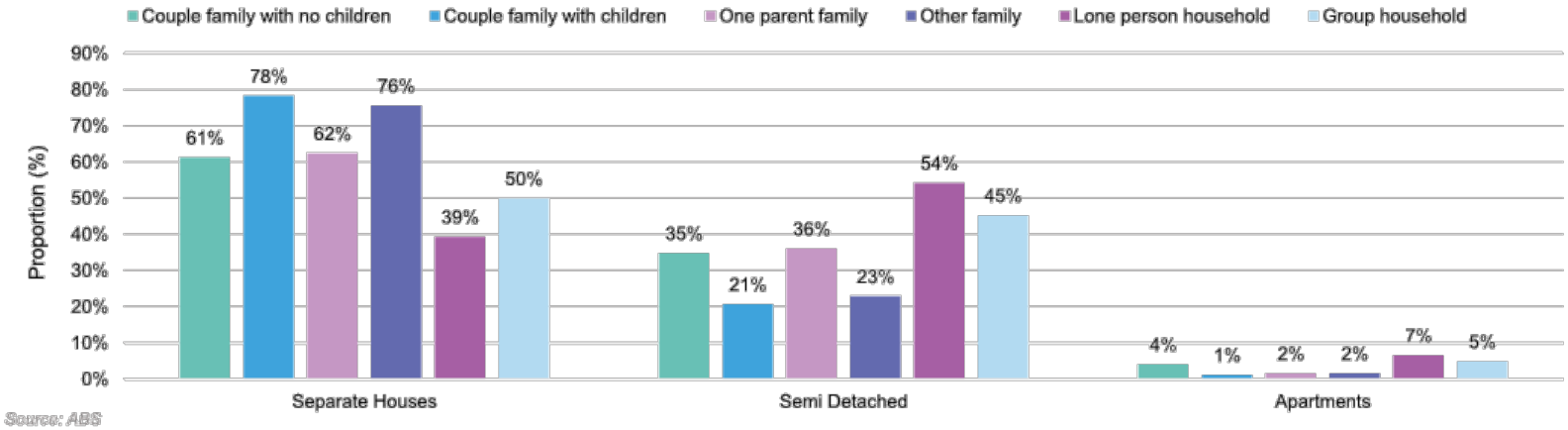
COMPARISON – CITY OF STIRLING

DWELLING TYPE BY HOUSEHOLD COMPOSITION, CITY OF STIRLING, 2021



Source: ABS

HOUSEHOLD COMPOSITION BY DWELLING TYPE, CITY OF STIRLING, 2021



Source: ABS

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MARKET TRENDS | CITY OF MELVILLE HOUSING TRENDS



City of Melville - Land Economics Assessment

SHARP INCREASE IN HOUSE PRICES

After a prolonged period of declining or stagnant property values, house and unit prices have seen significant growth, increasing 80% in the 5 years to 2025, outpacing the Greater Perth market by more than 10%. Unit and apartment prices have lagged, growing 63% and 27% respectively.

AN ESTABLISHED RESIDENTIAL MARKET

The higher proportion of households owned outright is reflective of the established residential market within the City of Melville, with older families occupying homes that they have managed to pay off.

REDEVELOPMENT OF AGEING STOCK

Due to the absence of readily available land, infill development has occurred through the demolition and redevelopment of the existing aged housing stock.

RISING LAND PREMIUMS

The price per square metre amongst new dwellings across all property types has risen significantly in the last 10 years, with growth amongst houses the most significant (61%).

NEW APARTMENT STOCK

The City of Melville has seen a robust apartment market within its Canning Bridge Activity Centre across the last 5 years, despite increasing construction costs and a challenging market.

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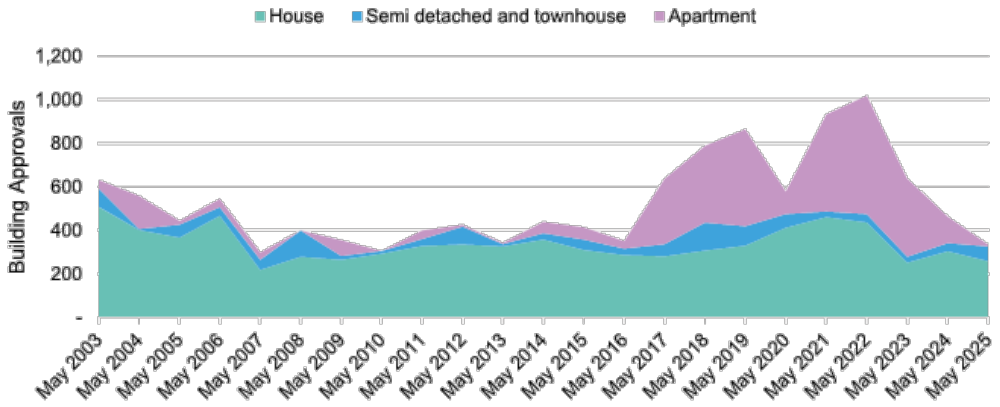
DWELLING APPROVALS

Apartment approvals in the City of Melville have occupied a significantly larger proportion of dwelling approvals since 2017. This was largely driven by the premium waterfront product around the Canning Bridge precinct. Apartment approvals have since declined in 2024 and 2025 as construction costs have continued to rise and developers have focused on delivering projects which already have approval.

It is important to note that construction costs are still considerably high and being able to deliver apartments is becoming increasingly challenging. Furthermore, a majority of the sites that were readily able to be developed from ten years ago have now been developed. As such, it is anticipated that apartment development activity is set to moderate over the coming years.

Single house approvals have remained steady over the last two decades, with semi detached and townhouse product being limited in the City of Melville.

NEW DWELLINGS APPROVALS, CITY OF MELVILLE, MAY 2003-2025



Source: ABS, Urbis

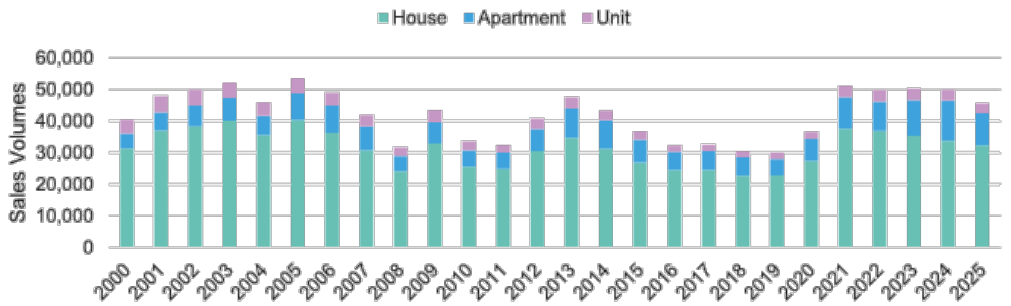
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DWELLING SALES

Dwelling sales have been at elevated levels in Greater Perth as a result of first-home-buyer incentives post COVID-19. These sales have been driven by greenfield developments as opposed to infill.

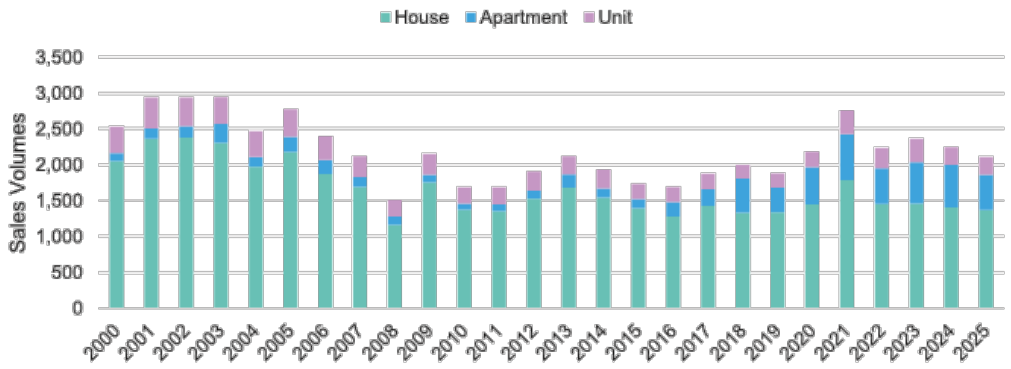
Apartments have become an increasingly large part of dwelling sales in the City of Melville. Which has risen to 23% all sales as of 2025.

DWELLING SALES, GREATER PERTH, 2000-2025



Source: Landgate
Note Landgate only captures settled sales. This does not include sales which have occured during presales and under construction. Sales that occurred within a development during presales or construction will settle once the building is built. As such, sales volumes in the last 1-3 years are lower than that of previous years.*

DWELLING SALES, CITY OF MELVILLE, 2000-2025



Source: Landgate
Note Landgate only captures settled sales. This does not include sales which have occured during presales and under construction. Sales that occurred within a development during presales or construction will settle once the building is built. As such, sales volumes in the last 1-3 years are lower than that of previous years.*

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APARTMENT DEVELOPMENT ACTIVITY

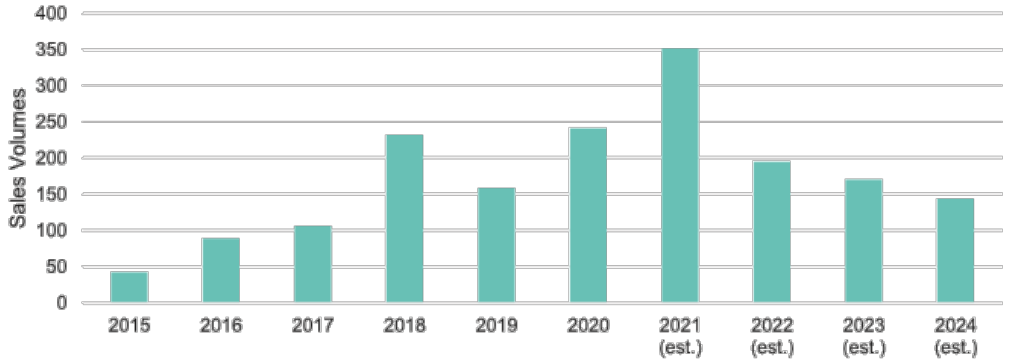
The City of Melville has experienced a sustained period of increased apartment activity since 2015, particularly around the Canning Bridge precinct.

Significant developments in the precinct include the Sabina and The Precinct, and more recently Riviere, Cirque Duet and Romeo.

Due to the riverfront location of the newer product, it has been positioned as premium product.

There has been some apartment activity outside the Canning Bridge precinct, particularly focused in Booragoon around the Westfield Booragoon Shopping Centre and in Palmyra.

APARTMENT SALES, CITY OF MELVILLE, 2015-2024



Source: Landgate, Urbis Perth Apartment Essentials
Landgate only captures settled sales. This does not include sales which have occured during presales and under construction. Urbis has incorporated sales data from its Apartment Essentials Database to estimate the amount of sales inclusive of unsettled sales.

KEY RECENT DEVELOPMENTS, CITY OF MELVILLE

DEVELOPMENT	NUMBER OF UNITS	YEAR LAUNCHED	ESTIMATED COMPLETION
Cirque	111	2016	2019
Palmyra East	128	2018	2019
The Precinct	192	2016	2020
Sabina	164	2018	2020
Amara City Gardens	124	2018	2022
Grandton	91	2021	2024
Aurora	118	2020	2024
Cirque Duet	93	2022	2025
Riviere Central	63	2021	2025
Riviere East	77	2021	2025
Riviere West	77	2024	2026
Palmyra West	130	2025	2027
Romeo	152	2026	2028

Source: Urbis Apartment Essentials
Note: Includes projects with above 50 dwellings.

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SUPPLY AND DEMAND DRIVERS



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DEMOGRAPHIC ANALYSIS

Within the City of Melville, households and residents generally have higher incomes relative to Greater Perth.

The average age in Melville is higher than in comparison to Greater Perth, with there being a higher proportion of retirees and fewer young to middle-aged adults.

More homes are owned outright (42.1% vs 29.3%), while Greater Perth proportionally has more households that have a mortgage or are being rented.

This data illustrates the long-established resident population, which has seen its population ageing in place in homes that have been purchased and fully paid off.

KEY DEMOGRAPHIC CHARACTERISTICS OF CATCHMENT AREA, ABS CENSUS 2021

	CITY OF MELVILLE	GREATER PERTH
Income:		
Average Household Income	$145,600	$125,900
Average Per Cap. Income	$55,800	$48,700
Gender:		
Male	48.0%	49.4%
Female	52.0%	50.6%
Age Distribution:		
Aged 0-14	17.3%	19.0%
Aged 15-24	12.3%	12.1%
Aged 25-39	17.0%	22.1%
Aged 40-54	19.9%	19.8%
Aged 55-64	12.6%	11.3%
Aged 65+	21.0%	15.8%
Average Age	41.8	37.5
Labour Force:		
Status – employed	62.8%	65.1%
Status – unemployed	3.0%	3.6%
Status - not in the labour force	34.3%	31.3%
White collar occupation	80.4%	69.1%
Blue collar occupation	19.6%	30.9%
Diversity:		
Australian Born	64.3%	62.3%
Overseas Born	35.7%	37.7%
Housing Tenure:		
Owned Outright	42.1%	29.3%
Owned with a Mortgage	36.2%	43.2%
Rented	21.7%	27.5%

Source: ABS Census 2021, Urbis

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HOUSEHOLD ATTRIBUTES BENCHMARKING

The family and household composition of the benchmark LGAs are shown, right.

Melville and Stirling have similar proportions of families with no children and families with children, when compared to Vincent and South Perth, which are both slightly more skewed to no-children-families. Melville is observed to have a higher proportion of family households when compared to the other benchmarked LGAs.

The City of Vincent have the highest proportion of group households and single person households, noticeably with a significantly lower median age, at 36. Families that do inhabit the City of Vincent tend to be younger families without children.

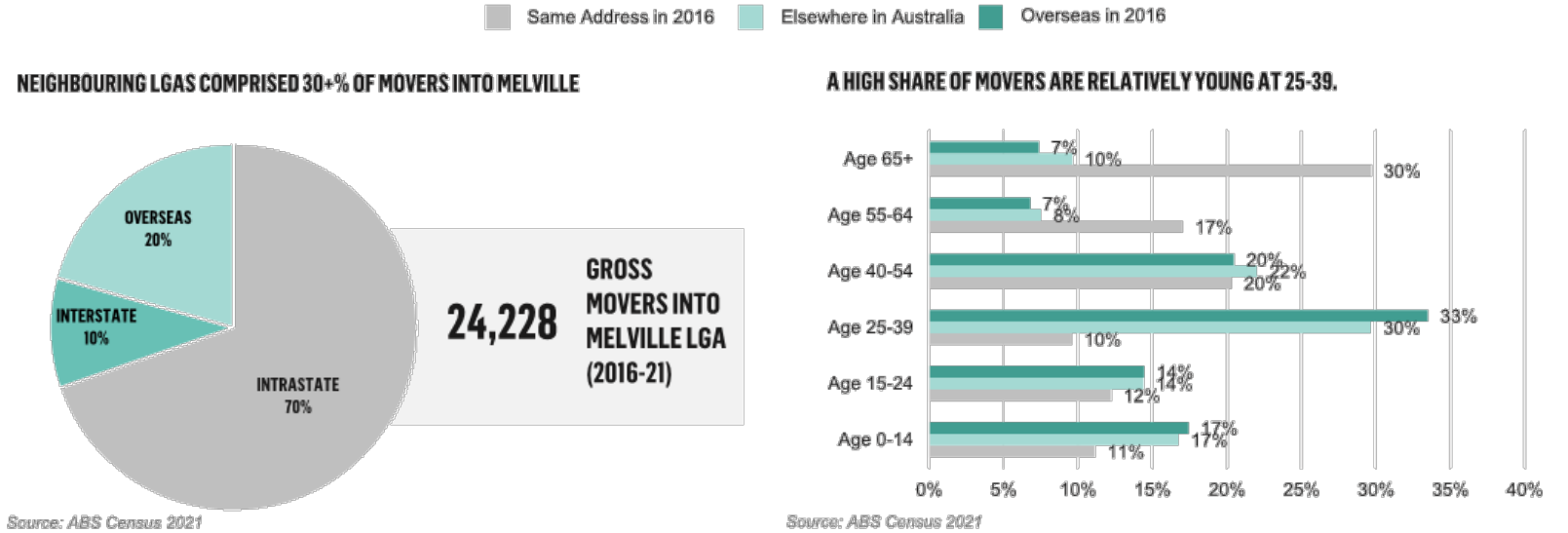
DWELLING, FAMILY AND HOUSEHOLD COMPARISONS BY LGA, ABS CENSUS 2021

LOCAL AUTHORITY / ATTRIBUTE	MELVILLE	VINCENT	SOUTH PERTH	STIRLING
Median Age	42	36	39	38
Family Composition – Couple Family with No Children	39.2%	48.7%	46.4%	40.7%
Family Composition – Couple Family with Children	47.8%	39.5%	41.4%	44.2%
Family Composition – One Parent Families	13.0%	11.9%	12.2%	15.1%
Household Composition – Family Households	73.0%	57.9%	62.7%	65.0%
Household Composition – Single Person Households	24.3%	33.9%	31.9%	30.7%
Household Composition – Group Households	2.7%	8.1%	5.4%	4.4%

Source: ABS Census 2021
Note Family composition classifies families into different family types and shows the proportion of different family types within the LGA. Excludes "other family". Household composition classifies the type of household within a dwelling and shows the proportion of different household types that occupy dwellings.*

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WHO IS MOVING TO MELVILLE?



City of Melville - Land Economics Assessment

Page 22

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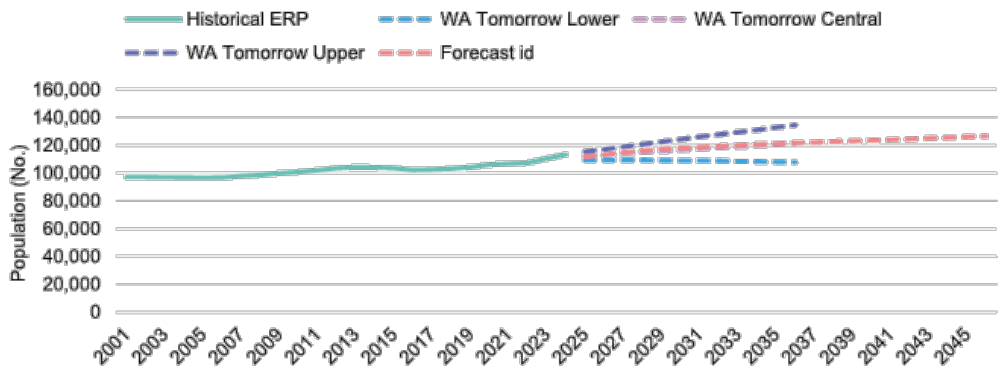
POPULATION PROJECTIONS

Based on the ABS' estimated resident population measure, the City of Melville has seen moderate population growth from 97,202 people in 2001 to 113,404 people in 2024 (equivalent to 0.7% growth per annum). More recently however, the City has seen unprecedented growth in the last 5 years to 2024, growing by 8.7% (equivalent to 1.7% per annum). This is higher compared to other neighbouring predominantly built out LGA's such as the Town of East Fremantle and the City of South Perth which have recorded 5.4% and 7.6% growth over the same period.

Several population forecasts have been included in this analysis to illustrate high and low growth scenarios. The current estimated resident population exceeds that of all the population forecasts, except for the WA Tomorrow Upper Band forecasts, which highlights the significant growth the City has had in the past five years.

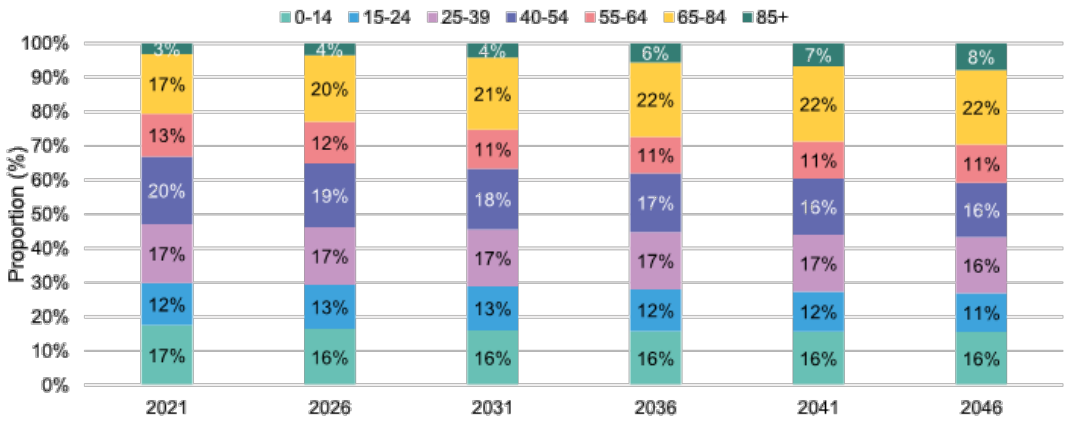
The resident population is expected to age in place, with the proportion of residents older than 64 projected to increase from 20% to 30% between 2021 and 2046. The level of those aged 39 and below is expected to stay relatively constant over the same period.

POPULATION FORECASTS, CITY OF MELVILLE, 2002 – 2046



Source: ABS, WA Tomorrow, Forecast.id

AGE DISTRIBUTION PROJECTIONS, CITY OF MELVILLE, 2021-46



Source: Forecast.id

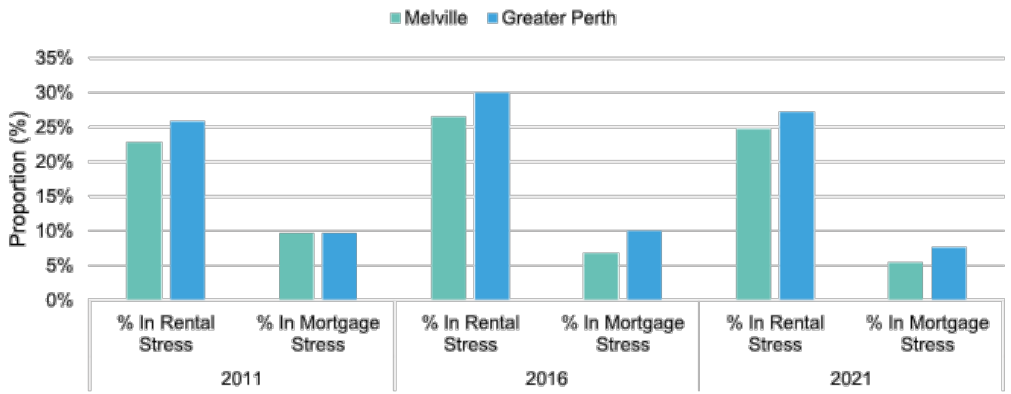
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MORTGAGE AND RENTAL STRESS

Rental stress has edged up between 2011 and 2021 in both the City of Melville (22.8% to 24.7%) and Greater Perth (25.8% to 27.2%). Over the same period, mortgage stress in the City of Melville has eased, while levels across Greater Perth have remained steady.

When contrasted with the average rent and mortgage prices, in the City of Melville, it appears that despite higher average prices than Greater Perth, those living within the LGA are more financially equipped to accommodate them. This is likely due to the more affluent nature of residents residing within the City of Melville.

RENTAL AND MORTGAGE STRESS, CITY OF MELVILLE VS GREATER PERTH, 2011-2021



Source: ABS Census 2011, 2016, 2021

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CONSTRUCTION COST TRENDS

After many years of seeing minimal construction costs increases in Perth, costs have increased significantly since 2020. This has resulted in the construction cost price index rising from 102 in June of 2019 to 157 in March of 2025.

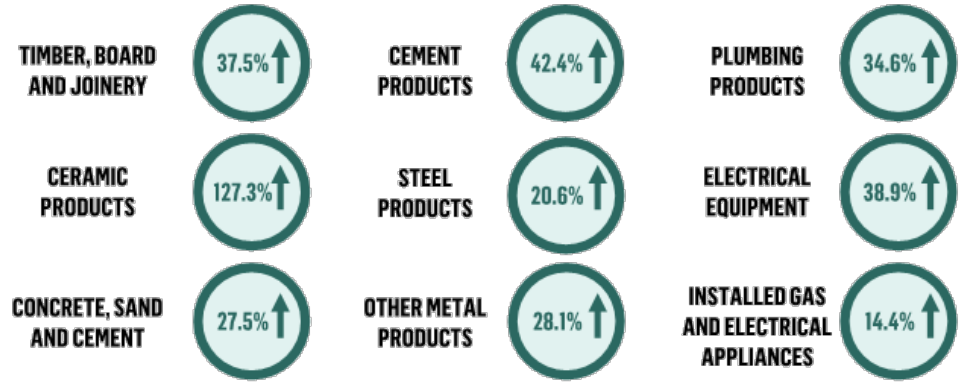
The implications of these significant cost increases have been limited apartment and medium density development across Greater Perth, with the exception of premium and waterfront areas.

ABS PRODUCER PRODUCT INDEX – BUILDING CONSTRUCTION, WESTERN AUSTRALIA, JUNE 2019 – MARCH 2025



Source: ABS

NET PRICING CHANGES FOR HOUSING CONSTRUCTION INPUTS, PERTH, JUNE 2019 – MARCH 2025



Source: ABS

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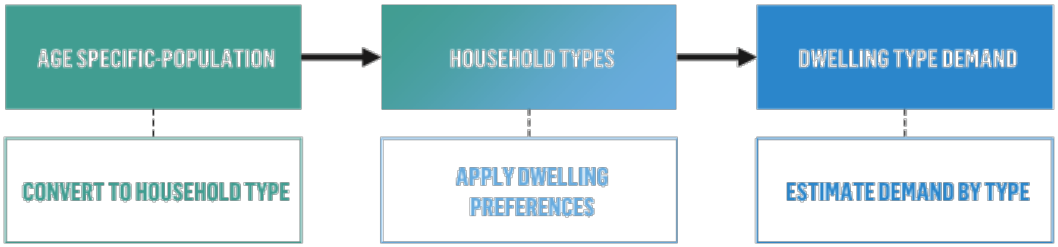
DEMAND MODELLING METHODOLOGY

Housing demand for the City of Melville was modelled using the following multi-stage methodology.

This approach has proven highly effective in estimating local housing demand, by translating age-specific population estimates and projections into household types before applying household-based dwelling preferences. This approach recognises that dwelling demand is directly driven by the growth and changes in household formation, not simply population growth. It also recognises that the application of whole-of-market average household sizes to population estimates fail to properly capture changes in both the age-profile of the population and in household formation rates. The application of dwelling preferences recognises observed behaviour and therefore inherently captures the role of price in decision making.

A key assumption underpinning this analysis is the expected 'dwelling preferences' of different household types. The analysis is thus based on observed preferences – i.e. the status quo – and an alternative 'expected' scenario.

HOUSING DEMAND MODEL OVERVIEW



Source: Urbis

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SCENARIOS

Key assumptions from the two demand scenarios modelled are summarised to the right. Factors influencing the best location for different housing product are detailed on the following page.

BASE CASE SCENARIO



- This scenario assumes current dwelling preferences (by demographic and household cohort) are maintained.
- This scenario is likely unable to be supported as there will likely be insufficient land to provide for the number of new single houses required.
- There is an existing lack of diverse housing options in the City which likely demonstrates that some needs in the community are not being adequately met (e.g. lone and small households within large homes). This scenario likely exacerbates these issues.

ALTERNATIVE SCENARIO



- This scenario assumes that dwelling preferences shift slowly over time (as has been observed in metropolitan locations across Australia).
- In this scenario, demand for medium density dwellings increases significantly and there is a small increase in demand for high density dwellings. There is however a degree of ability for demand to shift between medium and high density given product similarities (e.g. apartment in low-rise development versus apartment in mid-rise development).

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Demand for housing is influenced by a range of factors, many of which are not related to supply directly. Understanding these factors can provide insight into the best locations for infill development.

PRECINCT CHARACTER

The quality of the streetscapes, public realm and private and public amenities (built and natural) have a direct impact on the attractiveness of a location for alternative housing products. In general, areas with comparably more desirable amenities support increased density development demand.

DWELLING AVAILABILITY / APPROPRIATENESS

The availability of appropriate housing in a location directly influences the choice of housing typology. For instance, an area with a large supply of medium density dwellings may limit demand for higher density dwellings that offer comparable product types.

DEVELOPMENT FEASIBILITY

Ultimately, new dwellings will only be delivered in areas where sufficient development return can be achieved. As such, any influences on the viability of development will impact housing demand and choice (e.g. requirements for major infrastructure upgrades).

POPULATION GROWTH

Strong population growth drives growth for housing. Higher levels of growth than anticipated may lead to higher demand for non-detached housing earlier than predicted.

TYPE AND TENURE

People who are renting are, on average, more likely to select medium and high density dwelling types. A high proportion of renters within the local population thus will lead to higher demand for medium and high density dwellings.

DEMOGRAPHIC PROFILE

Demographic changes not anticipated will influence housing demand. For instance, non-Anglo migrants and young adults are more likely to have higher demand for medium and high density dwellings than other demographic cohorts.

HOUSEHOLD AND FAMILY TYPE

Household and family attributes influence dwelling demand. Smaller households such as lone persons and couples with no children, for instance, are more likely demand medium or high density than families with children.

AFFORDABILITY

The affordability (for purchase or rent) of different housing types influences demand considerably. A household is willing to make a trade off for a medium density dwelling, for instance, if it is more affordable than a detached house.

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HOUSEHOLD DEMAND SCENARIOS

The demand modelling provides a base case and an alternative dwelling demand scenario. Note, these scenarios do not take into account the land area available for development, but provide information on what dwelling types could be required for the City's population to grow.

Base Case

The base case illustrates what dwelling demand will look like if the population increases in line with assumed growth to 2050, but dwelling preferences remain the same as observed as of 2021.

Alternative Scenario

The alternative scenario illustrates what dwelling demand looks like if dwelling preferences shift to a more diverse household type / dwelling type makeup given the physical constraints of the City, increasing land values and policy objectives. To test alternative outcomes, the alternative scenario assumed that dwelling preferences would, over time, move towards those observed in the City of Vincent. In particular, the modelling assumes that dwelling preferences observed in the City of Melville will slowly transition over time and fully adopt the preferences observed in the City of Vincent by 2050.

MODELLING ASSUMPTIONS

ASSUMPTION VARIABLE	ASSUMPTION	NOTES
Occupancy Rate	92.1%	Based on the 2021 ABS census data for occupied private dwellings the Melville LGA.
Age-Specific Household Composition	As per 2021 levels	The model groups resident projections into household types based on age characteristics.

Source: Urbis, ABS

POPULATION FORECAST ASSUMPTIONS, CITY OF MELVILLE, 2021-2050

PERSONS	2021 ERP	2025	2050
0-4 years	5,235	5,247	7,013
5-14 years	13,435	13,173	15,264
15-19 years	6,775	7,261	7,683
20-24 years	6,460	7,132	8,351
25-34 years	11,485	12,012	15,568
35-44 years	13,890	14,097	15,815
45-54 years	14,155	13,794	14,793
55-64 years	13,370	13,756	15,977
65-74 years	11,895	12,736	15,790
75-84 years	6,695	8,454	15,269
85 years and over	3,415	3,912	11,290
Total Population	**106,810**	**111,574**	**142,810**
Net Increase since 2021	**-**	4,764	36,000

Source: ABS, Forecast.id, Urbis

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FUTURE DEMAND

The numbers of dwellings by type across the City of Melville are the assumed starting point for both scenarios. The 2025 number of dwellings shows the current estimated split. Future dwelling numbers for each scenario are based on the household formation and dwelling type preferences.

Base Case

This scenario is highly dependent on new single houses being provided to accommodate additional population growth, with approximately 10,807 additional single dwellings needed between 2025 and 2050. Under this scenario, an additional 4,168 medium density dwellings (units / townhouses) are required, and 669 apartments (which would represent 8-9 medium sized apartment developments).

A net increase of 15,645 dwellings are required under this scenario from the 2025 estimated existing dwellings. This is however considered an unrealistic dwelling target given the changing demographics, particularly ageing population, is anticipated to lead to increasing lone person and couple only households that are increasingly preferring units, townhouses and apartments.

Alternative Scenario

This scenario provides a greater proportion of medium density and high density dwellings to accommodate the same population growth (and assumes a notable level of demolitions of detached housing to accommodate this development).

Under this scenario, approximately 25,000 additional dwellings would be required. Circa 9,325 more dwellings are needed to accommodate the population growth under the alternative scenario when compared to the base case given the alternative scenario better reflects the increasing number of lone person and couple only households that will result from the ageing of the City's residents.

FUTURE DWELLING DEMAND SCENARIOS

DEMAND	YEAR	DETACHED HOUSES	UNITS & TOWNHOUSES	APARTMENTS (3+ STOREY)	TOTAL
Base Case Scenario	2021	30,941	8,878	1,309	41,128
	2025	32,642	9,526	1,416	43,584
	2050	43,450	13,694	2,085	59,229
	Net Demand	*10,808*	*4,168*	*669*	*15,645*
Alternative Scenario	2050	31,423	19,841	17,287	68,552
	Net Demand	*-1,219*	*10,315*	*15,871*	*24,968*
Proportion of Total Dwelling Stock					
Base Case Scenario	2021	75.2%	22.7%	2.1%	100%
	2025	74.9%	23.0%	2.1%	100%
	2050	73.4%	24.4%	2.3%	100%
Alternative Scenario	2050	45.8%	28.9%	25.2%	100%

Source: Urbis, ABS
Note: Dwellings exclude non-private (e.g. short stay accommodation, aged care), unoccupied, and other (e.g. caravan, houseboat)

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05

LOCATION ANALYSIS



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PROPOSED CHANGE AREAS

The City of Melville in its review of its local planning scheme has identified a number of potential change areas. These areas have been identified as either having:

- Potential to support additional density; or
- Potential to be rezoned to a different zone under the planning scheme.

The areas have been identified over the course of the last two years and have been depicted to the right. Proposals were published by the City in 2024 and work is ongoing to refine these with input from a variety of technical reports (including this report). In response to specific requests from the community, the City recommended a number of additional density change areas in 2025.

Following engagement with the City's Elected Members to discuss a variety of additional changes, these proposed density change areas have been refined and are depicted right. The refinement of these areas has included the removal of some areas, inclusion of previously identified opportunity areas and the change in potential R code attributed to particular areas.

The initial proposed density change areas and the analysis of them has been included within the appendices of this report.

PROPOSED CHANGE AREAS, CITY OF MELVILLE



Source: City of Melville, Urbis

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PROPOSED CHANGE AREAS

PROPOSED R CODING CHANGES

CHANGE AREA	PROPOSED CHANGES IN R CODING
Aurelian St To Leach Highway (Extension 2025)	R20 to R40
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	R20 to R40
Bombard St & Mitchell St (Residential Density Change)	R20 to R40
Booragoon Centre (East Adjacent Residential Density Change)	R20 to R40 R40 to R40
Booragoon Centre East (Extension 2025)	R20 to R40 R20 to R40
Brentwood Centre (Adjacent Residential Density Change)	R20 to R40 R25 to R40
Bristol Avenue (Adjacent Residential Density Change)	R17.5 to R40
Bull Creek Local Centre (Adjacent Residential Density Change)	R20 to R40
Canning Beach Road - Applecross (2025)	R12.5 to R30
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	R20 to R40
Curruthers Rd To The Esplanade (2025)	R12.5 to R20
Farrington Centre (Adjacent Residential Density Change)	R20 to R40 R30 to R40
Harris Street (Extension 2025)	R15 to R20 R17.5 to R20
Harris St, Bicton (Adjacent Residential Density Change)	R17.5 to R40
Kardinya Centre (Adjacent Residential Density Change)	R20 to R40

CHANGE AREA	PROPOSED CHANGES IN R CODING
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	R40 to R20/60
Marmion St, Melville (Residential Density Change)	R20 to R40
Marmion St, Myaree (Extension 2025)	R20 to R40
Marmion St, Myaree (Residential Density Change)	R20 to R40
North Lake Road, Myaree (West Adjacent Residential Density Change)	R20 to R40
North Lake Road, Myaree (Extension 2025)	R20 to R40 R25 to R40
North Lake Road, Myaree (Residential Density Change)	R20 to R40
North Lake Road, Willagee (Adjacent Residential Density Change)	R25 to R40
Palmyra Local Centre (Adjacent Residential Density Change)	R20 to R40
Riseley Centre (North Adjacent Residential Density Change)	R15 to R40
River View Tce To The Esplanade (2025)	R12.5 to R20
Robson Way, Murdoch (Zoning Change)	R20 to R40
South St To Barclay Rd, Kardinya (Residential Density Change)	R25 to R40
South Street (Further Investigation Area)	R20 to R40 R25 to R40
Winthrop Local Centre (Adjacent Residential Density Change)	R20 to R40
Wireless Hill (East Adjacent Residential Density Change)	R20 to R40

Source: City of Melville

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ANALYSIS APPROACH

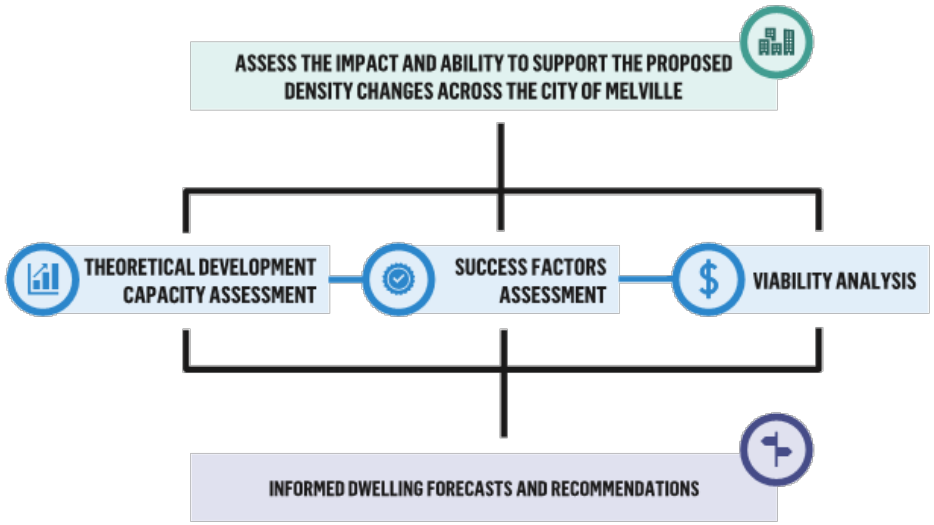
To assess their impact and their ability to support additional density, Urbis assessed the City of Melville's proposed changes in density and zonings. Urbis in their assessment undertook three different methodologies:

- **Theoretical Development Capacity** – to estimate the likely maximum level of development each proposed change area could accommodate;
- **Success Factors Assessment** – to understand the driving factors for each proposed change area to support density; and
- **Viability Modelling** – to understand the viability of different medium and high density typologies in the proposed change areas.

These methodologies have been explained in detail on the following pages and highlight the assumptions that have been used to inform this analysis.

It is important to note that these three methodologies are examined collectively rather than individually and help form the dwelling forecasts and recommendations in the following section of this report.

APPROACH



Source: Urbis

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HYPOTHETICAL DEVELOPMENT CAPACITY APPROACH

To understand the scale of the proposed changes in R Codes across the City's proposed change area's, theoretical development capacity modelling was undertaken. Development capacity was assessed through two different approaches;

Approach A – Development of Grouped Dwellings Only

Under the Residential Design Codes Volume 1, development capacity for a site for medium density can be determined by:

Rounding down of dwellings = lot size / average lot size per dwelling

Note that the average lot sizes per dwelling area is a function of the R Codes, with each code having an assigned average lot size.

Approach B – Development of Grouped and Multiple Dwellings

Under the Residential Design Codes Volume 2, development capacity for a site for high density can be determined by:

Rounding down of dwellings = lot size x plot ratio x efficiency factor / average size per dwelling

The challenge is that capacity can increase if sites are amalgamated. For example, two separate 1,000 sq.m sites that are R40 allow 8 dwellings but two amalgamated 1,000 sq.m sites allow 9 dwellings. Because of this, there are numerous scenarios of amalgamation that cannot be tested. However, capacity can be estimated under two scenarios:

- **Scenario One:** No sites are amalgamated; and
- **Scenario Two:** Adjacent sites with the same density coding are amalgamated.

Combining approaches A and B with Scenario's One and Two provides four different capacity scenarios to test the maximum capacity the proposed change areas can deliver. In areas where dual coding applies, the higher R code has been adopted to understand the maximum development threshold. Where a proposed R code change in Scenario's 1B and 2B do not allow for multiple dwellings (proposed to change to a code that is R30 or below), it has been assumed that grouped dwellings have been developed.

SCENARIO 1A

ALL LOTS DEVELOPED AS GROUPED DWELLINGS – NO SITES AMALGAMATED

SCENARIO 1B

ALL LOTS ZONED R40 OR ABOVE DEVELOPED AS MULTIPLE DWELLINGS, REST DEVELOPED AS GROUPED DWELLINGS – NO SITES AMALGAMATED

SCENARIO 2A

ALL LOTS DEVELOPED AS GROUPED DWELLINGS – SITES AMALGAMATED

SCENARIO 2B

ALL LOTS ZONED R40 OR ABOVE DEVELOPED AS MULTIPLE DWELLINGS, REST DEVELOPED AS GROUPED DWELLINGS – SITES AMALGAMATED

DISCLAIMER:

These scenarios represent hypothetical development scenarios and are indicative of potential capacity under each scenario. They do not take into consideration landowner intentions, age of built form, some physical site constraints, building costs and other external factors. Some of these however have been considered as infill success factors and are discussed later within this section. Financial viability for each change area is also discussed later in this report. They also assume an average apartment sizes which can vary and influence maximum dwelling yield. For the purpose of this assessment, an average apartment size of 75 sq.m has been adopted.

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HYPOTHETICAL DEVELOPMENT CAPACITY FINDINGS

Analysis of the scenarios highlights the significant differences in capacity under each set of assumptions.

This analysis helped inform the parameters upon which the dwelling forecasts were modelled.

A detailed breakdown of dwelling capacities by scenario and approach can be found on the following pages.

SCENARIO 1A FINDINGS

10,456 Total Development Capacity across Proposed Change Areas

+6,323 Net Additional Dwellings from Existing Count of Dwellings

160% Average Density Uplift across the Proposed Change Areas

SCENARIO 1B FINDINGS

14,751 Total Development Capacity across Proposed Change Areas

+10,718 Net Additional Dwellings from Existing Count of Dwellings

265% Average Density Uplift across the Proposed Change Areas

SCENARIO 2A FINDINGS

12,146 Total Development Capacity across Proposed Change Areas

+8,013 Net Additional Dwellings from Existing Count of Dwellings

204% Average Density Uplift across the Proposed Change Areas

SCENARIO 2B FINDINGS

16,693 Total Development Capacity across Proposed Change Areas

+12,560 Net Additional Dwellings from Existing Count of Dwellings

313% Average Density Uplift across the Proposed Change Areas

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Aurelian St To Leach Highway (Extension 2025)	30	57	190%	84	280%	69	130%	97	223%
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	559	1,666	298%	2,413	432%	1,911	242%	2,693	382%
Bombard St & Mitchell St (Residential Density Change)	110	280	255%	422	384%	331	201%	466	324%
Booragoon Centre (East Adjacent Residential Density Change)	213	537	252%	826	388%	648	204%	915	330%
Booragoon Centre East (Extension 2025)	153	349	228%	504	329%	417	173%	587	284%
Brentwood Centre (Adjacent Residential Density Change)	149	393	264%	587	394%	462	210%	651	337%
Bristol Avenue (Adjacent Residential Density Change)	19	52	274%	73	384%	60	216%	84	342%
Bull Creek Local Centre (Adjacent Residential Density Change)	285	819	287%	1,135	398%	897	215%	1,267	345%
Canning Beach Road - Applecross (2025)	14	52	371%	52	371%	59	321%	59	321%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	99	186	188%	282	285%	237	139%	335	238%
Curruthers Rd To The Esplanade (2025)	19	33	174%	33	174%	40	111%	40	111%
Farrington Centre (Adjacent Residential Density Change)	156	458	294%	629	403%	509	226%	718	360%
Harris Street (Extension 2025)	387	468	121%	468	121%	557	44%	557	44%
Harris St, Bicton (Adjacent Residential Density Change)	4	6	150%	10	250%	9	125%	12	200%
Kardinya Centre (Adjacent Residential Density Change)	223	649	291%	947	425%	746	235%	1,052	372%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	146	431	295%	492	337%	497	240%	559	283%
Marmion St, Melville (Residential Density Change)	51	112	220%	162	318%	132	159%	189	271%
Marmion St, Myaree (Extension 2025)	58	150	259%	217	374%	180	210%	254	338%
Marmion St, Myaree (Residential Density Change)	42	122	290%	174	414%	137	226%	195	364%
North Lake Road, Myaree (West Adjacent Residential Density Change)	73	162	222%	254	348%	203	178%	286	292%
North Lake Road, Myaree (Extension 2025)	37	80	216%	116	314%	95	157%	135	265%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
North Lake Road, Myaree (Residential Density Change)	61	161	264%	239	392%	193	216%	272	346%
North Lake Road, Willagee (Adjacent Residential Density Change)	210	511	243%	724	345%	606	182%	856	298%
Palmyra Local Centre (Adjacent Residential Density Change)	7	24	343%	36	514%	27	286%	39	457%
Riseley Centre (North Adjacent Residential Density Change)	129	409	317%	607	471%	466	261%	656	409%
River View Tce To The Esplanade (2025)	52	60	115%	60	115%	84	62%	84	62%
Robson Way, Murdoch (Zoning Change)	6	35	583%	50	833%	37	517%	52	767%
South St To Barclay Rd, Kardinya (Residential Density Change)	99	264	267%	377	381%	306	209%	432	336%
South Street (Further Investigation Area)	455	1,223	269%	1,737	382%	1,428	214%	2,017	343%
Winthrop Local Centre (Adjacent Residential Density Change)	59	174	295%	244	414%	195	231%	275	366%
Wireless Hill (East Adjacent Residential Density Change)	223	532	239%	794	356%	608	173%	859	285%

Source: Urbis

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INFILL DEVELOPMENT SUCCESS FACTORS

Market demand at a suburb level for different housing typologies is influenced by a broad set of market factors, policy settings, locational attributes and landowner intentions.

There are a number of broad key success factors that influence whether a location is attractive for infill development (outside of policy controls). Urbis have identified these factors in the table to the right as the key infill development success factors. These are based on Urbis' experience working with developers to identify site and understand and track feasibility of developments. They are also informed by literature exploring the factors influencing infill outcomes. A summary of the literature can be found on the following page, with a more detailed summary located in the appendix.

Ideal locations for infill development will combine a number of these characteristics.

This framework can provide a guide to whether suburbs or localities are likely to be favourable to developers and attractive to prospective buyers.

These success factors have been quantified on the following pages where possible and have then informed a success factor rating which has been assigned to each proposed change area.

INFILL DEVELOPMENT SUCCESS FACTORS

CRITERIA	DESCRIPTION
Retail	One benefit of higher density living is often good access to a wide variety of entertainment, recreation, retail and service facilities. This is due to the critical mass of the denser population being able to support a wide range of facilities that may not be available in low density areas.
Access to public open space	Given the fact that higher density dwellings typically have less outdoor space and do not feature backyards, ready access to quality public space within comfortable walking distance that is safe and well maintained can be a decisive factor for many potential buyers.
Access to public transport and major roadways	Medium and high density options located within close proximity to train stations and other high frequency public transport support more intensive forms of development. Being within walking distance of a train station is particularly attractive to workers commuting into the CBD or other places of employment.
Views / aspect	Views of attractive natural amenities can be a powerful attractor for potential buyers, while a lack of views can be a deal breaker if there is substantial competition in the area. A northerly aspect is also a positive factor in influencing apartment demand.
Established property values	Medium and high density dwellings compete not just with traditional housing, Given 'space' is a key trade off for living in a smaller dwelling, the value of other housing types is a considerable factor influencing viability of higher density dwellings. If the price of a detached dwelling is equivalent to a new apartment or townhouse price, it is unlikely that the apartment or townhouse development will offer a significant value proposition to purchasers.
Rental Prices	Rental prices play a crucial role in shaping the delivery of density in urban areas. When rental prices are high, it often signals strong demand for housing in a particular area. High rental prices can also make it financially viable to invest in housing and make a good return on investment.
Age of Stock	Medium and high density are likely to be developed from vacant sites or sites with older stock. Housing stock that is older is more likely to be demolished and redeveloped into new stock.
Proportion of lots Greater than than 1,000 sq.m (%)	Lots that are over 1,000 sq.m have higher potential to be developed into density given their size allows for development to occur.

Source: Urbis

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INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

The high-level literature review identified that the key land use factors examined are important considerations in influencing the development of higher-density outcomes and broader land use change. These factors are consistently referenced in the literature as shaping development feasibility, market behaviour and planning outcomes, and therefore provide a sound basis for informing this assessment.

Views and visual aspects were the only factor not identified through the literature review. This is largely because this consideration is specific to the Perth apartment market and is not commonly addressed in the broader body of literature reviewed. It is also important to recognise that views and visual amenity are inherently subjective and cannot be reliably or consistently quantified. As a result, this factor has not been incorporated into the remainder of the assessment, which focuses on factors that can be more objectively measured and compared.

INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

SOURCE	PROXIMITY TO RETAIL	ACCESS TO PUBLIC OPEN SPACE	ACCESS TO PUBLIC TRANSPORT AND MAJOR ROADWAYS	VIEWS / ASPECT	ESTABLISHED PROPERTY VALUES	RENTAL PRICES	AGE OF STOCK	PROPORTION OF LOTS SIZED LESS THAN 1,000 SQ.M
Lee, Bun Song, Eui-Chul Chung, and Yong Hyun Kim. 2005. "Dwelling Age, Redevelopment, and Housing Prices: The Case of Apartment Complexes in Seoul." The Journal of Real Estate Finance and Economics 30 (1): 55–80.				Based on current market conditions in Perth and developer feedback.	●		●	
Allan, Andrew, Ali Soltani, Mohammad Hamed Abdi, and Melika Zarei. 2022. "Driving Forces behind Land Use and Land Cover Change: A Systematic and Bibliometric Review" Land 11, no. 8: 1222.	●	●	●		●	●		
Nuissl, H., and Siedentop, S. 2021. Urbanisation and Land Use Change. In: Weith, T., Barkmann, T., Gaasch, N., Rogga, S., Strauß, C., Zscheischler, J. (eds) Sustainable Land Management in a European Context. Human-Environment Interactions, vol 8. Springer, Cham.	●		●		●			
Bourne, L. S. 1969. "Location Factors in the Redevelopment Process: A Model of Residential Change." Land Economics 45, no. 2 : 183–93.	●	●	●		●	●	●	●
Rowley, S. and Phibbs, P. (2012) Delivering diverse and affordable housing on infill development sites, AHURI Final Report No.193. Melbourne: Australian Housing and Urban Research Institute.	●		●		●	●		●

Source: Various

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PROXIMITY TO RETAIL

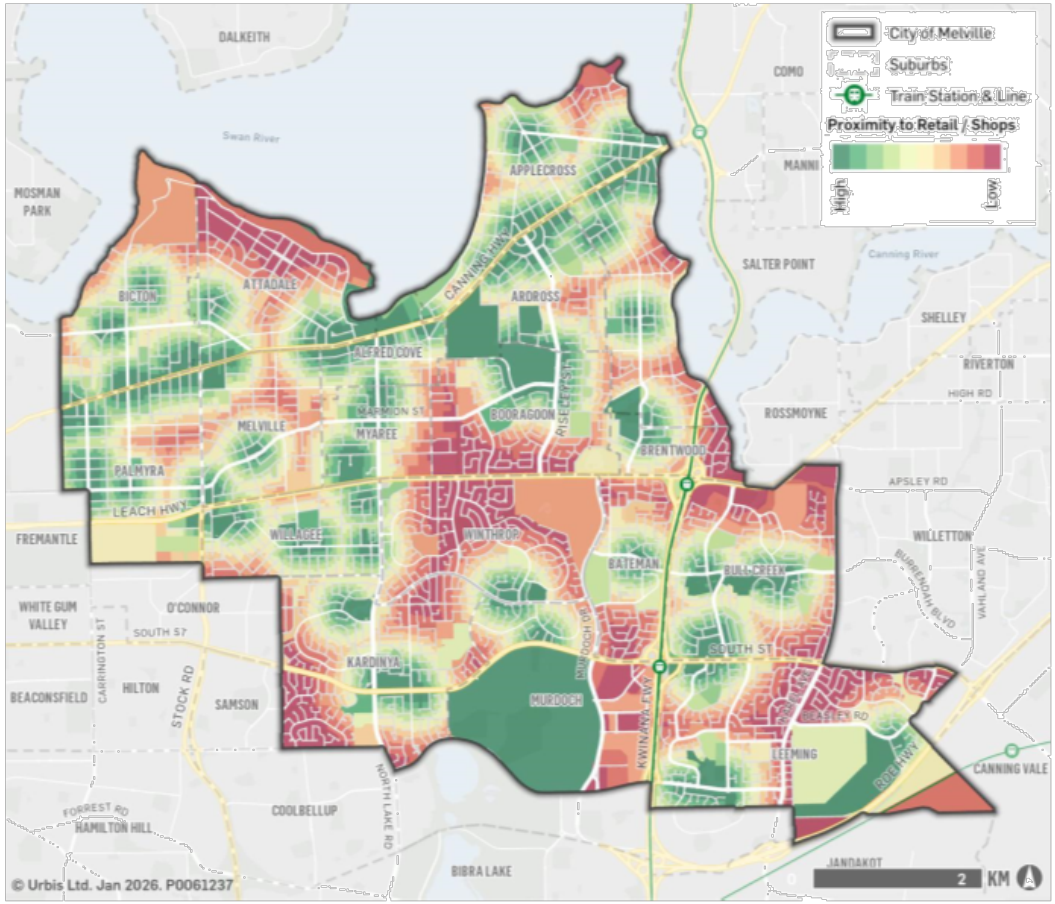
The following map illustrates the relative accessibility to retail within the City of Melville.

The major retail precincts are:

- Canning Bridge Activity Centre;
- Westfield Booragoon;
- Riseley Street Activity Centre;
- Melville Shopping Centre;
- Kardinya Park;
- Bull Creek Central;
- Hulme Court;
- Leeming Forum and;
- Petra Street.

Proximity to retail within this map has been determined based on an individual lot's proximity to the closest shop retail floorspace (as per DPLH's Land Use Employment Survey) and the size of the most proximate retail in square metres. Using these variables each lot has been scored with a proximity to retail percentage value.

RETAIL PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis, DPLH Land Use Employment Survey

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PROXIMITY TO OPEN SPACE

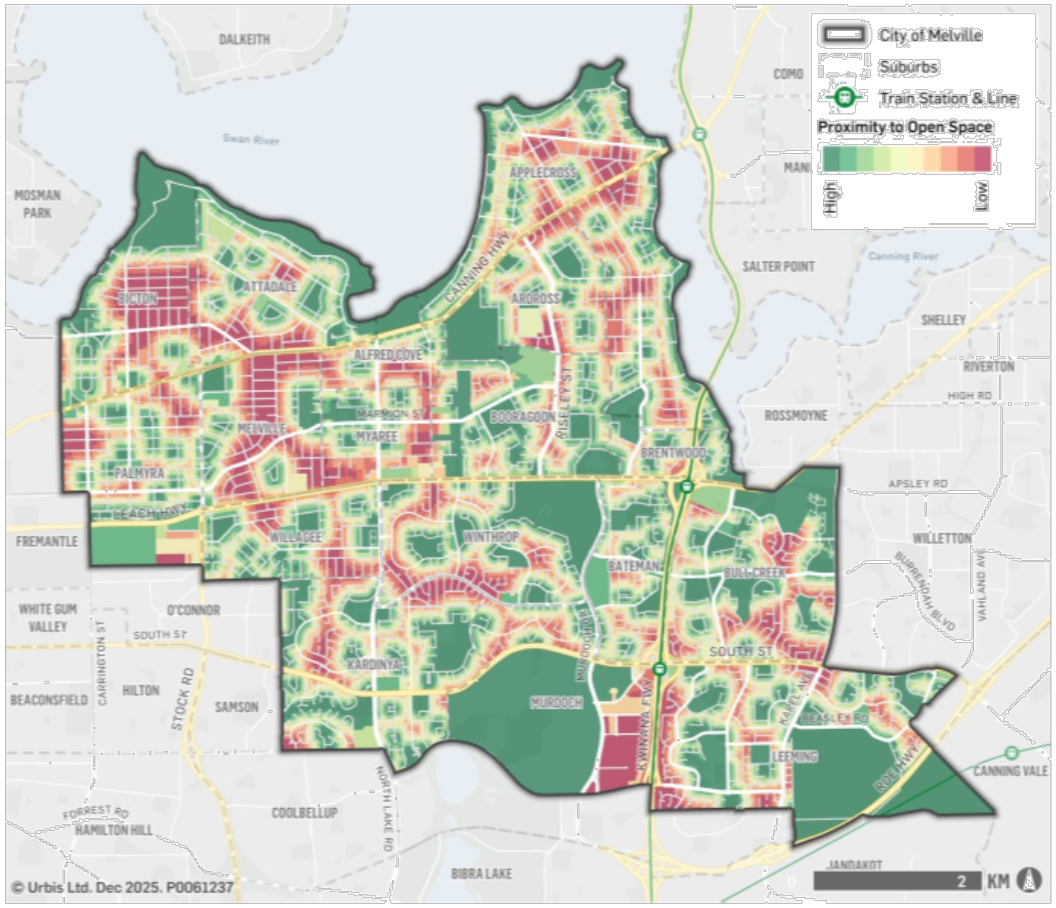
The following map illustrates accessibility to open space within the City of Melville.

Major sources of open space include:

- Point Walter (Bicton);
- Attadale Foreshore;
- Murdoch University (Murdoch);
- Applecross Foreshore;
- Tompkins Park (Applecross);
- Piney Lakes (Winthrop);
- Wireless Hill (Ardross) and;
- Melville Glades Golf Club (Leeming)

There are additionally two areas of open space under development at 13 The Esplanade to 64 Kishorn Road and 31 Moreau Mews to 50-52 Kishorn Road which will largely resolve the low public open space access around the Canning Bridge Activity Centre in the near term.

OPEN SPACE PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

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PROXIMITY TO PUBLIC TRANSPORT – BUSES

The following map illustrates the bus routes and stops within the City of Melville, and how proximal each lot in the City is to them.

The major bus routes within the City of Melville include those that run east to west, along:

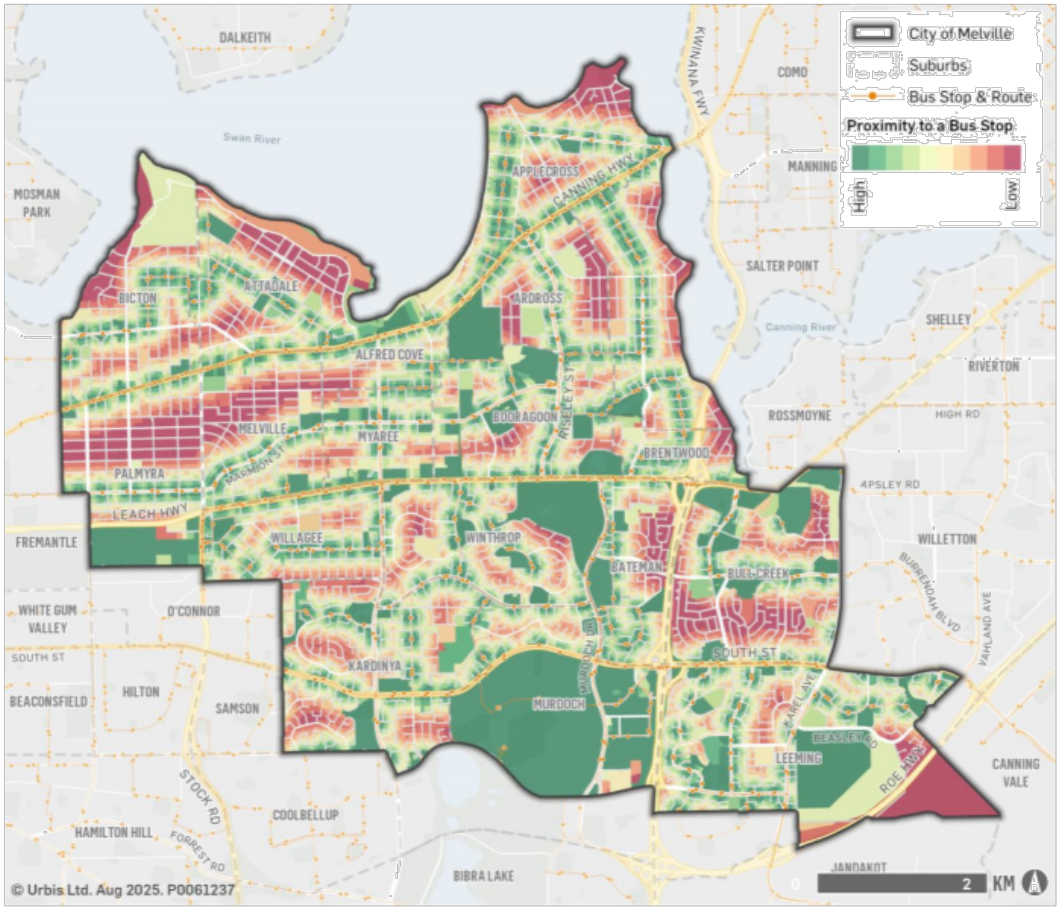
- Canning Highway (connects Applecross/Mount Pleasant to Bicton/Palmyra;
- Leach Highway (connects Brentwood/Bateman to Palmyra/Willagee and;
- South Street (connects Bull Creek/Leeming to Kardinya).

The City of Melville has lower north-south accessibility, however notable bus routes include those along:

- North Lake Road (connects Alfred Cove through to Kardinya);
- Riseley Street (connects Ardross to Winthrop) and;
- Reynolds Road (connect Ardross to Brentwood).

Notable low proximity zones include the area between Canning Highway and Leach Highway, as well as the area between Parry Avenue and South Street as buses predominantly service the major arterial roads.

BUS STOP PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

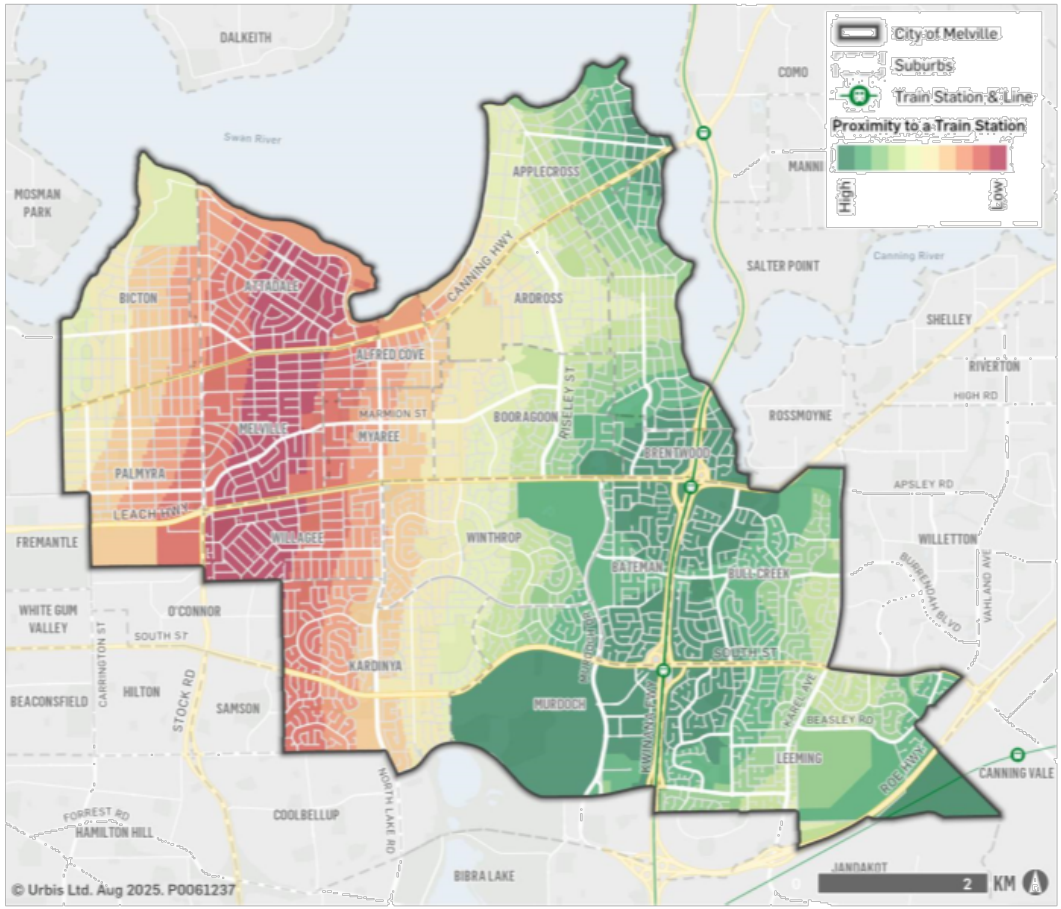
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PROXIMITY TO PUBLIC TRANSPORT – TRAINS

The following map illustrates the train lines and stations within the City of Melville, and how proximal each lot in the City is to them. This heat map also factors in proximity to stations outside of the LGA.

The Mandurah train line travels along Kwinana Freeway and is the primary servicing train line for the City of Melville. Bus stations are co-located with each train station to facilitate east-west accessibility. As distance from the Mandurah line increases, the proximity score decreases, up until Bicton/Palmyra, which then become closer to the Fremantle line.

TRAIN LINE PROXIMITY HEAT MAP, CITY OF MELVILLE



Source: Urbis

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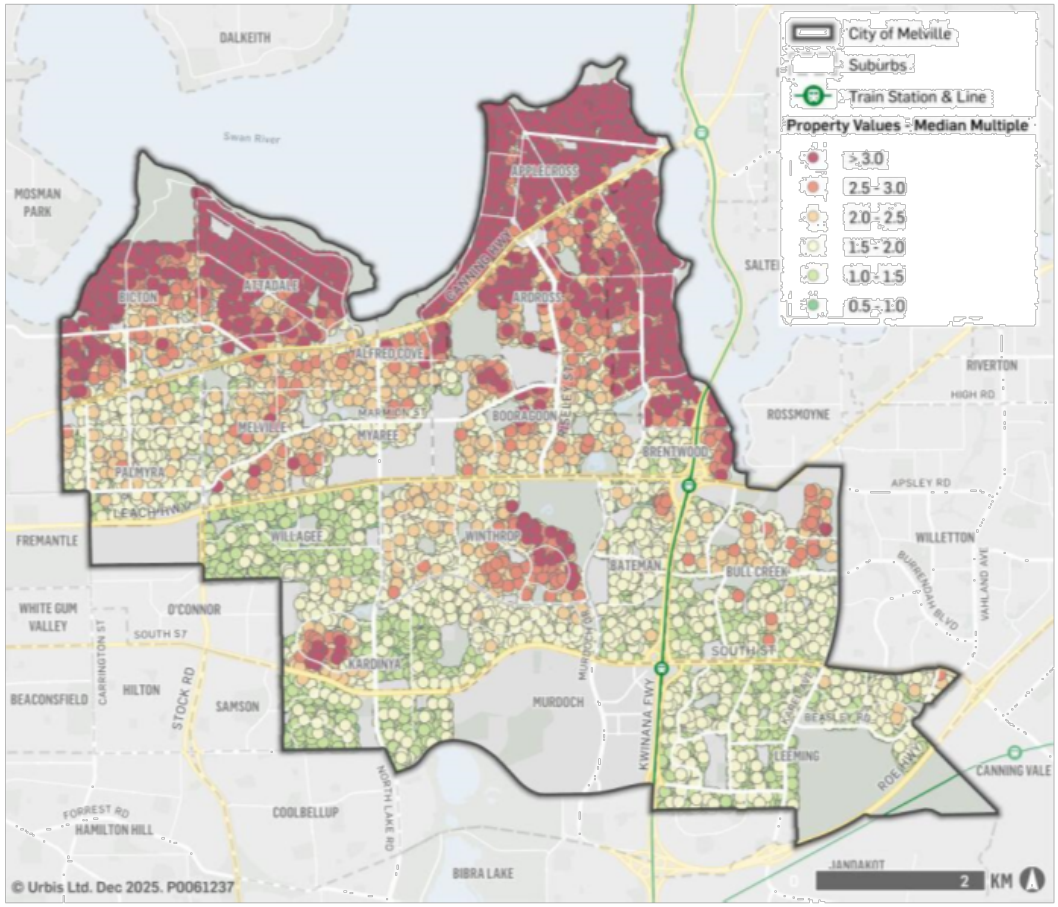
PROPERTY PRICES MAPPING

The following map illustrates the property values of each lot in the City of Melville relative to the median price of Greater Perth (e.g. a median multiple of 3 represents that prices are generally three times more than Perth-wide averages in that area).

Several trends emerged from the analysis of the median multiple scores. Areas along the water are typically more expensive, while areas further inland are priced relatively lower.

Suburbs such as Applecross and Mount Pleasant notably have the higher concentrations of lots with high median multiple scores, further south and inland had relatively lower median multiples scores. Willagee has a higher concentration of lots with lower median multiple scores relative to the Greater Perth given it has older stock and a higher proportion of unit dwellings.

MEDIAN MULTIPLE PROPERTY VALUES HEAT MAP, CITY OF MELVILLE



Source: Urbis, Landgate

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RENTAL DATA

Houses (Separate Houses)

An analysis of rental data shows that the City of Melville is significantly more costly to rent when compared to Greater Perth prices.

Suburbs such as Applecross, Attadale and Mount Pleasant are significantly more expensive due to their waterfront location. Suburbs further inland or with older housing stock are typically more affordable.

Mount Pleasant and Brentwood have seen significant rental price growth in the last year.

Units (Units, Townhouses and Apartments)

Unit rents within the City of Melville are more consistent with Greater Perth prices, showing similar growth and yields. Applecross, is the primary source of rentals in the City of Melville, comprising over 25% of total listings.

RENTAL DATA, SUBURBS WITHIN THE CITY OF MELVILLE, AS AT MAY 2025

	House				Unit			
	Current Year Median Rent price	1yr Median Rent Growth (Direct)	Current Yield	Current Year Number of Listings	Current Year Median Rent price	1yr Median Rent Growth (Direct)	Current Yield	Current Year Number of Listings
Alfred Cove	$755	0.7%	2.7%	44	$525	-11%	4%	7
Applecross	$950	5.6%	1.8%	145	$700	17%	4%	101
Ardross	$895	11.9%	2.6%	64	$750	7%	5%	10
Attadale	$890	11.3%	2.5%	95	$650	3%	5%	34
Bateman	$750	7.1%	2.9%	31	$600	-11%	4%	2
Bicton	$800	0.0%	2.5%	74	$650	23%	5%	37
Booragoon	$850	9.0%	3.1%	79	$700	8%	5%	29
Brentwood	$750	15.4%	3.6%	22	$650	18%	5%	2
Bull Creek	$800	6.7%	3.1%	80	$638	-2%	4%	9
Kardinya	$765	9.3%	3.6%	114	$620	19%	5%	18
Leeming*	$800	6.7%	3.4%	115	$590	9%	5%	5
Melville	$800	6.7%	3.0%	92	$700	20%	5%	15
Mount Pleasant	$975	21.9%	2.7%	128	$780	11%	4%	47
Murdoch	$795	1.3%	3.4%	13	$670	-2%	5%	2
Myaree	$788	7.1%	3.4%	27	$680	5%	6%	8
Palmyra	$750	4.2%	3.6%	94	$650	18%	5%	63
Willagee	$730	4.3%	4.0%	78	$650	18%	6%	15
Winthrop	$870	2.4%	2.9%	72	$325	-50%	3%	1
City of Melville	$800	6.7%	3.0%	1,350	$675	13%	5%	403
Greater Perth	$680	6.3%	4.5%	32,630	$650	14%	6%	10,475

Source: Urbis, PriceFinder
Note Located partially within City of Melville.*

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Aurelian St To Leach Highway (Extension 2025)	Score	5%	205	178	3,696	1.60	1.10	0.0%	13.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	Score	37%	91	118	3,729	1.37	1.10	2.9%	34.1%
	Development Viability	Low	Strong	Strong	Low	Low	Moderate	Strong	Moderate
Bombard St & Mitchell St (Residential Density Change)	Score	38%	76	267	1,862	2.06	1.39	8.7%	26.4%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Moderate
Booragoon Centre East (Adjacent Residential Density Change)	Score	100%	115	148	1,802	1.71	1.32	35.0%	2.8%
	Development Viability	Strong	Strong	Strong	Moderate	Moderate	Strong	Low	Low
Booragoon Centre East (Extension 2025)	Score	100%	136	129	2,181	1.87	1.25	59.1%	0.7%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Low
Brentwood Centre (Adjacent Residential Density Change)	Score	100%	108	188	819	1.72	1.39	61.0%	18.1%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Low	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
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Bristol Avenue (Adjacent Residential Density Change)	Score	88%	89	50	2,881	2.58	1.18	0.0%	31.6%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Strong	Low	Low
Bull Creek Local Centre (Adjacent Residential Density Change)	Score	75%	130	131	1,442	1.48	1.18	0.0%	3.5%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Moderate
Canning Beach Road - Applecross (2025)	Score	20%	56	253	861	7.03	1.40	30.0%	35.7%
	Development Viability	Moderate	Strong	Strong	Strong	Moderate	Moderate	Low	Low
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	Score	70%	182	87	4,527	1.52	1.18	2.1%	5.1%
	Development Viability	Moderate	Moderate	Moderate	Strong	Strong	Strong	Strong	Moderate
Curruthers Rd To The Esplanade (2025)	Score	61%	41	162	1,215	3.55	1.43	73.3%	63.2%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

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Farrington Centre (Adjacent residential density change)	Score	100%	91	77	1,495	1.30	1.18	0.0%	2.6%
	Development Viability	Moderate	Strong	Strong	Low	Strong	Strong	Moderate	Moderate
Harris St (Extension 2025)	Score	61%	409	99	3,443	2.29	1.18	46.0%	35.1%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Low	Moderate
Harris St, Bicton (Adjacent Residential Density Change)	Score	100%	528	64	3,367	0.00	1.18	0.0%	0.0%
	Development Viability	Moderate	Moderate	Strong	Low	Moderate	Moderate	Low	Low
Kardinya Centre (Adjacent Residential Density Change)	Score	100%	96	159	3,648	1.45	1.13	0.9%	4.0%
	Development Viability	Low	Moderate	Strong	Moderate	Strong	Strong	Moderate	Moderate
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	Score	41%	195	55	4,752	1.28	1.07	20.4%	2.1%
	Development Viability	Moderate	Strong	Strong	Low	Moderate	Moderate	Strong	Low
Marmion St, Melville (Residential Density Change)	Score	27%	220	49	4,695	1.41	1.18	13.6%	2.0%
	Development Viability	Moderate	Strong	Strong	Strong	Strong	Strong	Low	Strong

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
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Marmion St, Myaree (Extension 2025)	Score	100%	120	149	3,425	1.44	1.16	46.3%	6.9%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Low
Marmion St, Myaree (Residential Density Change)	Score	100%	124	80	3,379	1.43	1.16	32.5%	7.1%
	Development Viability	Moderate	Moderate	Strong	Low	Strong	Moderate	Low	Moderate
North Lake Road, Myaree (West Adjacent Residential Density Change)	Score	100%	48	246	4,044	1.48	1.11	11.9%	0.0%
	Development Viability	Strong	Low	Strong	Low	Strong	Moderate	Strong	Low
North Lake Road, Myaree (Extension 2025)	Score	100%	48	100	3,590	1.78	1.16	41.4%	0.0%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Moderate	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL)	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
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North Lake Road, Myaree (Residential density change)	Score	100%	117	112	3,749	1.53	1.16	32.7%	6.6%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low
North Lake Road, Willagee (Adjacent Residential Density Change)	Score	28%	75	169	3,874	1.53	1.07	61.3%	2.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low
Palmyra Local Centre (Adjacent Residential Density Change)	Score	87%	116	313	3,019	3.08	1.10	0.0%	57.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low
Riseley Centre (North Adjacent Residential Density Change)	Score	84%	91	145	2,365	3.08	1.40	6.5%	39.1%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate
River View Tce to The Esplanade (2025)	Score	2%	91	253	1,824	3.66	1.43	2.2%	7.7%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

City of Melville - Land Economics Assessment

Page 53

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low	Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low	Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low	Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low	Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low	Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low	Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low	More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)
Robson Way, Murdoch (Zoning change)	Score	100%	76	83	1,372	0.00	1.17	0.0%	33.3%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Moderate
South St to Barclay Rd, Kardinya (Residential Density Change)	Score	100%	106	187	2,684	1.29	1.13	3.4%	10.1%
	Development Viability	Strong	Strong	Strong	Moderate	Low	Moderate	Strong	Low
South Street (Further Investigation Area)	Score	74%	125	121	1,792	1.42	1.13	13.9%	1.8%
	Development Viability	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Strong	Low
Winthrop Local Centre (Adjacent Residential Density Change)	Score	100%	194	159	2,016	1.42	1.28	0.0%	0.0%
	Development Viability	Strong	Strong	Moderate	Moderate	Strong	Strong	Moderate	Low
Wireless Hill (East Adjacent Residential Density Change)	Score	100%	115	294	2,747	2.57	1.18	35.8%	14.5%
	Development Viability	Moderate	Strong	Strong	Moderate	Strong	Moderate	Moderate	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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VIABILITY MODELLING APPROACH

To assess the economic viability of different dwelling types over time, the following methodology was employed.

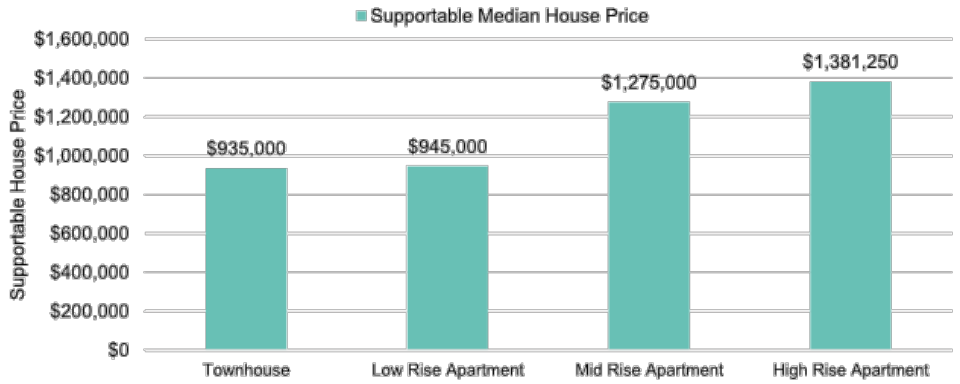
1. **Price Point Viability**: The current supportable median house prices for viability of the relevant housing typologies were estimated based on median house prices in areas with recent infill development and informed by Urbis' understanding of development feasibility. To be able to deliver these typologies, the median house price of the area needs to be in line or higher than these supportable prices to ensure they offer an alternative at a lower price point relative to houses that is still feasible for development.
2. **Median House Values**: The median house value for each proposed change was estimated based on historical sales prices.
3. **Price Growth**: A price growth rate of 5.4% per annum, based on a 20-year historical growth rate for Perth was applied to the median house values for each area on an annual basis to 2050.
4. **Viability Threshold for Apartments**: To estimate the increase in the supportable median house price for density viability, a 20-year historical construction price index growth rate of 3.9% was applied on an annual basis to 2050.

This methodology provides a complementary framework for understanding the economic viability of various dwelling types over time by estimating, based on historical growth averages, when different typologies could be viable for development.

An example analysis has been depicted above with a summary for each change area provided on the following page.

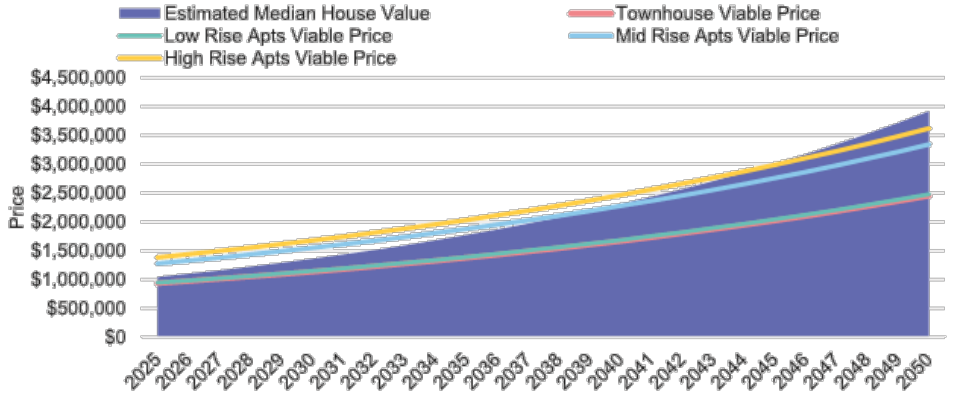
Note, there are other factors that influence viability of infill development which were explored in the previous pages. As such, an area considered to have the sufficient property prices to support, for example, high rise development, does not necessarily imply that high rise development will occur.

SUPPORTABLE MEDIAN HOUSE PRICES FOR DEVELOPMENT



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

EXAMPLE VIABILITY ANALYSIS



Source: ABS, Pricefinder

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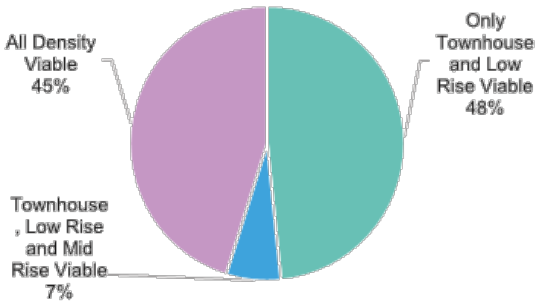
VIABILITY MODELLING FINDINGS

The viability modeling process found that townhouses and low rise apartments are viable in all of the proposed change areas – which is a reflection of relatively high property values in each change area.

Suburbs such as Leeming and Myaree are expected to take longer for higher density to become viable. Following the implementation of the proposed changes, the market is not expected to respond immediately. Instead, development activity is likely to concentrate in areas where demand and feasibility are already well established, such as areas within or near the Canning Bridge Activity Centre and the Booragoon Centre.

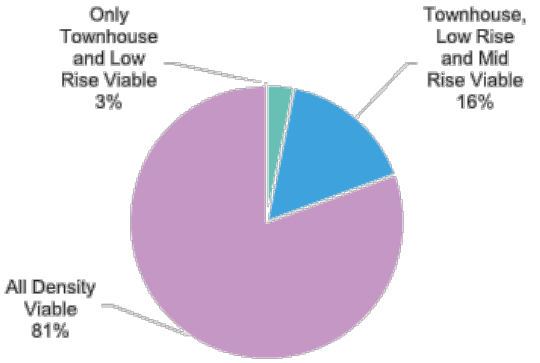
In locations where infill development is less established—such as Leeming—significant developer uptake may not materialise in the short to medium term, even where projects are technically feasible.

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2030



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2040



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

KEY STATISTICS

100% Townhouses and Low Rise Apartment viable in all change areas as at 2025.

48% Proportion of change areas where mid rise and beyond are not yet viable

61% Proportion of change areas where high rise apartments are not yet viable

5-6 Typical year lag in between mid rise and high rise viability

2041 Year mid rise apartments become viable in all change areas

2046 Year high rise apartments become viable in all change areas

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Aurelian St To Leach Highway (Extension 2025)	$1,280,625	Already Viable	Already Viable	Already Viable	2031
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$1,095,871	Already Viable	Already Viable	2036	2041
Bombard St & Mitchell St (Residential Density Change)	$1,647,992	Already Viable	Already Viable	2037	2042
Booragoon Centre (East Adjacent Residential Density Change)	$1,368,135	Already Viable	Already Viable	Already Viable	2026
Booragoon Centre East (Extension 2025)	$1,498,061	Already Viable	Already Viable	Already Viable	Already Viable
Brentwood Centre (Adjacent Residential Density Change)	$1,376,043	Already Viable	Already Viable	Already Viable	2026
Bristol Avenue (Adjacent Residential Density Change)	$2,064,795	Already Viable	Already Viable	Already Viable	Already Viable
Bull Creek Local Centre (Adjacent Residential Density Change)	$1,187,333	Already Viable	Already Viable	2030	2036
Canning Beach Road - Applecross (2025)	$5,626,133	Already Viable	Already Viable	Already Viable	Already Viable
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$1,215,830	Already Viable	Already Viable	Already Viable	Already Viable
Curruthers Rd To The Esplanade (2025)	$2,842,185	Already Viable	Already Viable	Already Viable	Already Viable
Farrington Centre (Adjacent Residential Density Change)	$1,040,645	Already Viable	Already Viable	2040	2045
Harris St (Extension 2025)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Harris St, Bicton (Adjacent Residential Density Change)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Kardinya Centre (Adjacent Residential Density Change)	$1,162,550	Already Viable	Already Viable	2032	2037
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$1,020,074	Already Viable	Already Viable	2041	2046
Marmion St, Melville (Residential Density Change)	$1,125,552	Already Viable	Already Viable	2034	2040
Marmion St, Myaree (Extension 2025)	$1,148,031	Already Viable	Already Viable	2033	2038
Marmion St, Myaree (Residential Density Change)	$1,141,364	Already Viable	Already Viable	2033	2039
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	$1,183,101	Already Viable	Already Viable	2031	2036
North Lake Road, Myaree (Extension 2025)	$1,424,925	Already Viable	Already Viable	Already Viable	Already Viable
North Lake Road, Myaree (Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2034
North Lake Road, Willagee (Adjacent Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2034
Palmyra Local Centre (Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
Riseley Centre (North Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
River View Tce To The Esplanade (2025)	$2,927,637	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Robson Way, Murdoch (Zoning Change)	$1,134,747	Already Viable	Already Viable	2040	2045
South St To Barclay Rd, Kardinya (Residential Density Change)	$1,031,658	Already Viable	Already Viable	2033	2038
South Street (Further Investigation Area)	$1,134,747	Already Viable	Already Viable	2040	2046
Winthrop Local Centre (Adjacent Residential Density Change)	$1,134,747	Already Viable	Already Viable	2034	2039
Wireless Hill (East Adjacent Residential Density Change)	$2,053,664	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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AFFORDABLE HOUSING BENCHMARKING METHODOLOGY

Infill development can help support affordability if appropriate development outcomes are delivered. To support an understanding of how affordability could be influenced by the proposed planning scheme changes, an assessment of affordability outcomes was undertaken.

Purchase price affordability benchmarks were identified for each proposed change area using the financial affordability methodology from the WA Housing Authority's Housing Affordability Report. The assumptions used to follow this methodology are as follows.

- The estimated affordable purchase price for each area are assessed based on the average household income per annum from the ABS Census 2021 for each area (based on statistical areas, SA1s).
- The Principal & Interest Rate refers to the Variable; Owner-occupier Interest Rate recorded by the Reserve Bank of Australia as at June 2025.
- A 30-year loan term was adopted based on the Housing Affordability report methodology.
- A threshold of 30% of median household income to service mortgage repayments was adopted based on the Housing Affordability report.
- The estimated affordable purchase price assumes the buyer has a 20% deposit on top of the borrowed amount.
- The prices provided for each dwelling typology are based on average current market prices for each product.
- Ratings were applied based on the following criteria:
  - **High**: anticipated infill development market price for typology is equivalent to less than 80% of the affordable purchase price benchmark;
  - **Moderate**: anticipated infill development market price for typology is equivalent to 80%-100% of the affordable purchase price benchmark; and
  - **Low**: anticipated infill development market price for typology is higher than the affordable purchase price benchmark.

An example analysis has been depicted above with a summary for each change area provided on the following pages.

HOUSEHOLD INCOME BANDS & AFFORDABLE PURCHASE PRICES EXAMPLE

	AFFORDABILITY EXAMPLE
Item	**Income Band**
Household Income	$175,455
Max % of household income to service mortgage	30%
Maximum mortgage repayments (p.a.)	$52,637
Maximum monthly repayments (calculated)	$4,386
Principal & Interest Rate Variable; Owner-occupier RBA June 2025	5.73%
Loan Term (years)	30
Maximum borrowing capacity	$753,281
Plus 20% deposit	$188,320
Total Affordable Purchase Price	**$941,601**

Typology	Market Price	% Relative to Affordable Purchase Price	Opportunity
Grouped Dwelling Price	$748,000	79%	High
Low Rise Apartment Price	$756,000	80%	Moderate
Mid Rise Apartment Price	$988,125	105%	Low
High Rise Apartment Price	$1,070,469	114%	Low

Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; PriceFinder; RBA; Urbis

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AFFORDABILITY ASSESSMENT FINDINGS

The affordability assessment revealed that on average across the proposed change areas, the affordable purchase price for residents is $904,095.

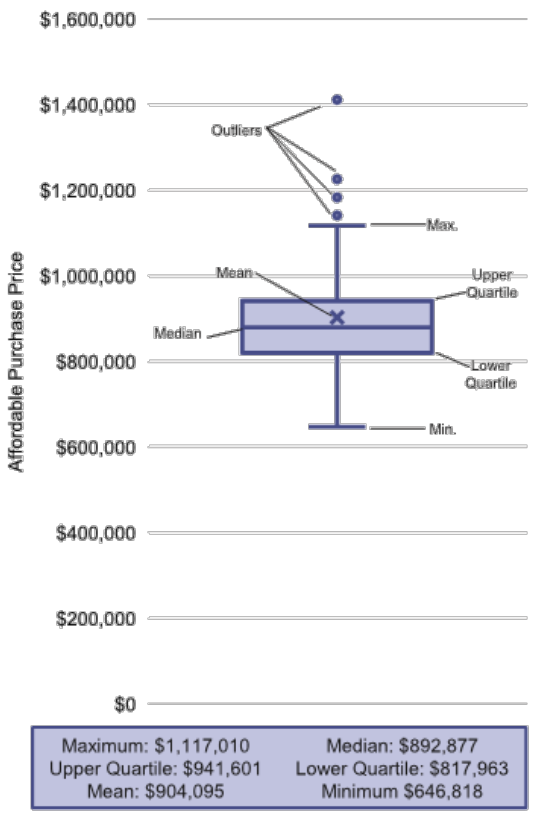
The development of townhouses and low rise apartments in many of these locations are anticipated to support affordability outcomes. This is particularly the case within areas with higher established house prices.

As higher rise apartments are typically more costly to develop and require higher selling prices, their impact on affordability is lower; with only waterfront areas with the relatively highest property values anticipated to see high rise apartments available below the affordability benchmark. Nonetheless, many of these apartments are anticipated to be more affordable than established house prices in these locations.

This analysis has demonstrated that the changes in R coding could facilitate the development of more affordable product such as grouped dwellings and low rise apartments across most of the proposed change areas.

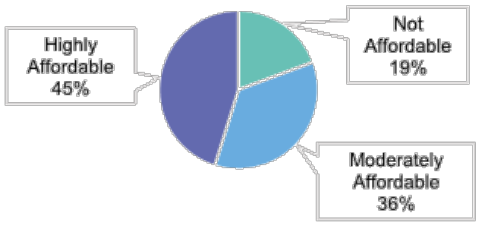
Note, the development of these typologies in each of the change areas and the market pricing is subject to landowner intentions, market fundamentals and other external factors however should they be developed, they would provide some level of affordability.

AFFORDABLE PURCHASE PRICES ACROSS PROPOSED CHANGE AREAS

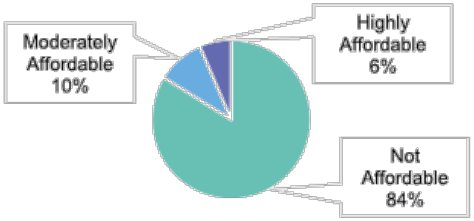


Maximum: $1,117,010	Median: $892,877
Upper Quartile: $941,601	Lower Quartile: $817,963
Mean: $904,095	Minimum $646,818

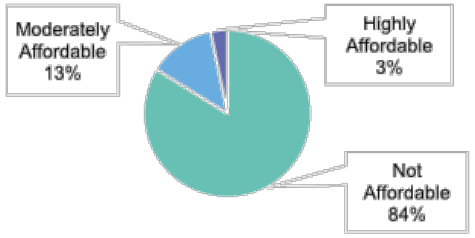
TOWNHOUSE AND LOW RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



MID RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



HIGH RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; PriceFinder; RBA; Urbis

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Aurelian St To Leach Highway (Extension 2025)	$125,179	$671,789	$1,280,625	Low	Low	Low	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$125,179	$671,789	$1,095,871	Low	Low	Low	Low
Bombard St & Mitchell St (Residential Density Change)	$167,057	$896,531	$1,647,992	Moderate	Moderate	Low	Low
Booragoon Centre (East Adjacent Residential Density Change)	$161,269	$865,469	$1,368,135	Moderate	Moderate	Low	Low
Booragoon Centre East (Extension 2025)	$212,680	$1,141,372	$1,498,061	High	High	Moderate	Moderate
Brentwood Centre (Adjacent Residential Density Change)	$152,417	$817,963	$1,376,043	Moderate	Moderate	Low	Low
Bristol Avenue (Adjacent Residential Density Change)	$156,956	$842,325	$2,064,795	Moderate	Moderate	Low	Low
Bull Creek Local Centre (Adjacent Residential Density Change)	$174,774	$725,386	$1,187,333	High	High	Moderate	Moderate
Canning Beach Road - Applecross (2025)	$228,455	$1,226,031	$5,626,133	High	High	High	Moderate
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$166,376	$892,877	$1,215,830	Moderate	Moderate	Low	Low
Curruthers Rd To The Esplanade (2025)	$220,511	$1,183,397	$2,842,185	High	High	Moderate	Moderate

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels.*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Farrington Centre (Adjacent Residential Density Change)	$183,626	$985,453	$1,040,645	High	High	Moderate	Low
Harris St (Extension 2025)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Harris St, Bicton (Adjacent Residential Density Change)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Kardinya Centre (Adjacent Residential Density Change)	$166,376	$791,774	$1,162,550	Moderate	Moderate	Low	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$170,689	$916,021	$1,020,074	High	High	Low	Low
Marmion St, Melville (Residential Density Change)	$208,140	$1,117,010	$1,125,552	High	High	Moderate	Moderate
Marmion St, Myaree (Extension 2025)	$156,048	$837,453	$1,148,031	Moderate	Moderate	Low	Low
Marmion St, Myaree (Residential Density Change)	$169,554	$909,930	$1,141,364	High	Moderate	Low	Low
North Lake Road, Myaree (West Residential Density Change)	$136,869	$734,522	$1,183,101	Low	Low	Low	Low
North Lake Road, Myaree (Extension 2025)	$136,869	$734,522	$1,424,925	Low	Low	Low	Low

Source: ABS, RBA, Urbis
Note° Average Household Income has been derived from SA1' s and has been inflated by the growth in the Wage Price Index to reflect current income levels

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
North Lake Road, Myaree (Residential Density Change)	$136,869	$734,522	$1,224,867	Low	Low	Low	Low
Palmyra Local Centre (Adjacent Residential Density Change)	$154,460	$828,926	$1,128,972	Moderate	Moderate	Low	Low
Riseley Centre (North Adjacent Residential Density Change)	$172,958	$928,202	$2,467,322	High	High	Low	Low
River View Tce To The Esplanade (2025)	$263,069	$1,411,793	$2,927,637	High	High	High	High
Robson Way, Murdoch (Zoning Change)	$154,119	$827,099	$1,134,747	Moderate	Moderate	Low	Low
South St To Barclay Rd, Kardinya (Residential Density Change)	$120,526	$646,818	$1,031,658	Low	Low	Low	Low
South Street (Further Investigation Area)	$158,318	$849,634	$1,134,747	Moderate	Moderate	Low	Low
Winthrop Local Centre (Adjacent Residential Density Change)	$171,710	$921,503	$1,134,747	High	High	Low	Low
Wireless Hill (East Adjacent Residential Density Change)	$180,335	$967,791	$2,053,664	High	High	Low	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1's and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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DEVELOPMENT FORECASTING APPROACH

To forecast dwelling development in the proposed change areas, Urbis applied a structured capacity-constrained allocation model. This approach links metropolitan-wide dwelling forecasts to individual areas by considering both the development capacity and the relative attractiveness of each area for investment.

DEFINING DEVELOPMENT CAPACITY

For each area, existing dwelling stock and the potential total dwelling yield was identified. Urbis adopted an average of scenarios 1A (development of grouped dwellings only with no site amalgamation) and 1B (development of grouped and multiple dwellings with no site amalgamation) identified in the previous development capacity modelling. This serves only as a max development capacity for each area. It is expected that development in each area will vary from multiple and group dwellings across both amalgamated and non-amalgamated sites in reality. The difference represents the development capacity available over the forecast horizon. $Capacity_i = Max\ dwellings_i - Existing\ dwellings_i$

SCORING AREA ATTRIBUTES

Attributes known to influence dwelling investment were collated. These included proximity to retail amenity, proximity to open space, dwelling age, proportion of large lots, and median multiples values (ratios of area to metropolitan median dwelling price and median rental price). These attributes were scored in the previous section and were used to inform this analysis. Each attribute was normalised on a 0–1 scale to enable comparison across areas:
Higher is better (e.g. dwelling age, large lots, median multiple): $Score_i = (X_i - min(X)) / (max(X) - min(X))$
Lower is better (e.g. distances to retail or open space): $Score_i = 1 - (X_i - min(X)) / (max(X) - min(X))$
Where all values are equal, a neutral score of 0.5 is applied.

COMPOSITE ATTRACTIVENESS INDEX

A weighted composite score was calculated for each area using agreed weightings across attributes. This provides a relative measure of attractiveness for development: $Composite_i = max(Score\ floor, \Sigma\ w_j \times Score_{ij})$
The score floor ensures no area is excluded entirely due to extreme values.

ALLOCATING DWELLING FORECASTS

Metropolitan dwelling development was forecast in five-year increments to 2050. For each period, the metropolitan total was allocated to areas in proportion to their weight, which is a function of both remaining capacity and attractiveness:

$Weight_i, t = (Remaining\ capacity_i, t)^{\gamma} \times (Composite_i)^{\beta}$

$Share_i, t = Weight_i, t / \Sigma\ Weight_i, t$

$Alloc_i, t = min(Remaining\ capacity_i,t, Metro\ forecast_t \times Share_i, t)$

$Remaining\ capacity_i,t+1 = Remaining\ capacity_i,t - Alloc_i,t \times (demolition\ rate\ of\ 30\%)$

ITERATIVE FORECASTS

This process was repeated for each five-year period, producing a forecast trajectory of dwelling development by area from 2025 to 2050. Two parameters were introduced into the allocation model to adjust how capacity and attractiveness influence the distribution of dwellings across areas:

Beta (β) – sensitivity to attractiveness
β < 1: flattens differences, giving lower-scoring areas a relatively larger share.
β > 1: accentuates differences, directing more growth towards higher-scoring areas.
β = 1: allocations are directly proportional to composite scores.

Gamma (γ) – sensitivity to capacity
γ < 1: gives proportionally more weight to small-capacity areas.
γ > 1: biases allocations towards areas with larger remaining capacity.
γ = 1: allocations are directly proportional to remaining capacity.

Source: Urbis

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COMPOSITE SCORING

The composite scoring process found the Canning Beach Road – Applecross change area as the most attractive location for infill development, with a composite score of 0.78. In contrast, areas such as Harris Street in Bicton and Leach Highway were considered least desirable for infill development.

The composite scoring was calculated through the application of weightings which reflected those factors expected to most influence infill development activity. This is based on Urbis' experience supporting infill development across Perth and other capital cities for more than 30 years.

COMPOSITE SCORING

CHANGE AREA	COMPOSITE SCORE
Aurelian St To Leach Highway (Extension 2025)	0.40
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	0.41
Bombard St & Mitchell St (Residential Density Change)	0.48
Booragoon Centre (East Adjacent Residential Density Change)	0.49
Booragoon Centre East (Extension 2025)	0.43
Brentwood Centre (Adjacent Residential Density Change)	0.43
Bristol Avenue (Adjacent Residential Density Change)	0.55
Bull Creek Local Centre (Adjacent Residential Density Change)	0.52
Canning Beach Road - Applecross (2025)	0.78
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	0.46
Curruthers Rd To The Esplanade (2025)	0.46
Farrington Centre (Adjacent Residential Density Change)	0.54
Harris St (Extension 2025)	0.36
Harris St, Bicton (Adjacent Residential Density Change)	0.38
Kardinya Centre (Adjacent Residential Density Change)	0.50
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	0.38
Marmion St, Melville (Residential Density Change)	0.42
Marmion St, Myaree (Extension 2025)	0.40
Marmion St, Myaree (Residential Density Change)	0.44
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	0.45
North Lake Road, Myaree (Extension 2025)	0.44
North Lake Road, Myaree (Residential Density Change)	0.44
North Lake Road, Willagee (Adjacent Residential Density Change)	0.31
Palmyra Local Centre (Adjacent Residential Density Change)	0.39
Riseley Centre (North Adjacent Residential Density Change)	0.61
River View Tce To The Esplanade (2025)	0.61
Robson Way, Murdoch (Zoning Change)	0.49
South St To Barclay Rd, Kardinya (Residential Density Change)	0.47
South Street (Further Investigation Area)	0.48
Winthrop Local Centre (Adjacent Residential Density Change)	0.56
Wireless Hill (East Adjacent Residential Density Change)	0.41

Source: Urbis

City of Melville - Land Economics Assessment

PARAMETER WEIGHTINGS

- 5% Average of Proximity to Retail Score (%)
- 5% Average of Proximity to Open Space (metres)
- 5% Average of Proximity to Trains (metres)
- 5% Average of Proximity to Buses (metres)
- 10% Average of Area per Lot (sq.m)
- 40% Median Multiple Property Values relative to Greater Perth
- 5% Median Multiple Rental Values relative to Greater Perth
- 15% Proportion of Stock Less than 15 years old (%)
- 10% Proportion of lots less than 1,000 sq.m (%)

Page 68

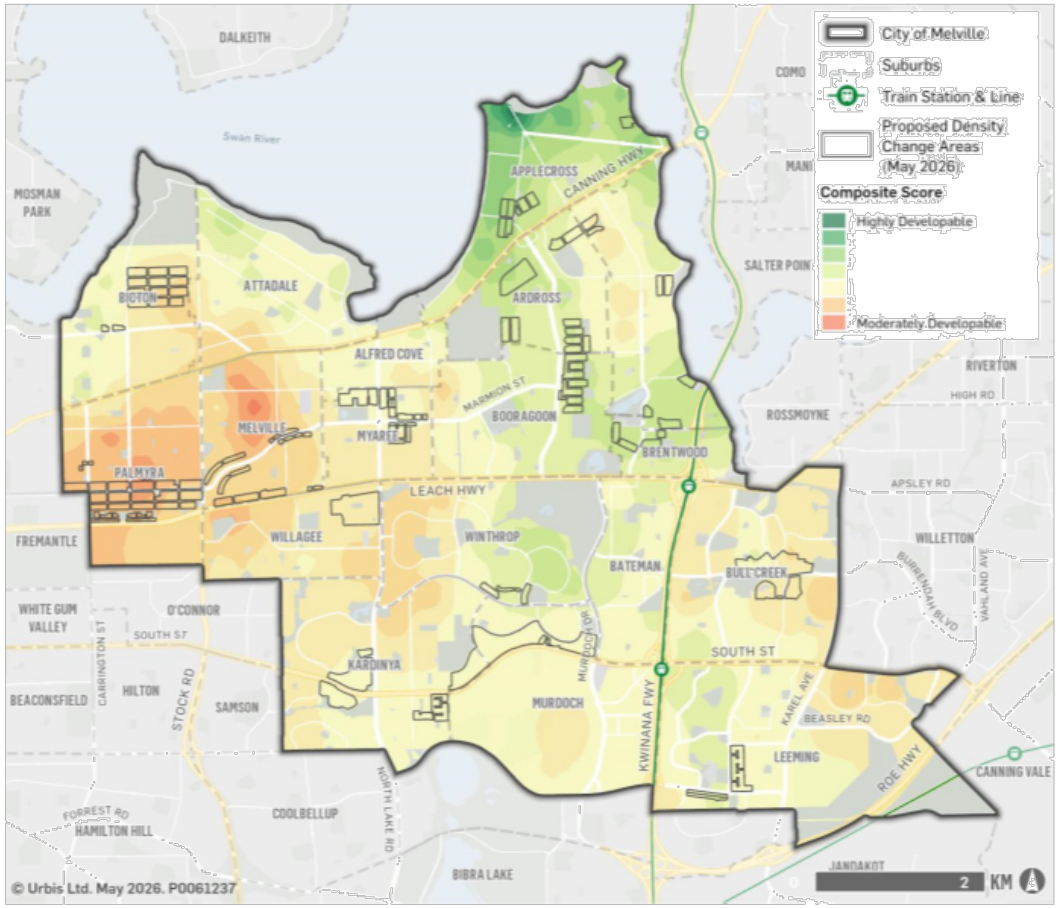
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COMPOSITE SCORE MAPPING

Composite scoring for SA1's within the Melville LGA was undertaken to understand the relative developability of different parts of the City to support medium and high density. This analysis directly compares different SA1's in the City with each other based on the attributes known to influence dwelling investment (as highlighted in Section 5 of this report).

Areas close to activity centres, transport amenity and the Swan River scored as highly developable in comparison to other areas of the City. Areas such as Melville, Palmyra, Willagee and Alfred Cove have seen medium density predominantly, however they are not as well positioned to take advantage of success factors which support medium and high density development.

COMPOSITE SCORING MAP, CITY OF MELVILLE



Source: Urbis

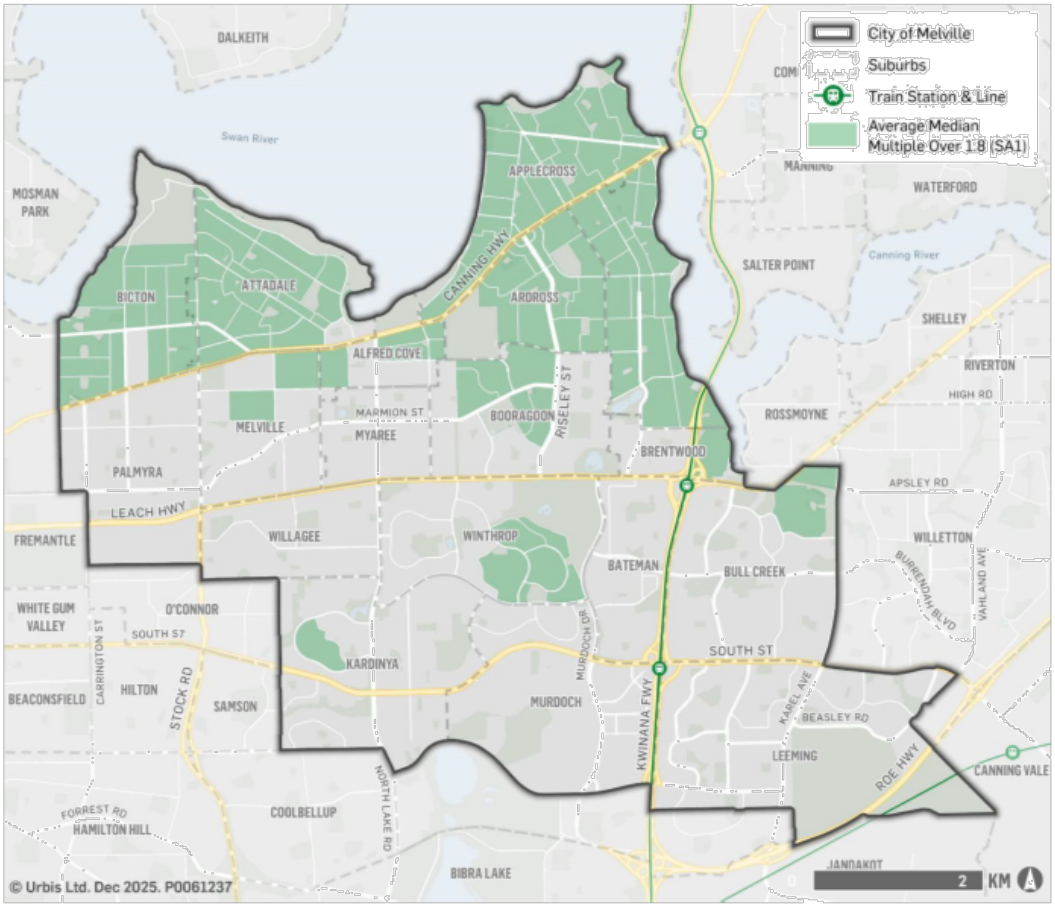
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HIGH DENSITY DEVELOPMENT MAPPING

An average median multiple property value for each SA1 within the City of Melville was calculated. The SA1's with an average median multiple property value over 1.8 have been depicted in the map to right. These areas have property values high enough to support mid and high rise apartment development theoretically in line with the modelling in Section 5.

However, while these areas may support mid and high rise apartment development from a financial viability perspective, it is important to note that many of these areas such as Bicton, Attadale, Brentwood and Ardross currently lack the market depth to be able support development. Areas such as Mount Pleasant and Applecross, that have historically delivered this product, are expected to continue to deliver until their capacity runs out in the medium term, whereby these other areas may start to see more development. Winthrop and Kardinya have some pockets that could support viability from a financial perspective however they lack other fundamental locational attributes such as access to views and market depth, with their being a very limited market for apartments there currently.

SA1'S WITH AN AVERAGE MEDIAN MULTIPLE PROPERTY VALUE OVER 1.8, CITY OF MELVILLE



Source: Urbis, PriceFinder

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There are a number of factors which will influence whether the proposed zoning supports the scale of development capable to be delivered within each change area.

Key factors noted below, were core considerations when projecting development rates within each change area.

DEVELOPER INTENTIONS AND SITE CONSTRAINTS

The proposed zoning changes do not imply that sites are developed to their maximum yield. Due to factors such as land owner intentions, site attributes and market drivers, many areas within the City of Melville (and other LGAs) have predominantly experienced single and grouped dwellings (i.e. townhouses) rather than multiple dwellings (i.e. apartments) which would deliver a higher dwelling yield.

The lower rate of multiple dwelling applications versus grouped and single dwelling applications is reflected in a small sample size of data captured by the City of Melville below for January 2025 to September 2025.[1]

NO. SITES BY APPLICATION LODGED	ARDROSS	MELVILLE	WILLAGEE
Single	6 (60%)	9 (60%)	9 (50%)
Grouped	4 (40%)	6 (40%)	9 (50%)
Multiple	0 (0%)	0 (0%)	0 (0%)

Source: City of Melville

DEVELOPMENT FEASIBILITY AND AFFORDABILITY

There are a range of factors that may inhibit the ability of developers to deliver density.

Construction prices can constrain the ability of developers to develop at a desired rate, which may cause periods of inactivity. This consideration has been particularly relevant since COVID-19 which resulted in significant cost increases and capacity constraints.

It is also likely that developers will not always be able to secure suitably sized lots for infill development, with the same being true for their ability to coordinate the amalgamation of lots. A more probable outcome is that there will continue to be fragmented development outcomes across these change areas and low levels of site amalgamation.

TIME LAG

From the implementation of the proposed changes, the market is unlikely to react instantly. It is likely that developer activity will likely be induced around areas with proven interest and feasibility, such as the Canning Bridge Activity Centre and the Booragoon Centre.

For places where infill development is less proven (such as Leeming) developer activity may not occur at scale despite being feasible.

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FORECAST DWELLING OUTCOMES

Taking into account the varied factors influencing development outcomes, Urbis projected development rates across all the change areas.

Overall, this analysis indicates that these areas could deliver approximately 4,388 additional dwellings (net) by 2050. It is anticipated that these dwellings would be delivered as a mix of grouped and multiple dwellings, occurring across both non-amalgamated and amalgamated sites within the proposed change areas.

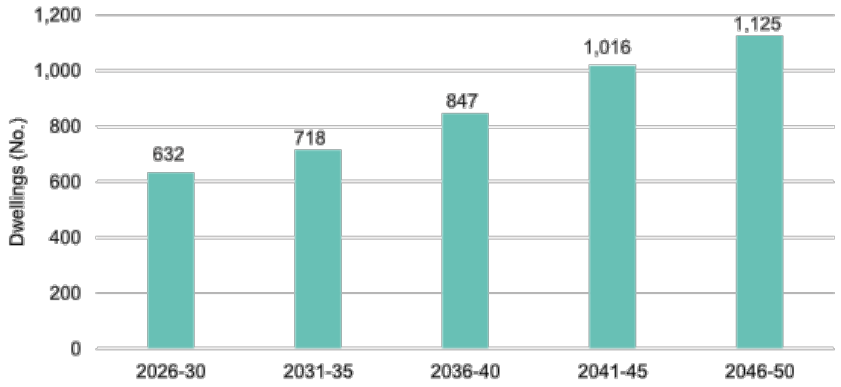
Development rates are anticipated to increase over time, reflecting rising land and property values, demographic shifts favouring infill living, the increasing desirability of established suburbs relative to outer-suburban locations, and the progressive reduction in greenfield land supply across the metropolitan area.

In comparison to other local governments such as the City of Nedlands and the City of Wanneroo, the redevelopment assumptions adopted for Melville are relatively optimistic (for example, these local governments have assumed that only around 30% and 26% respectively of rezoned sites will redevelop over a 20–25 year period).

Notwithstanding this comparison, there are several reasons to anticipate stronger redevelopment outcomes in the City of Melville, including:

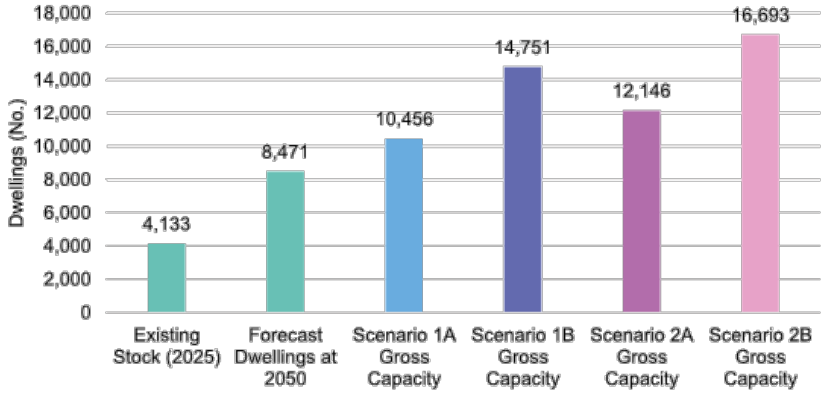
- Several of the change areas function as extensions of existing activity centres, where proximity to retail, employment and services continues to support stronger development interest and market absorption;
- The City of Melville has historically experienced higher levels of infill development than comparable inner-metropolitan local government (with an estimated increase of approximately 1,600 dwellings between 2021 and 2025, including around 1,000 apartments or grouped dwellings) which indicates established feasibility within many areas of the City for infill development;
- Where density settings have aligned with market conditions in Perth, redevelopment has occurred at rates closer to theoretical capacity, as seen in locations such as East Perth, Claisebrook and Nollamara, where favourable zoning, parcel characteristics and price points have supported sustained infill delivery; and
- Many of the change areas contain lot configurations and sizes that are conducive to incremental redevelopment (allowing both individual lot redevelopment and amalgamation opportunities).

NET DWELLING INCREASE ACROSS THE PROPOSED CHANGE AREAS, 2026 – 2050



Source: Urbis

FORECASTED DWELLINGS ACROSS THE PROPOSED CHANGE AREAS AND DEVELOPMENT CAPACITY



Source: Urbis

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DWELLING TARGETS

The City of Melville's Local Planning Strategy (2016) and Local Housing Strategy (2018) estimate where dwelling growth is expected to occur in the City to 2031, in response to its dwelling targets set out in the Perth and Peel @ 3.5 million Sub-regional Framework. The City has now extrapolated the estimates to 2050 and has undertaken a review to track the progress of delivery in these areas to 2025.

A majority of development is expected to be delivered across activity centres and the Canning Highway Corridor (11,424 dwellings) with the remainder of development to be delivered across other areas of the City (7,056).

The upzoning of the proposed change areas is anticipated to deliver an additional 4,388 dwellings between 2025 and 2050 based on Urbis' forecasting. As such, the change areas will play a key role in helping the City achieving the State Governments infill targets.

CITY OF MELVILLE DWELLING TARGETS ANALYSIS

AREA	2011-2025 INCREASE (ACTUAL)	TARGETED ADDITIONAL DWELLINGS 2011-2031	TARGETED ADDITIONAL DWELLINGS 2011-2050
Canning Bridge	1,325	2,500	4,200
Melville City Centre	193	900	1,512
Riseley Centre	95	300	504
Willagee	272	1,200	2,016
Murdoch	0	700	1,176
Melville District Centre	26	500	840
Canning Highway Corridor	92	700	1,176
Other areas (Remainder of the City)	2,101	4,200	7,056
Total	**4,104**	**11,000**	**18,480 (overall target)**

Source: City of Melville, Department of Planning, Lands and Heritage Perth and Peel @3.5 million
Note Extrapolated target is for between the years of 2011 and 2050*

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NET DWELLING INCREASES ACROSS PROPOSED CHANGE AREAS

CHANGE AREA	NET DWELLINGS 2026-30	NET DWELLINGS 2031-35	NET DWELLINGS 2036-40	NET DWELLINGS 2041-45	NET DWELLINGS 2046-50
Aurelian St To Leach Highway (Extension 2025)	2	2	1	1	1
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	108	116	126	135	147
Bombard St & Mitchell St (Residential Density Change)	18	20	22	24	27
Booragoon Centre (East Adjacent Residential Density Change)	37	43	52	61	74
Booragoon Centre East (Extension 2025)	18	18	18	17	17
Brentwood Centre (Adjacent Residential Density Change)	23	23	23	22	22
Bristol Avenue (Adjacent Residential Density Change)	3	4	4	5	5
Bull Creek Local Centre (Adjacent Residential Density Change)	60	79	106	142	195
Canning Beach Road - Applecross (2025)	4	7	11	16	0
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	9	9	9	9	9
Curruthers Rd To The Esplanade (2025)	1	1	1	0	0
Farrington Centre (Adjacent Residential Density Change)	34	43	57	76	104
Harris St (Extension 2025)	4	3	2	2	1
Harris St, Bicton (Adjacent Residential Density Change)	0	0	0	0	0
Kardinya Centre (Adjacent Residential Density Change)	47	57	71	88	111
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	19	17	15	13	11
Marmion St, Melville (Residential Density Change)	5	5	4	3	3
Marmion St, Myaree (Extension 2025)	7	6	5	5	4
Marmion St, Myaree (Residential Density Change)	7	7	6	6	6
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	9	9	9	8	8
North Lake Road, Myaree (Extension 2025)	4	3	3	3	2
North Lake Road, Myaree (Residential Density Change)	9	9	8	8	7
North Lake Road, Willagee (Adjacent Residential Density Change)	20	14	10	7	4
Palmyra Local Centre (Adjacent Residential Density Change)	1	1	1	0	0
Riseley Centre (North Adjacent Residential Density Change)	37	54	83	128	76
River View Tce To The Esplanade (2025)	1	1	1	1	1
Robson Way, Murdoch (Zoning Change)	2	2	2	2	2
South St To Barclay Rd, Kardinya (Residential Density Change)	16	17	19	20	22
South Street (Further Investigation Area)	85	104	131	164	209
Winthrop Local Centre (Adjacent Residential Density Change)	13	16	20	25	33
Wireless Hill (East Adjacent Residential Density Change)	29	28	27	25	24
Total	**632**	**718**	**847**	**1,016**	**1,125**

Source: Urbis

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FORECASTED DWELLINGS AND DEVELOPMENT CAPACITY

CHANGE AREA	EXISTING STOCK (2025)	FORECAST DWELLINGS AT 2050	SCENARIO 1A GROSS CAPACITY	SCENARIO 1B GROSS CAPACITY	SCENARIO 2A GROSS CAPACITY	SCENARIO 2B GROSS CAPACITY
Aurelian St to Leach Highway (extension 2025)	30	37	57	84	69	97
Aurelian St to Leach Highway, Palmyra (Residential density change)	559	1,191	1,666	2,413	1,911	2,693
Bombard St & Mitchell St (Residential density change)	110	221	280	422	331	466
Booragoon Centre (East adjacent residential density change)	213	480	537	826	648	915
Booragoon Centre East (extension 2025)	153	241	349	504	417	587
Brentwood Centre (Adjacent residential density change)	149	262	393	587	462	651
Bristol Avenue (Adjacent residential density change)	19	40	52	73	60	84
Bullcreek Local Centre (Adjacent Residential Density Change)	285	867	819	1,135	897	1,267
Canning Beach Road - Applecross (2025)	14	52	52	52	59	59
Coleman Cr & Woodley Cr, Melville (Residential density change)	99	144	186	282	237	335
Curruthers Rd to The Esplanade (2025)	19	22	33	33	40	40
Farrington Centre (Adjacent residential density change)	156	470	458	629	509	718
Harris St (extension 2025)	387	399	468	468	557	557
Harris St, Bicton (Adjacent residential density change)	4	4	6	10	9	12
Kardinya Centre (Adjacent Residential Density Change)	223	597	649	947	746	1,052
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	146	221	431	492	497	559
Marmion St, Melville (Residential density change)	51	71	112	162	132	189
Marmion St, Myaree (extension 2025)	58	85	150	217	180	254
Marmion St, Myaree (Residential density change)	42	74	122	174	137	195
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	73	116	162	254	203	286
North Lake Road, Myaree (extension 2025)	37	52	80	116	95	135
North Lake Road, Myaree (Residential density change)	61	102	161	239	193	272
North Lake Road, Willagee (Adjacent Residential Density Change)	215	270	512	727	606	856
Palmyra Local Centre (Adjacent residential density change)	7	10	24	36	27	39
Riseley Centre (North adjacent residential density change)	129	507	409	607	466	656
River View Tce to The Esplanade (2025)	52	57	60	60	84	84
Robson Way, Murdoch (Zoning change)	6	16	35	50	37	52
South St to Barclay Rd, Kardinya (Residential density change)	99	193	264	377	306	432
South Street (Further investigation area)	455	1,148	1,223	1,737	1,428	2,017
Winthrop Local Centre (Adjacent Residential Density Change)	59	166	174	244	195	275
Wireless Hill (East adjacent residential density change)	223	356	532	794	608	859
	4,133	**8,471**	**10,456**	**14,751**	**12,146**	**16,693**

Source: Urbis

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FORECASTED DWELLINGS INCREASE AND BUILD OUT CAPACITY BETWEEN 2025 AND 2050

CHANGE AREA	DWELLING INCREASE (NO.)	DWELLING INCREASE (%)	CAPACITY	INDICATIVE BUILDOUT PROPORTION
Aurelian St to Leach Highway (extension 2025)	7	24%	41	18%
Aurelian St to Leach Highway, Palmyra (Residential density change)	632	113%	1,481	43%
Bombard St & Mitchell St (Residential density change)	111	102%	241	46%
Booragoon Centre (East adjacent residential density change)	267	125%	469	57%
Booragoon Centre East (extension 2025)	88	58%	274	32%
Brentwood Centre (Adjacent residential density change)	113	76%	341	33%
Bristol Avenue (Adjacent residential density change)	21	109%	44	48%
Bullcreek Local Centre (Adjacent Residential Density Change)	582	204%	692	>80%
Canning Beach Road - Applecross (2025)	38	271%	38	>80%
Coleman Cr & Woodley Cr, Melville (Residential density change)	45	47%	135	34%
Curruthers Rd to The Esplanade (2025)	3	15%	14	21%
Farrington Centre (Adjacent residential density change)	314	201%	388	>80%
Harris St (extension 2025)	12	3%	81	15%
Harris St, Bicton (Adjacent residential density change)	0	10%	4	10%
Kardinya Centre (Adjacent Residential Density Change)	374	168%	575	65%
Leach Hwy, Maddox Cr to Rome Rd (Dual residential density codes)	75	50%	316	23%
Marmion St, Melville (Residential density change)	20	39%	86	23%
Marmion St, Myaree (extension 2025)	27	48%	126	22%
Marmion St, Myaree (Residential density change)	32	74%	106	29%
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	43	59%	135	32%
North Lake Road, Myaree (extension 2025)	15	42%	61	26%
North Lake Road, Myaree (Residential density change)	41	68%	139	30%
North Lake Road, Willagee (Adjacent Residential Density Change)	55	25%	405	14%
Palmyra Local Centre (Adjacent residential density change)	3	48%	23	15%
Riseley Centre (North adjacent residential density change)	378	294%	379	>80%
River View Tce to The Esplanade (2025)	5	7%	8	47%
Robson Way, Murdoch (Zoning change)	10	197%	37	32%
South St to Barclay Rd, Kardinya (Residential density change)	94	95%	222	42%
South Street (Further investigation area)	693	152%	1,025	67%
Winthrop Local Centre (Adjacent Residential Density Change)	107	180%	150	71%
Wireless Hill (East adjacent residential density change)	133	59%	440	30%

Source: Urbis

[a] This is a comparison of forecasted dwellings and the average between the development capacity for Scenario's 1A and 1B.

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PROPOSED CHANGE AREAS – TOTAL AREA

CHANGE AREA	TOTAL AREA OF LOTS (HA)
Aurelian St To Leach Highway (Extension 2025)	1.5
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	42.3
Bombard St & Mitchell St (Residential Density Change)	7.3
Booragoon Centre (East Adjacent Residential Density Change)	14.4
Booragoon Centre East (Extension 2025)	9.3
Brentwood Centre (Adjacent Residential Density Change)	10.2
Bristol Avenue (Adjacent Residential Density Change)	1.3
Bull Creek Local Centre (Adjacent Residential Density Change)	20.7
Canning Beach Road - Applecross (2025)	1.8
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	5.3
Curruthers Rd To The Esplanade (2025)	1.8
Farrington Centre (Adjacent Residential Density Change)	11.2
Harris St (Extension 2025)	25.5
Harris St, Bicton (Adjacent Residential Density Change)	0.2
Kardinya Centre (Adjacent Residential Density Change)	16.5
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	7.5
Marmion St, Melville (Residential Density Change)	3.0
Marmion St, Myaree (Extension 2025)	4.0
Marmion St, Myaree (Residential Density Change)	3.1
North Lake Road, Alfred Cove (Adjacent Residential Density Change)	4.5
North Lake Road, Myaree (Extension 2025)	2.1
North Lake Road, Myaree (Residential Density Change)	4.3
North Lake Road, Willagee (Adjacent Residential Density Change)	14.2
Palmyra Local Centre (Adjacent Residential Density Change)	0.6
Riseley Centre (North Adjacent Residential Density Change)	10.3
River View Tce To The Esplanade (2025)	3.8
Robson Way, Murdoch (Zoning Change)	0.8
South St To Barclay Rd, Kardinya (Residential Density Change)	6.8
South Street (Further Investigation Area)	31.5
Winthrop Local Centre (Adjacent Residential Density Change)	4.3
Wireless Hill (East Adjacent Residential Density Change)	13.6
Total	**284.0**

Source: Urbis

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INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

INFILL DEVELOPMENT SUCCESS FACTORS LITERATURE REVIEW

SOURCE	LAND USE FACTOR/S	DESCRIPTION
Lee, Bun Song, Eui-Chul Chung, and Yong Hyun Kim. 2005. "Dwelling Age, Redevelopment, and Housing Prices: The Case of Apartment Complexes in Seoul." The Journal of Real Estate Finance and Economics 30 (1): 55–80.	Age of Stock	The article highlighted that as dwellings age, the option value associated with redeveloping a site increases over time. As buildings become older, they often experience functional obsolescence and require higher maintenance costs, which reduces the relative value of retaining the existing structure. When this occurs alongside rising land values, the underlying land becomes a more significant component of the property's total value. In these circumstances, redevelopment becomes increasingly attractive, as the potential return from replacing the existing building with a higher-value or more intensive use is likely to outweigh the benefits of maintaining the current dwelling. As a result, older structures are more likely to be demolished and replaced, particularly in locations where land values are growing and planning settings allow for greater development intensity.
Allan, Andrew, Ali Soltani, Mohammad Hamed Abdi, and Melika Zarei. 2022. "Driving Forces behind Land Use and Land Cover Change: A Systematic and Bibliometric Review" Land 11, no. 8: 1222.	Accessibility to Retail, Accessibility to Open Space, Transport Accessibility, Property Values and Rent Prices	This paper is based on reviewing the literature in the past 10 years on the drivers of land use and land cover change (LULCC) in urban areas. From their review, Allan et al highlighted that there are four main driving themes which drive land use change; urban growth factors, policy and regulation factors, economic and financial factors and contextual factors. These themes then have sub-themes and actual land use factors attributed to them which drive land use change. Accessibility to retail, accessibility to open space, transport accessibility, property values and rent prices were all identified as land use factors that help drive land use change.
Nuissl, H., and Siedentop, S. 2021. Urbanisation and Land Use Change. In: Weith, T., Barkmann, T., Gaasch, N., Rogga, S., Strauß, C., Zscheischler, J. (eds) Sustainable Land Management in a European Context. Human-Environment Interactions, vol 8. Springer, Cham.	Accessibility to Retail, Transport Accessibility, Property Values	This literature highlights the role of land use change in driving urbanisation. It identifies land values, proximity to urban centres and transport, demographic factors and policy measures as key influences on land use change. Together, these factors shape the attractiveness and viability of different locations, guiding where land use change is most likely to occur and how urban development evolves over time.
Bourne, L. S. 1969. "Location Factors in the Redevelopment Process: A Model of Residential Change." Land Economics 45, no. 2 : 183–93.	Accessibility, Property Values, Rental Prices, Age of Stock and Lot Sizes	The paper examines factors influencing redevelopment in large metropolitan areas, identifying three key spatial levels: region, area and site. Regional factors relate to the broader urban structure and accessibility, area-level factors reflect neighbourhood conditions and socio-economic characteristics such as rent and income, and site-level factors focus on individual property attributes such as land costs, size and land availability.
Rowley, S. and Phibbs, P. (2012) Delivering diverse and affordable housing on infill development sites, AHURI Final Report No.193. Melbourne: Australian Housing and Urban Research Institute.	Accessibility to Retail, Transport Accessibility, Property Values, Rental Prices and Lot Sizes	Using Perth and Sydney as case studies and a comparison of extremes in relation to the delivery of density, this study highlights what the barriers to infill development are and makes some suggestions to enable the delivery of diverse and affordable housing. The report identifies several barriers limiting housing delivery on infill sites in these cities, including complex planning regulations, lengthy approvals, fragmented land ownership, high land and construction costs, and community opposition to higher density. Infrastructure constraints and feasibility challenges further discourage development. To enable delivery, the report recommends clearer and more consistent zoning, streamlined planning processes, improved infrastructure coordination, and the use of government land, incentives, and partnerships to support affordable housing outcomes.

Source: Various

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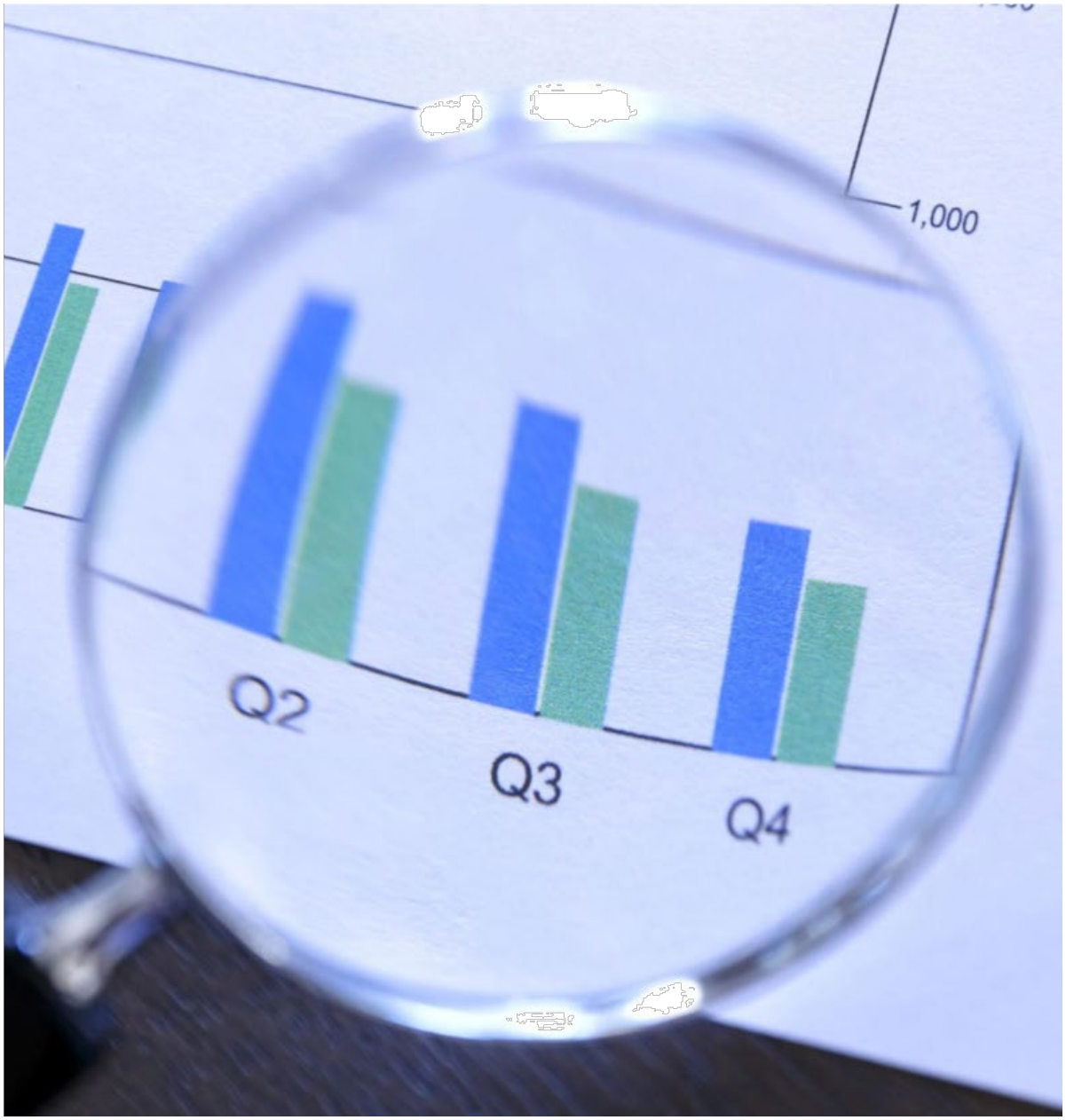


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2025 REPORT FINDINGS

The following pages have been extracted from the 2025 report and collectively document all previous investigations undertaken by the City as part of the local planning scheme review process. These pages consolidate the full suite of analysis prepared to inform the proposed density change areas examined during 2024 and 2025.

In addition, the material includes investigations into the potential upzoning of the Petra Street and Bull Creek District Centres, the Murdoch and Bull Creek Train Station precincts, and a number of identified opportunity areas. The opportunity areas referenced in this material have since been formally adopted as part of the 2026 review of this report.



City of Melville - Land Economics Assessment

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PROPOSED CHANGE AREAS

The City of Melville in its review of its local planning scheme has identified a number of potential change areas. These areas have been identified as either having:

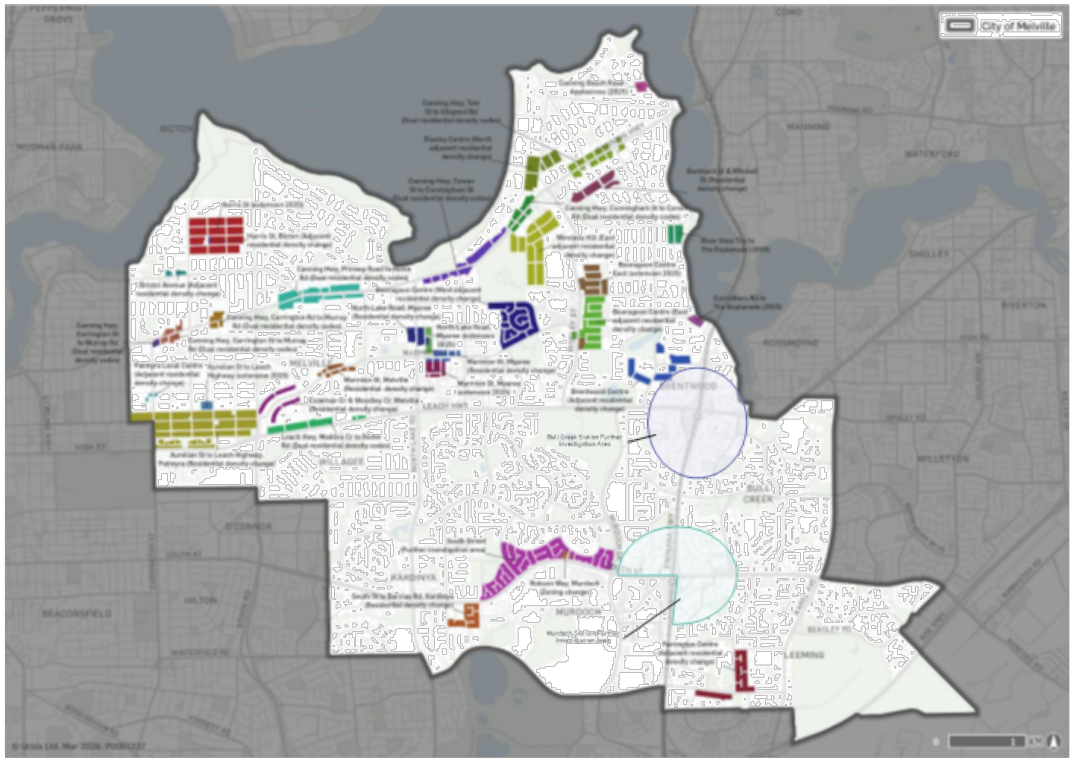
- Potential to support additional density; or
- Potential to be rezoned to a different zone under the planning scheme.

The areas have been identified over the course of the last two years and have been depicted to the right. Proposals were published by the City in 2024 and work is ongoing to refine these with input from a variety of technical reports (including this report). In response to specific requests from the community, the City has recommended a number of additional density change areas, in addition to those previously advertised, these being denoted with 2025.

Urbis understands that at the time of preparing this report the City is engaged with the City's Elected Members to discuss a variety of additional changes, including possible removal of some areas and inclusion of others. At the request of the City, a number of potential 'opportunity areas' in the southern portion of Melville have been considered in the attached appendix and may ultimately form part of the City's recommended approach. As a result, the body of this report focuses on the density changes advertised in 2024, as well as the '2025' changes made in response.

The Murdoch Station and Bull Creek Station Further Investigation Area's (FIA's) have been partially included in some analysis however it is acknowledged that these areas are privy to further discussion and analysis by the City. Development capacity modelling for the station precincts and the South Street FIA can be found in the appendix of this report.

PROPOSED CHANGE AREAS, CITY OF MELVILLE



Source: City of Melville, Urbis

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PROPOSED CHANGE AREAS

PROPOSED R CODING CHANGES

CHANGE AREA	PROPOSED CHANGES IN R CODING
Aurelian St To Leach Highway (Extension 2025)	R20 to R40
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	R20 to R40
Bombard St & Mitchell St (Residential Density Change)	R20 to R40
Booragoon Centre (East Adjacent Residential Density Change)	R20 to R50 R40 to R50
Booragoon Centre (West Adjacent Residential Density Change)	R20 to R40 R20 to R60 R20 to R100 R40 to R60 R40 to R100
Booragoon Centre East (Extension 2025)	R20 to R40 R20 to R50 R40 to R50
Brentwood Centre (Adjacent Residential Density Change)	R20 to R40 R25 to R40
Bristol Avenue (Adjacent Residential Density Change)	R17.5 to R40
Bull Creek Station Catchment (Further Investigation Area)	To Be Determined
Canning Beach Road - Applecross (2025)	R12.5 to R30
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	R30/40 to R40/80 R40 to R40/80 R50 to R40/80
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	R20 to R60 R20 to R20/60
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	R40 to R80 R40 to R40/80
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	R30/40 to R40 R30/40 to R40/80 R40 to R40/80
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	R40/60 to R40/100 R60 to R40/80 R60 to R40/100
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	R20 to R40
Curruthers Rd To The Esplanade (2025)	R12.5 to R20
Farrington Centre (Adjacent Residential Density Change)	R20 to R40 R30 to R40
Harris Street (Extension 2025)	R15 to R20 R17.5 to R20 R20 to R40
Harris St, Bicton (Adjacent Residential Density Change)	R17.5 to R40
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	R40 to R20/60
Marmion St, Melville (Residential Density Change)	R20 to R40
Marmion St, Myaree (Extension 2025)	R20 to R40
Marmion St, Myaree (Residential Density Change)	R20 to R40
Murdoch Station Catchment (Further Investigation Area)	To Be Determined
North Lake Road, Myaree (Extension 2025)	R20 to R40 R25 to R40
North Lake Road, Myaree (Residential Density Change)	R20 to R40
Palmyra Local Centre (Adjacent Residential Density Change)	R20 to R40
Riseley Centre (North Adjacent Residential Density Change)	R15 to R40
River View Tce To The Esplanade (2025)	R12.5 to R20
Robson Way, Murdoch (Zoning Change)	R20 to R40
South St To Barclay Rd, Kardinya (Residential Density Change)	R25 to R40
South Street (Further Investigation Area)	To Be Determined
Wireless Hill (East Adjacent Residential Density Change)	R20 to R40

Source: City of Melville
Note the R code change for the Murdoch and Bull Creek Station Precincts is yet to be properly determined yet by the City. Development capacity modelling for these precincts can be found in the appendix of this report based on indicative changes from the City however these are preliminary and have been done for research purposes only.*

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HYPOTHETICAL DEVELOPMENT CAPACITY FINDINGS

Analysis of the scenarios highlights the significant differences in capacity under each set of assumptions.

This analysis helped inform the parameters upon which the dwelling forecasts were modelled.

A detailed breakdown of dwelling capacities by scenario and approach can be found on the following pages.

SCENARIO 1A FINDINGS

11,787 Total Development Capacity across Proposed Change Areas

+8,002 Net Additional Dwellings from Existing Count of Dwellings

218% Average Density Uplift across the Proposed Change Areas

SCENARIO 1B FINDINGS

15,806 Total Development Capacity across Proposed Change Areas

+12,021 Net Additional Dwellings from Existing Count of Dwellings

327% Average Density Uplift across the Proposed Change Areas

SCENARIO 2A FINDINGS

13,295 Total Development Capacity across Proposed Change Areas

+9,510 Net Additional Dwellings from Existing Count of Dwellings

260% Average Density Uplift across the Proposed Change Areas

SCENARIO 2B FINDINGS

17,479 Total Development Capacity across Proposed Change Areas

+13,694 Net Additional Dwellings from Existing Count of Dwellings

374% Average Density Uplift across the Proposed Change Areas

Source: Urbis

Note This analysis excludes FIAs given they have not had a proposed change to the R codings.*

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Aurelian St to Leach Highway (extension 2025)	30	57	90%	84	180%	69	130%	97	223%
Aurelian St to Leach Highway, Palmyra (Residential density change)	559	1,666	198%	2,413	332%	1,911	242%	2,693	382%
Bombard St & Mitchell St (Residential density change)	110	280	155%	422	284%	331	201%	466	324%
Booragoon Centre (East adjacent residential density change)	213	732	244%	826	288%	795	273%	917	331%
Booragoon Centre (West adjacent residential density change)	246	1,060	331%	1,458	493%	1,162	372%	1,582	543%
Booragoon Centre East (extension 2025)	166	475	186%	564	240%	537	223%	658	296%
Brentwood Centre (Adjacent residential density change)	149	393	164%	587	294%	462	210%	651	337%
Bristol Avenue (Adjacent residential density change)	19	52	174%	73	284%	60	216%	84	342%
Canning Beach Road - Applecross (2025)	14	52	271%	52	271%	59	321%	59	321%
Canning Hwy, Carrington St to Murray Rd (Dual residential density codes)	72	561	679%	718	897%	583	710%	750	942%

Source: Urbis

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DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	126	550	337%	630	400%	617	390%	690	448%
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	81	372	359%	483	496%	409	405%	523	546%
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	182	951	423%	1,256	590%	1,026	464%	1,337	635%
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	122	731	499%	1,006	725%	768	530%	1,046	757%
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	99	186	88%	282	185%	237	139%	335	238%
Curruthers Rd To The Esplanade (2025)	19	33	74%	33	74%	40	111%	40	111%
Farrington Centre (Adjacent Residential Density Change)	156	458	194%	629	303%	509	226%	718	360%
Harris St (Extension 2025)	387	468	21%	468	21%	557	44%	557	44%
Harris St, Bicton (Adjacent Residential Density Change)	4	6	50%	10	150%	9	125%	12	200%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	146	431	195%	492	237%	497	240%	559	283%
Marmion St, Melville (Residential Density Change)	51	112	120%	162	218%	132	159%	189	271%
Marmion St, Myaree (Extension 2025)	58	150	159%	217	274%	180	210%	254	338%

Source: Urbis

City of Melville - Land Economics Assessment

Page 86

OFFICIAL

DEVELOPMENT CAPACITY FINDINGS

CHANGE AREA	EXISTING DWELLINGS	SCENARIO 1A		SCENARIO 1B		SCENARIO 2A		SCENARIO 2B	
		DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS	DWELLING CAPACITY	UPLIFT FROM EXISTING DWELLINGS
Marmion St, Myaree (Residential Density Change)	42	122	190%	174	314%	137	226%	195	364%
North Lake Road, Myaree (Extension 2025)	37	80	116%	116	214%	95	157%	135	265%
North Lake Road, Myaree (Residential Density Change)	61	161	164%	239	292%	193	216%	272	346%
Palmyra Local Centre (Adjacent Residential Density Change)	7	24	243%	36	414%	27	286%	39	457%
Riseley Centre (North Adjacent Residential Density Change)	129	409	217%	607	371%	466	261%	656	409%
River View Tce To The Esplanade (2025)	52	60	15%	60	15%	84	62%	84	62%
Robson Way, Murdoch (Zoning Change)	6	35	483%	50	733%	37	517%	52	767%
South St To Barclay Rd, Kardinya (Residential Density Change)	99	264	167%	377	281%	306	209%	432	336%
Wireless Hill (East Adjacent Residential Density Change)	343	856	150%	1,282	274%	983	187%	1388	305%

Source: Urbis

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Aurelian St To Leach Highway (Extension 2025)	Score	5%	205	178	3,696	1.60	1.10	0.0%	13.3%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	Score	37%	91	118	3,729	1.37	1.10	2.9%	34.1%
	Development Viability	Low	Strong	Strong	Low	Low	Moderate	Strong	Moderate
Bombard St & Mitchell St (Residential Density Change)	Score	38%	76	267	1,862	2.06	1.39	8.7%	26.4%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Moderate
Booragoon Centre East (Adjacent Residential Density Change)	Score	100%	115	148	1,802	1.71	1.32	35.0%	2.8%
	Development Viability	Strong	Strong	Strong	Moderate	Moderate	Strong	Low	Low
Booragoon Centre West (Adjacent Residential Density Change)	Score	100%	119	126	2,643	2.14	1.25	1.2%	8.1%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Low
Booragoon Centre East (Extension 2025)	Score	100%	137	122	2,147	1.85	1.25	54.0%	1.8%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Low	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Brentwood Centre (Adjacent Residential Density Change)	Score	100%	108	188	819	1.72	1.39	61.0%	18.1%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Strong	Low	Low
Bristol Avenue (Adjacent Residential Density Change)	Score	88%	89	50	2,881	2.58	1.18	0.0%	31.6%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Moderate
Bull Creek Station Catchment (Further Investigation Area)	Score	59%	89	172	477	1.64	1.15	38.2%	8.3%
	Development Viability	Moderate	Strong	Strong	Strong	Moderate	Moderate	Low	Low
Canning Beach Road - Applecross (2025)	Score	20%	56	253	861	7.03	1.40	30.0%	35.7%
	Development Viability	Low	Strong	Moderate	Strong	Strong	Strong	Moderate	Moderate
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	Score	81%	161	57	3,165	1.67	1.14	9.5%	40.3%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Strong
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	Score	59%	55	78	3,539	1.94	1.37	22.0%	27.8%
	Development Viability	Moderate	Strong	Strong	Low	Strong	Strong	Moderate	Moderate

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	Score	100%	93	37	2,857	2.19	1.33	47.1%	29.6%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Low	Moderate
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	Score	71%	297	81	4,679	1.71	1.24	34.2%	15.9%
	Development Viability	Moderate	Moderate	Strong	Low	Moderate	Moderate	Low	Low
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	Score	48%	227	44	1,707	1.94	1.40	26.7%	33.6%
	Development Viability	Low	Moderate	Strong	Moderate	Strong	Strong	Moderate	Moderate
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	Score	70%	182	87	4,527	1.52	1.18	2.1%	5.1%
	Development Viability	Moderate	Strong	Strong	Low	Moderate	Moderate	Strong	Low
Curruthers Rd To The Esplanade (2025)	Score	61%	41	162	1,215	3.55	1.43	73.3%	63.2%
	Development Viability	Moderate	Strong	Strong	Strong	Strong	Strong	Low	Strong
Farrington Centre (Adjacent Residential Density Change)	Score	100%	91	77	1,495	1.30	1.18	0.0%	2.6%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

City of Melville - Land Economics Assessment

Page 90

OFFICIAL

SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Harris St (Extension 2025)	Score	61%	409	99	3,443	2.29	1.18	46.0%	35.1%
	Development Viability	Moderate	Moderate	Strong	Low	Strong	Moderate	Low	Moderate
Harris St, Bicton (Adjacent Residential Density Change)	Score	100%	528	64	3,367	2.29	1.18	0.0%	0.0%
	Development Viability	Strong	Low	Strong	Low	Strong	Moderate	Strong	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	Score	41%	195	55	4,752	1.28	1.07	20.4%	2.1%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Moderate	Low
Marmion St, Melville (Residential Density Change)	Score	27%	220	49	4,695	1.41	1.18	13.6%	2.0%
	Development Viability	Low	Moderate	Strong	Low	Moderate	Moderate	Strong	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL)	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Marmion St, Myaree (Extension 2025)	Score	100%	120	149	3,425	1.44	1.16	46.3%	6.9%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low
Marmion St, Myaree (Residential Density Change)	Score	100%	124	80	3,379	1.43	1.16	32.5%	7.1%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low
Murdoch Station Catchment (Further Investigation Area)	Score	74%	134	143	535	1.40	1.17	19.9%	5.4%
	Development Viability	Strong	Strong	Strong	Strong	Moderate	Moderate	Moderate	Low
North Lake Road, Myaree (Extension 2025)	Score	100%	48	100	3,590	1.78	1.16	41.4%	0.0%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low
North Lake Road, Myaree (Residential Density Change)	Score	100%	117	112	3,749	1.53	1.16	32.7%	6.6%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Low	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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SUCCESS FACTORS SCORING

INFILL SUCCESS FACTOR SCORING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS GREATER THAN THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Palmyra Local Centre (Adjacent Residential Density Change)	Score	87%	116	313	3,019	1.41	1.10	0.0%	57.1%
	Development Viability	Strong	Strong	Moderate	Low	Moderate	Moderate	Strong	Strong
Riseley Centre (North Adjacent Residential Density Change)	Score	84%	91	145	2,365	3.08	1.40	6.5%	39.1%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Strong	Strong	Moderate
River View Tce To The Esplanade (2025)	Score	2%	91	253	1,824	3.66	1.43	2.2%	7.7%
	Development Viability	Low	Strong	Moderate	Moderate	Strong	Strong	Strong	Low
Robson Way, Murdoch (Zoning Change)	Score	100%	76	83	1,372	1.29	1.17	0.0%	33.3%
	Development Viability	Strong	Strong	Strong	Strong	Low	Moderate	Strong	Moderate
South St To Barclay Rd, Kardinya (Residential Density Change)	Score	100%	106	187	2,684	1.29	1.13	3.4%	10.1%
	Development Viability	Strong	Strong	Strong	Moderate	Low	Moderate	Strong	Low
South Street (Further Investigation Area)	Score	74%	125	121	1,792	1.42	1.13	13.9%	1.8%
	Development Viability	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Strong	Low
Wireless Hill (East Adjacent Residential Density Change)	Score	100%	105	293	2,841	2.53	1.32	29.9%	15.8%
	Development Viability	Strong	Strong	Moderate	Moderate	Strong	Strong	Moderate	Low

Source: Urbis, Pricefinder, Landgate, Department of Planning Lands and Heritage

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VIABILITY MODELLING FINDINGS

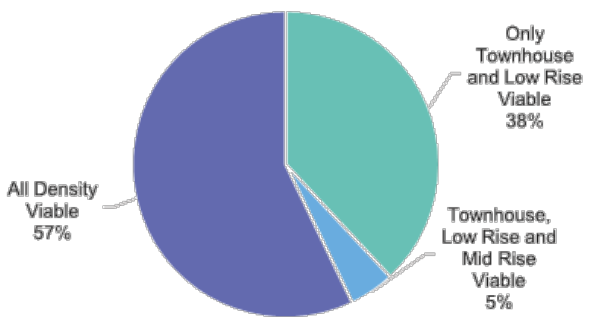
The viability modeling process found that townhouses and low rise apartments are viable in all proposed change areas – which is a reflection of relatively high property values in each change area.

Suburbs near the Canning Bridge Activity Centre and/or Swan River such as Applecross, Mount Pleasant, Bicton were estimated to be more viable to support high density relative to other areas.

Suburbs such as Leeming and Palmyra are expected to take longer for higher density to become viable. Following the implementation of the proposed changes, the market is not expected to respond immediately. Instead, development activity is likely to concentrate in areas where demand and feasibility are already well established, such as the Canning Bridge Activity Centre and the Booragoon Centre.

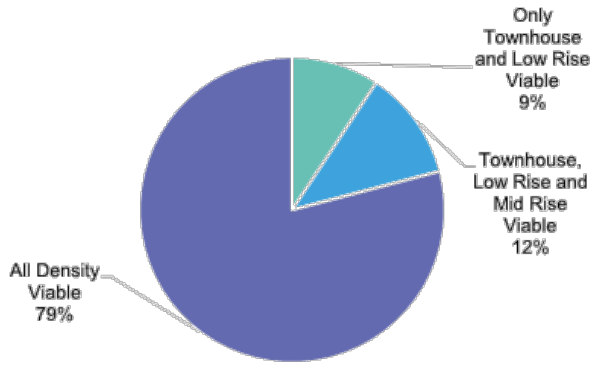
In locations where infill development is less established—such as Leeming—significant developer uptake may not materialise in the short to medium term, even where projects are technically feasible.

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2030



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials

VIABILITY BY DENSITY TYPE, CHANGE AREAS, 2040



Source: ABS, Pricefinder, Urbis Perth Apartment Essentials
n.b. low rise represents one to three storeys, mid-rise represents four to eight storeys and high-rise represents those greater than eight storeys.

KEY STATISTICS

100% Townhouses and Low Rise Apartment viable in all change areas as at 2025.

42% Proportion of change areas where mid rise and beyond are not yet viable

56% Proportion of change areas where high rise apartments are not yet viable

4-6 Typical year lag in between mid rise and high rise viability

2041 Year mid rise apartments become viable in all change areas

2046 Year high rise apartments become viable in all change areas

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Aurelian St To Leach Highway (Extension 2025)	$1,280,625	Already Viable	Already Viable	Already Viable	2031
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$1,095,871	Already Viable	Already Viable	2037	2042
Bombard St & Mitchell St (Residential Density Change)	$1,647,992	Already Viable	Already Viable	Already Viable	Already Viable
Booragoon Centre (East Adjacent Residential Density Change)	$1,368,135	Already Viable	Already Viable	Already Viable	2026
Booragoon Centre (West Adjacent Residential Density Change)	$1,714,235	Already Viable	Already Viable	Already Viable	Already Viable
Booragoon Centre East (Extension 2025)	$1,482,325	Already Viable	Already Viable	Already Viable	Already Viable
Brentwood Centre (Adjacent Residential Density Change)	$1,376,043	Already Viable	Already Viable	Already Viable	2026
Bristol Avenue (Adjacent Residential Density Change)	$2,064,795	Already Viable	Already Viable	Already Viable	Already Viable
Bull Creek Station Catchment (Further Investigation Area)	$1,311,585	Already Viable	Already Viable	Already Viable	2029
Canning Beach Road - Applecross (2025)	$5,626,133	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	$1,339,390	Already Viable	Already Viable	Already Viable	2028
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	$1,549,512	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	$1,753,643	Already Viable	Already Viable	Already Viable	Already Viable
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	$1,365,778	Already Viable	Already Viable	Already Viable	2026
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	$1,551,428	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$1,215,830	Already Viable	Already Viable	2029	2034
Curruthers Rd To The Esplanade (2025)	$2,842,185	Already Viable	Already Viable	Already Viable	Already Viable
Farrington Centre (Adjacent Residential Density Change)	$1,040,645	Already Viable	Already Viable	2038	2045
Harris St (Extension 2025)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Harris St, Bicton (Adjacent Residential Density Change)	$1,832,480	Already Viable	Already Viable	Already Viable	Already Viable
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$1,020,074	Already Viable	Already Viable	2041	2046
Marmion St, Melville (Residential Density Change)	$1,125,552	Already Viable	Already Viable	2034	2040
Marmion St, Myaree (Extension 2025)	$1,148,031	Already Viable	Already Viable	2033	2038
Marmion St, Myaree (Residential Density Change)	$1,141,364	Already Viable	Already Viable	2033	2039
Murdoch Station Catchment (Further Investigation Area)	$1,117,143	Already Viable	Already Viable	2035	2040
North Lake Road, Myaree (Extension 2025)	$1,424,925	Already Viable	Already Viable	Already Viable	Already Viable
North Lake Road, Myaree (Residential Density Change)	$1,224,867	Already Viable	Already Viable	2028	2037
Palmyra Local Centre (Adjacent Residential Density Change)	$1,128,972	Already Viable	Already Viable	2034	2039

Source: ABS Producer Price Index, Pricefinder, Urbis

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VIABILITY MODELLING

VIABILITY MODELLING, PROPOSED CHANGE AREAS

CHANGE AREA	EST. MEDIAN HOUSE VALUE	ESTIMATED YEAR TYPOLOGY VIABLE			
		TOWNHOUSE	LOW RISE APARTMENT	MID RISE APARTMENT	HIGH RISE APARTMENT
Riseley Centre (North Adjacent Residential Density Change)	$2,467,322	Already Viable	Already Viable	Already Viable	Already Viable
River View Tce To The Esplanade (2025)	$2,927,637	Already Viable	Already Viable	Already Viable	Already Viable
Robson Way, Murdoch (Zoning Change)	$1,031,658	Already Viable	Already Viable	2040	2046
South St To Barclay Rd, Kardinya (Residential Density Change)	$1,031,658	Already Viable	Already Viable	2040	2046
South Street (Further Investigation Area)	$1,134,747	Already Viable	Already Viable	2034	2039
Wireless Hill (East Adjacent Residential Density Change)	$2,021,970	Already Viable	Already Viable	Already Viable	Already Viable

Source: ABS Producer Price Index, PriceFinder, Urbis

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AFFORDABILITY ASSESSMENT FINDINGS

The affordability assessment revealed that on average across the proposed change areas, the affordable purchase price for residents is $910,468 – which is higher than the estimated average property values in these areas.

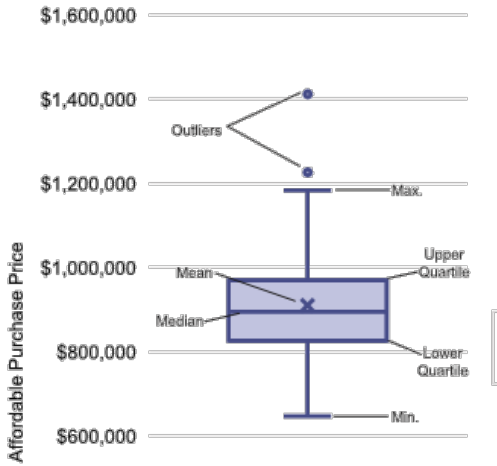
The development of townhouses and low rise apartments in many of these locations are anticipated to support affordability outcomes. This is particularly the case within areas with higher established house prices.

As higher rise apartments are typically more costly to develop and require higher selling prices, their impact on affordability is lower; with only waterfront areas with the relatively highest property values anticipated to see high rise apartments available below the affordability benchmark. Nonetheless, many of these apartments are anticipated to be more affordable than established house prices in these locations.

This analysis has demonstrated that the changes in R coding could facilitate the development of more affordable product such as grouped dwellings and low rise apartments across most of the proposed change areas.

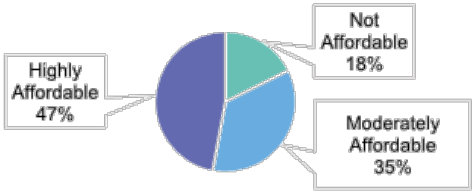
Note, the development of these typologies in each of the change areas and the market pricing is subject to landowner intentions, market fundamentals and other external factors however should they be developed, they would provide some level of affordability.

AFFORDABLE PURCHASE PRICES ACROSS PROPOSED CHANGE AREAS

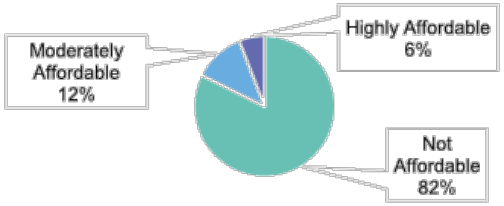


Maximum: $1,183,397	Median: $894,704
Upper Quartile: $955,001	Lower Quartile: $826,185
Mean: $910,468	Minimum $646,818

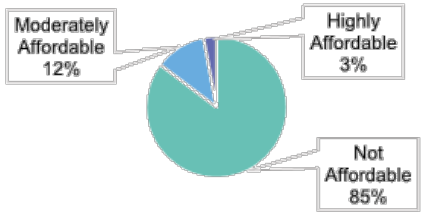
TOWNHOUSE AND LOW RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



MID RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



HIGH RISE APARTMENT AFFORDABILITY ACROSS PROPOSED CHANGE AREAS



Source: Western Australian Housing Authority – Housing Affordability Report 2016; ABS; APRA; PriceFinder; RBA; Urbis

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Aurelian St To Leach Highway (Extension 2025)	$125,179	$671,789	$1,280,625	Low	Low	Low	Low
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	$125,179	$671,789	$1,095,871	Low	Low	Low	Low
Bombard St & Mitchell St (Residential Density Change)	$167,057	$896,531	$1,647,992	Moderate	Moderate	Low	Low
Booragoon Centre (East Adjacent Residential Density Change)	$161,269	$865,469	$1,368,135	Moderate	Moderate	Low	Low
Booragoon Centre (West Adjacent Residential Density Change)	$161,269	$865,469	$1,714,235	Moderate	Moderate	Low	Low
Booragoon Centre East (Extension 2025)	$212,680	$1,141,372	$1,482,325	High	High	Moderate	Moderate
Brentwood Centre (Adjacent Residential Density Change)	$152,417	$817,963	$1,376,043	Moderate	Moderate	Low	Low
Bristol Avenue (Adjacent Residential Density Change)	$156,956	$842,325	$2,064,795	Moderate	Moderate	Low	Low
Bull Creek Station Catchment (Further Investigation Area)	$135,166	$725,386	$1,311,585	Low	Low	Low	Low
Canning Beach Road - Applecross (2025)	$228,455	$1,226,031	$5,626,133	High	High	High	Moderate
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	$128,130	$687,625	$1,339,390	Low	Low	Low	Low
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	$197,699	$1,060,977	$1,549,512	High	High	Moderate	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1's and has been inflated by the growth in the Wage Price Index to reflect current income levels.*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	$181,470	$973,881	$1,753,643	High	High	Low	Low
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	$160,701	$862,424	$1,365,778	Moderate	Moderate	Low	Low
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	$177,952	$955,001	$1,551,428	High	High	Low	Low
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	$166,376	$892,877	$1,215,830	Moderate	Moderate	Low	Low
Curruthers Rd To The Esplanade (2025)	$220,511	$1,183,397	$2,842,185	High	High	Moderate	Moderate
Farrington Centre (Adjacent Residential Density Change)	$183,626	$985,453	$1,040,645	High	High	Moderate	Low
Harris St (Extension 2025)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Harris St, Bicton (Adjacent Residential Density Change)	$175,455	$941,601	$1,832,480	High	High	Low	Low
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	$170,689	$916,021	$1,020,074	High	High	Low	Low
Marmion St, Melville (Residential Density Change)	$208,140	$1,117,010	$1,125,552	High	High	Moderate	Moderate

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1's and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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AFFORDABILITY MODELLING

AFFORDABILITY MODELLING, PROPOSED CHANGE AREAS

PROPOSED CHANGE AREAS	AVERAGE HOUSEHOLD INCOME (2025 ADJUSTED)	AFFORDABLE PURCHASE PRICE	ESTIMATED MEDIAN HOUSE VALUE	TOWNHOUSE AFFORDABILITY	LOW RISE APARTMENT AFFORDABILITY	MID RISE APARTMENT AFFORDABILITY	HIGH RISE APARTMENT AFFORDABILITY
Marmion St, Myaree (extension 2025)	$156,048	$837,453	$1,148,031	Moderate	Moderate	Low	Low
Marmion St, Myaree (Residential density change)	$169,554	$909,930	$1,141,364	High	Moderate	Low	Low
Murdoch Station Catchment (Further investigation area)	$153,438	$823,444	$1,117,143	Moderate	Moderate	Low	Low
North Lake Road, Myaree (extension 2025)	$176,704	$948,301	$1,424,925	High	High	Low	Low
North Lake Road, Myaree (Residential density change)	$136,869	$734,522	$1,224,867	Low	Low	Low	Low
Palmyra Local Centre (Adjacent residential density change)	$154,460	$828,926	$1,128,972	Moderate	Moderate	Low	Low
Riseley Centre (North adjacent residential density change)	$172,958	$928,202	$2,467,322	High	High	Low	Low
River View Tce to The Esplanade (2025)	$263,069	$1,411,793	$2,927,637	High	High	High	High
Robson Way, Murdoch (Zoning change)	$154,119	$827,099	$1,031,658	Moderate	Moderate	Low	Low
South St to Barclay Rd, Kardinya (Residential density change)	$120,526	$646,818	$1,031,658	Low	Low	Low	Low
South Street (Further investigation area)	$158,318	$849,634	$1,134,747	Moderate	Moderate	Low	Low
Wireless Hill (East adjacent residential density change)	$180,335	$967,791	$2,021,970	High	High	Low	Low

Source: ABS, RBA, Urbis
Note Average Household Income has been derived from SA1's and has been inflated by the growth in the Wage Price Index to reflect current income levels*

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COMPOSITE SCORING

The composite scoring process found the Canning Beach Road – Applecross change area as the most attractive location for infill development, with a composite score of 0.78. In contrast, areas such as Leach Highway were considered least desirable for infill development.

The composite scoring was calculated through the application of weightings which reflected those factors expected to most influence infill development activity. This is based on Urbis' experience supporting infill development across Perth and other capital cities for more than 30 years.

COMPOSITE SCORING

CHANGE AREA	COMPOSITE SCORE
Aurelian St To Leach Highway (Extension 2025)	0.33
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	0.34
Bombard St & Mitchell St (Residential Density Change)	0.42
Booragoon Centre (East Adjacent Residential Density Change)	0.42
Booragoon Centre (West Adjacent Residential Density Change)	0.50
Booragoon Centre East (Extension 2025)	0.37
Brentwood Centre (Adjacent Residential Density Change)	0.36
Bristol Avenue (Adjacent Residential Density Change)	0.49
Canning Beach Road - Applecross (2025)	0.78
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	0.40
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	0.41
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	0.39
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	0.34
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	0.39
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	0.39
Curruthers Rd To The Esplanade (2025)	0.41
Farrington Centre (Adjacent Residential Density Change)	0.47
Harris St (Extension 2025)	0.30
Harris St, Bicton (Adjacent Residential Density Change)	0.45
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	0.30
Marmion St, Melville (Residential Density Change)	0.34
Marmion St, Myaree (Extension 2025)	0.33
Marmion St, Myaree (Residential Density Change)	0.37
North Lake Road, Myaree (Extension 2025)	0.37
North Lake Road, Myaree (Residential Density Change)	0.37
Palmyra Local Centre (Adjacent Residential Density Change)	0.33
Riseley Centre (North Adjacent Residential Density Change)	0.53
River View Tce To The Esplanade (2025)	0.57
Robson Way, Murdoch (Zoning Change)	0.49
South St To Barclay Rd, Kardinya (Residential Density Change)	0.40
Wireless Hill (East Adjacent Residential Density Change)	0.42

Source: Urbis

City of Melville - Land Economics Assessment

PARAMETER WEIGHTINGS

- **5%** Average of Proximity to Retail Score (%)
- **5%** Average of Proximity to Open Space (metres)
- **5%** Average of Proximity to Trains (metres)
- **5%** Average of Proximity to Buses (metres)
- **10%** Average of Area per Lot (sq.m)
- **40%** Median Multiple Property Values relative to Greater Perth
- **5%** Median Multiple Rental Values relative to Greater Perth
- **15%** Proportion of Stock Less than 15 years old (%)
- **10%** Proportion of lots less than 1,000 sq.m (%)

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FORECAST DWELLING OUTCOMES

Taking into account the varied factors influencing development outcomes, Urbis projected development rates across all the change areas.

Overall, this analysis indicates that these areas could deliver approximately 5,073 additional dwellings (net) by 2050. It is anticipated that these dwellings would be delivered as a mix of grouped and multiple dwellings, occurring across both non-amalgamated and amalgamated sites within the proposed change areas.

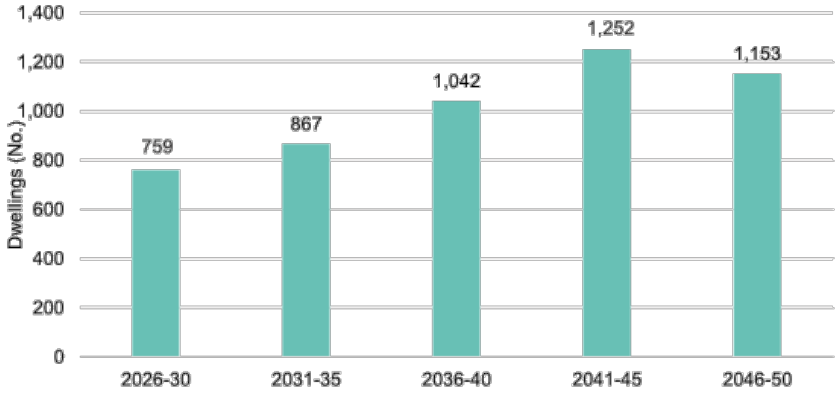
Development rates are anticipated to increase over time, reflecting rising land and property values, demographic shifts favouring infill living, the increasing desirability of established suburbs relative to outer-suburban locations, and the progressive reduction in greenfield land supply across the metropolitan area.

In comparison to other local governments such as the City of Nedlands and the City of Wanneroo, the redevelopment assumptions adopted for Melville are relatively optimistic (for example, these local governments have assumed that only around 30% and 26% respectively of rezoned sites will redevelop over a 20–25 year period).

Notwithstanding this comparison, there are several reasons to anticipate stronger redevelopment outcomes in the City of Melville, including::

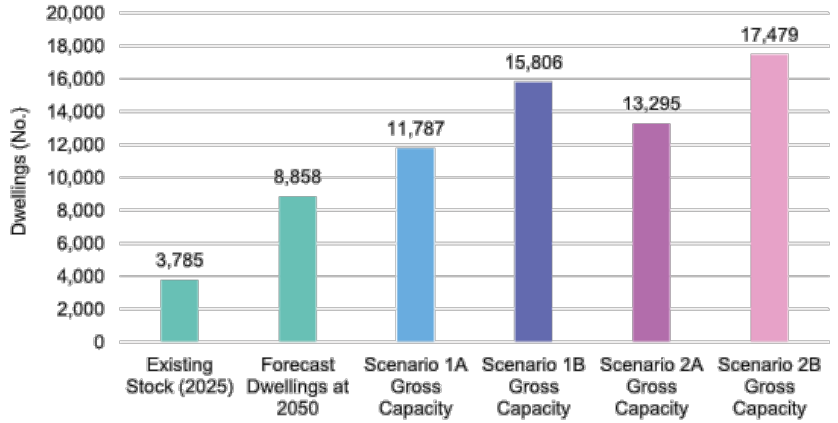
- Several of the change areas function as extensions of existing activity centres, where proximity to retail, employment and services continues to support stronger development interest and market absorption;
- The City of Melville has historically experienced higher levels of infill development than comparable inner-metropolitan local government (with an estimated increase of approximately 1,600 dwellings between 2021 and 2025, including around 1,000 apartments or grouped dwellings) which indicates established feasibility within many areas of the City for infill development;
- Where density settings have aligned with market conditions in Perth, redevelopment has occurred at rates closer to theoretical capacity, as seen in locations such as East Perth, Claisebrook and Nollamara, where favourable zoning, parcel characteristics and price points have supported sustained infill delivery; and
- Many of the change areas contain lot configurations and sizes that are conducive to incremental redevelopment (allowing both individual lot redevelopment and amalgamation opportunities).

NET DWELLING INCREASE ACROSS THE PROPOSED CHANGE AREAS, 2026 – 2050



Source: Urbis

FORECASTED DWELLINGS ACROSS THE PROPOSED CHANGE AREAS AND DEVELOPMENT CAPACITY



Source: Urbis

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NET DWELLING INCREASES ACROSS PROPOSED CHANGE AREAS

CHANGE AREA	NET DWELLINGS 2026-30	NET DWELLINGS 2031-35	NET DWELLINGS 2036-40	NET DWELLINGS 2041-45	NET DWELLINGS 2046-50
Aurelian St To Leach Highway (Extension 2025)	2	2	1	1	1
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	101	101	102	100	100
Bombard St & Mitchell St (Residential Density Change)	18	20	23	26	29
Booragoon Centre (East Adjacent Residential Density Change)	45	52	62	74	88
Booragoon Centre (West Adjacent Residential Density Change)	100	148	225	344	196
Booragoon Centre East (Extension 2025)	24	25	25	25	26
Brentwood Centre (Adjacent Residential Density Change)	23	22	21	20	19
Bristol Avenue (Adjacent Residential Density Change)	4	4	5	6	7
Canning Beach Road - Applecross (2025)	5	9	19	4	0
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	43	49	56	63	72
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	36	41	47	54	63
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	25	26	28	29	31
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	61	59	58	55	53
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	57	64	72	81	92
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	9	9	9	9	9
Curruthers Rd To The Esplanade (2025)	1	1	1	1	1
Farrington Centre (Adjacent Residential Density Change)	34	43	57	74	99
Harris St (Extension 2025)	4	3	2	2	1
Harris St, Bicton (Adjacent Residential Density Change)	0	0	0	0	0
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	18	14	11	9	7
Marmion St, Melville (Residential Density Change)	5	4	4	3	2
Marmion St, Myaree (Extension 2025)	7	6	5	4	3
Marmion St, Myaree (Residential Density Change)	7	6	6	6	5
North Lake Road, Myaree (Extension 2025)	4	4	3	3	3
North Lake Road, Myaree (Residential Density Change)	9	8	8	7	7
Palmyra Local Centre (Adjacent Residential Density Change)	1	1	1	0	0
Riseley Centre (North Adjacent Residential Density Change)	37	54	82	123	83
River View Tce To The Esplanade (2025)	1	1	1	1	2
Robson Way, Murdoch (Zoning Change)	3	3	4	5	6
South St To Barclay Rd, Kardinya (Residential Density Change)	16	17	18	19	20
Wireless Hill (East Adjacent Residential Density Change)	59	71	86	104	128
Total	759	867	1,042	1,252	1,153

Source: Urbis

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FORECASTED DWELLINGS AND DEVELOPMENT CAPACITY

CHANGE AREA	EXISTING STOCK (2025)	FORECAST DWELLINGS AT 2050	SCENARIO 1A GROSS CAPACITY	SCENARIO 1B GROSS CAPACITY	SCENARIO 2A GROSS CAPACITY	SCENARIO 2B GROSS CAPACITY
Aurelian St To Leach Highway (Extension 2025)	30	37	57	84	69	97
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	559	1,063	1,666	2,413	1,911	2,693
Bombard St & Mitchell St (Residential Density Change)	110	226	280	422	331	466
Booragoon Centre (East Adjacent Residential Density Change)	213	534	732	826	795	917
Booragoon Centre (West Adjacent Residential Density Change)	246	1,259	1,060	1,458	1,179	1,591
Booragoon Centre East (Extension 2025)	166	291	475	564	537	658
Brentwood Centre (Adjacent Residential Density Change)	149	254	393	587	462	651
Bristol Avenue (Adjacent Residential Density Change)	19	45	52	73	60	84
Canning Beach Road - Applecross (2025)	14	51	52	52	59	59
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	72	355	561	718	583	750
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	126	367	550	630	617	690
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	81	220	372	483	409	523
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	182	468	951	1,256	1,026	1,337
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	122	488	731	1,006	768	1,046
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	99	144	186	282	237	335
Curruthers Rd To The Esplanade (2025)	19	24	33	33	40	40
Farrington Centre (Adjacent Residential Density Change)	156	463	458	629	509	718
Harris St (Extension 2025)	387	399	468	468	557	557
Harris St, Bicton (Adjacent Residential Density Change)	4	4	6	10	9	12
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	146	205	431	492	497	559
Marmion St, Melville (Residential Density Change)	51	69	112	162	132	189
Marmion St, Myaree (Extension 2025)	58	83	150	217	180	254
Marmion St, Myaree (Residential Density Change)	42	72	122	174	137	195
North Lake Road, Myaree (Extension 2025)	37	54	80	116	95	135
North Lake Road, Myaree (Residential Density Change)	61	100	161	239	193	272
Palmyra Local Centre (Adjacent Residential Density Change)	7	10	24	36	27	39
Riseley Centre (North Adjacent Residential Density Change)	129	508	409	607	466	656
River View Tce To The Esplanade (2025)	52	58	60	60	84	84
Robson Way, Murdoch (Zoning Change)	6	27	35	50	37	52
South St To Barclay Rd, Kardinya (Residential Density Change)	99	189	264	377	306	432
Wireless Hill (East Adjacent Residential Density Change)	343	791	856	1,282	983	1,388
Total	**3,785**	**8,858**	**11,787**	**15,806**	**13,295**	**17,479**

Source: Urbis

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FORECASTED DWELLINGS INCREASE AND BUILD OUT CAPACITY BETWEEN 2025 AND 2050

CHANGE AREA	DWELLING INCREASE (NO.)	DWELLING INCREASE (%)	INDICATIVE BUILDOUT PROPORTION*
Aurelian St To Leach Highway (Extension 2025)	7	23%	17%
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	504	90%	34%
Bombard St & Mitchell St (Residential Density Change)	116	106%	48%
Booragoon Centre (East Adjacent Residential Density Change)	321	151%	57%
Booragoon Centre (West Adjacent Residential Density Change)	1013	412%	>80%
Booragoon Centre East (Extension 2025)	125	75%	35%
Brentwood Centre (Adjacent Residential Density Change)	105	70%	31%
Bristol Avenue (Adjacent Residential Density Change)	26	138%	60%
Canning Beach Road - Applecross (2025)	37	271%	>80%
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	283	392%	50%
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	241	190%	52%
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	139	170%	40%
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	286	157%	31%
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	366	299%	49%
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	45	46%	33%
Curruthers Rd To The Esplanade (2025)	5	20%	27%
Farrington Centre (Adjacent Residential Density Change)	307	197%	79%
Harris St (Extension 2025)	12	3%	15%
Harris St, Bicton (Adjacent Residential Density Change)	0	29%	29%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	59	42%	19%
Marmion St, Melville (Residential Density Change)	18	37%	22%
Marmion St, Myaree (Extension 2025)	25	43%	20%
Marmion St, Myaree (Residential Density Change)	30	72%	29%
North Lake Road, Myaree (Extension 2025)	17	43%	26%
North Lake Road, Myaree (Residential Density Change)	39	65%	28%
Palmyra Local Centre (Adjacent Residential Density Change)	3	51%	16%
Riseley Centre (North Adjacent Residential Density Change)	379	294%	>80%
River View Tce To The Esplanade (2025)	6	12%	75%
Robson Way, Murdoch (Zoning Change)	21	365%	60%
South St To Barclay Rd, Kardinya (Residential Density Change)	90	90%	40%
Wireless Hill (East Adjacent Residential Density Change)	448	130%	62%

Source: Urbis

** This is a comparison of forecasted dwellings and the average between the development capacity for Scenario's 1A and 1B.*

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DISTRICT CENTRES AND STATION PRECINCTS

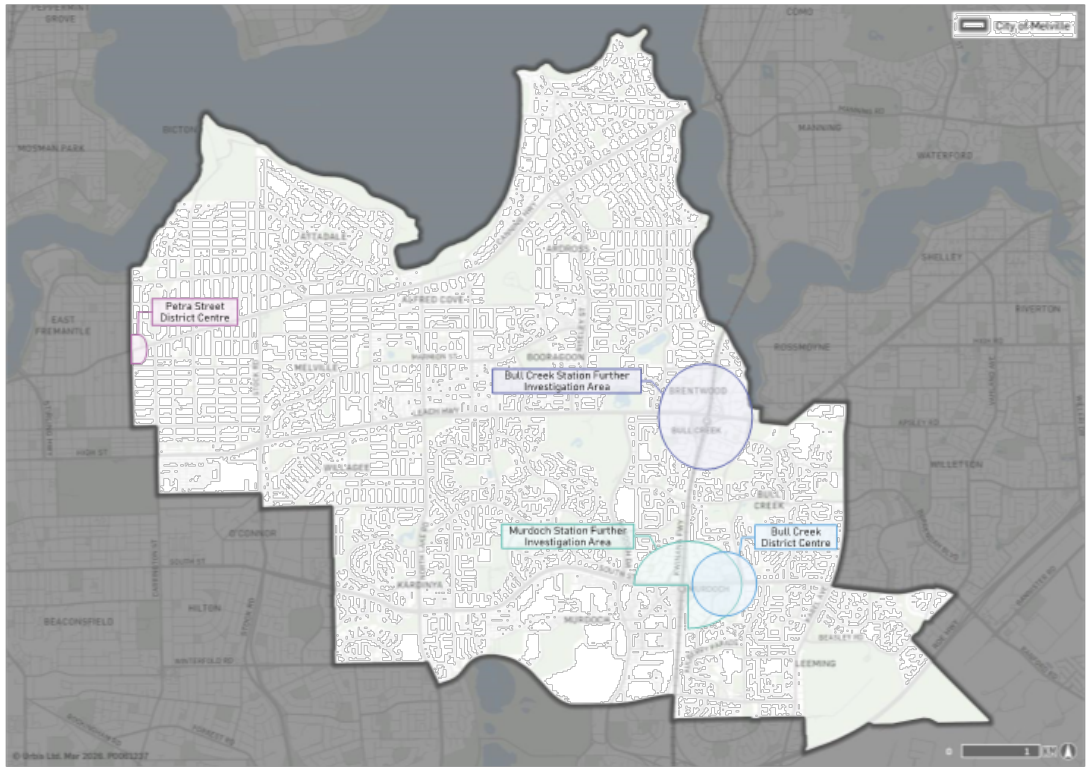
Urbis was also engaged to assess and test the development capacity of the following district centre areas and train station precincts to be able to potentially support density in the medium to long term:

- Petra Street District Centre;
- Bull Creek District Centre;
- Murdoch Station Further Investigation Area; and
- Bull Creek Further Investigation Area.

An indicative boundary for these areas has been shown to the right. These indicative boundaries have been estimated based on discussion with City of Melville officers and having regard to the catchments and densities recommended under State Planning Policy 4.2.

The determined dwelling capacity for each areas has been done on the basis that these areas are delivered exclusively as medium and high density to test the maximum capacity the proposed change areas can deliver at these assumed zonings.

DISTRICT CENTRES AND STATION PRECINCTS



Source: Urbis

DISCLAIMER:

The scenarios for these district centres represent hypothetical development scenarios and are indicative of potential capacity under each scenario. They do not take into consideration landowner intentions, age of built form, some physical site constraints building costs and other external factors. They also assume an average apartment sizes which can vary and influence maximum dwelling yield.

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PETRA STREET AND BULL CREEK DISTRICT CENTRE DEVELOPMENT CAPACITY

To undertake this assessment of the district centres, it has been assumed that immediately surrounding the centres there is a provision of RAC zoned sites (with a height limit of nine storeys) with density then scaling down from R100 down to R40 the further from the centre.

Assuming the R code changes suggested by the City of Melville, the Petra Street and Bull Creek District Centres have the capacity to support significant development theoretically.

As district centres however, there is further consideration that needs to be taken regarding the upzoning of these areas. Whilst the upzoning of these district centres could create broader mixed use outcomes and support density, there are complexities around the existing uses. There would need to be considerations around the interface of the existing district centre with Canning Highway at Petra Street and how this would change. At Bull Creek there would need to be considerations around linkages with Murdoch Station and the interface with South Street.

Furthermore, depending on the zoning applied to these areas, sites could comprise varying extents of commercial uses such as office and retail which would reduce the potential dwellings delivered in these areas.

It is recommended that the City undertakes further investigation around the rezoning of these areas as they do have significant potential. There are however complexities and other considerations which need to be recognised, particularly a range of place and market attributes which make these areas more appropriate for long term upzoning (2040+).

SCENARIO 1A - PETRA STREET DISTRICT CENTRE DWELLING CAPACITY

369	Total Development Capacity
+318	Net Additional Dwellings from Existing Count of Dwellings
624%	Density Uplift

SCENARIO 1A - BULL CREEK DISTRICT CENTRE DWELLING CAPACITY

2,625	Total Development Capacity
+2,096	Net Additional Dwellings from Existing Count of Dwellings
396%	Density Uplift

SCENARIO 1B - PETRA STREET DISTRICT CENTRE DWELLING CAPACITY

504	Total Development Capacity
+453	Net Additional Dwellings from Existing Count of Dwellings
888%	Density Uplift

SCENARIO 1B - BULL CREEK DISTRICT CENTRE DWELLING CAPACITY

4,876	Total Development Capacity
+4,347	Net Additional Dwellings from Existing Count of Dwellings
822%	Density Uplift

Source: Urbis, City of Melville

Note Given this is a high level assessment, Scenario's 1A and 1B as defined earlier in this report have only been considered for this analysis. Where a proposed R code change in Scenario 1B does not allow for multiple dwellings (proposed to change to a code that is R30 or below), it has been assumed that grouped dwellings have been developed. The Bull Creek District Centre is inclusive of the RAC zoned land and the land the lots that don't overlap with the boundary defined for the Murdoch Station Further Investigation Area.*

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BULL CREEK AND MURDOCH STATION PRECINCTS DEVELOPMENT CAPACITY

Based on the advice of the City of Melville, this exercise has assumed that on average across the station precincts there is an upzoning to a three storey height limit (with the exception of the Bull Creek District Centre which is reflective of the zonings in the exercise on the previous page).

Assuming the R code changes suggested by the City of Melville, there is capacity to support significant development theoretically. Although there is clear strategic alignment in having increased density around these rail stations, the timing, form and delivery of this outcome is complex. The nature and form of existing development (cul-de-sac and curvilinear streets) would make significant redevelopment challenging, with pedestrian accessibility restricted by road layout and significant barriers through Freeway interchanges.

A review of land economics and viability success factors for these stations by Urbis and HUPP in late 2025 highlighted that for these stations to support quality density aligned to State Government policy expectations, the market conditions need to improve and the area may need significant intervention. There are limited examples where effective redevelopment around stations in Perth has occurred without substantial intervention, with redevelopment authorities and / or DevelopmentWA driving many station precinct redevelopments in Perth. Given these factors it is not recommended that the Bull Creek and Murdoch Station precincts relied upon to meet dwelling targets in the short to medium term.

SCENARIO 1A – BULL CREEK STATION PRECINCT DWELLING CAPACITY

- **4,213** Total Development Capacity
- **+3,342** Net Additional Dwellings from Existing Count of Dwellings
- **384%** Density Uplift

SCENARIO 1A – MURDOCH STATION PRECINCT DWELLING CAPACITY

- **5,055** Total Development Capacity
- **+4,242** Net Additional Dwellings from Existing Count of Dwellings
- **522%** Density Uplift

SCENARIO 1B – BULL CREEK STATION PRECINCT DWELLING CAPACITY

- **4,745** Total Development Capacity
- **+3,874** Net Additional Dwellings from Existing Count of Dwellings
- **445%** Density Uplift

SCENARIO 1B – MURDOCH STATION PRECINCT DWELLING CAPACITY

- **7,948** Total Development Capacity
- **+7,135** Net Additional Dwellings from Existing Count of Dwellings
- **822%** Density Uplift

Source: Urbis, City of Melville
Note Given this is a high level assessment, Scenario's 1A and 1B as defined earlier in this report have only been considered for this analysis. This exercise is inclusive of the overlap in the Bull Creek District Centre land.*

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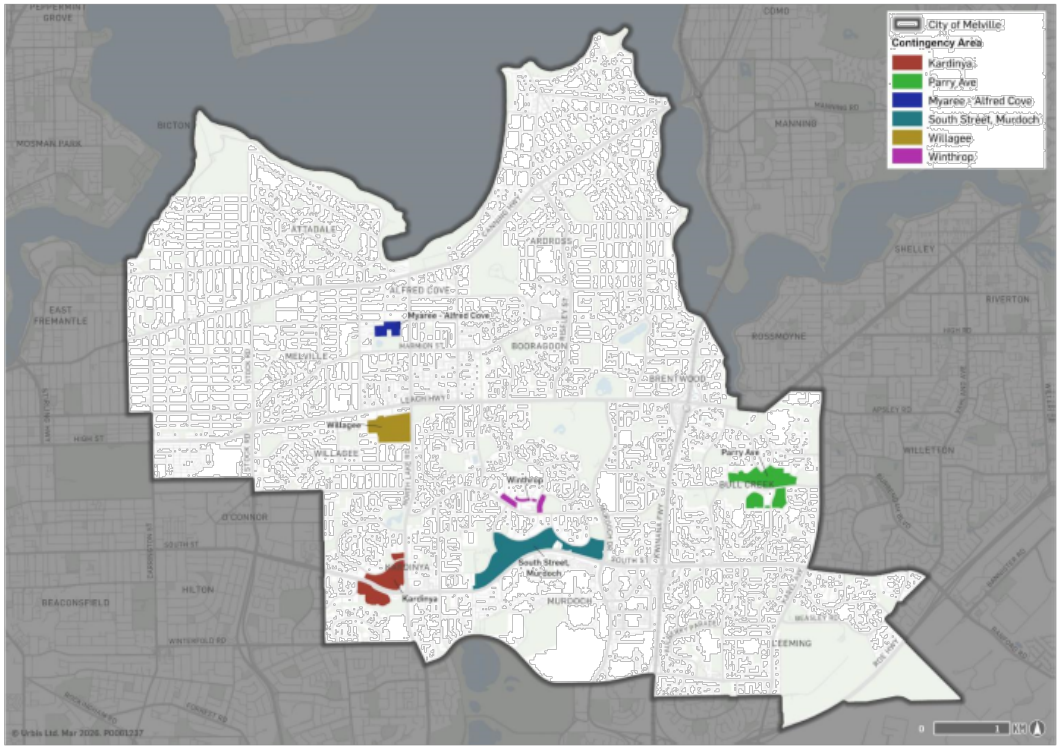
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OPPORTUNITY AREAS

The City of Melville have identified six opportunity areas for review. These areas are understood to be for consideration in addition to or instead of some of the proposed change areas modelled earlier on in this report.

The following pages provide a high level assessment of these opportunity areas and their development capacity. To undertake this assessment, the City of Melville advised Urbis to assume that these opportunity areas would be rezoned to R40.

OPPORTUNITY AREAS



Source: Urbis, City of Melville

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OPPORTUNITY AREAS DEVELOPMENT CAPACITY

The rezoning of the opportunity areas to R40 could support an additional 2,226 dwellings under scenario 1A and 3,731 dwellings under scenario 1B.

A detailed breakdown of dwelling capacities by scenario and approach can be found on the following pages.

The average of these two scenarios has formed the basis of development forecasts conducted on the following pages. Additionally, the opportunity areas have been scored using the same approach within the body of this report to support the development forecasting conducting. This can be found on the following page.

SCENARIO 1A – OPPORTUNITY AREAS DWELLING CAPACITY

3,539 Total Development Capacity across Proposed Change Areas

+2,226 Net Additional Dwellings from Existing Count of Dwellings

170% Average Density Uplift across the opportunity Areas

SCENARIO 1B – OPPORTUNITY AREAS DWELLING CAPACITY

5,044 Total Development Capacity across Proposed Change Areas

+3,731 Net Additional Dwellings from Existing Count of Dwellings

284% Average Density Uplift across the opportunity Areas

Source: Urbis, City of Melville
Note Given this is a high level assessment, Scenario's 1A and 1B as defined earlier in this report have only been considered for this analysis.*

DISCLAIMER:

These scenarios represent hypothetical development scenarios and are indicative of potential capacity under each scenario. They do not take into consideration landowner intentions, age of built form, some physical site constraints building costs and other external factors. They also assume an average apartment sizes which can vary and influence maximum dwelling yield.

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OPPORTUNITY AREAS DEVELOPMENT CAPACITY

OPPORTUNITY AREAS DEVELOPMENT CAPACITY

OPPORTUNITY AREA	EXISTING DWELLINGS	SCENARIO 1A - GROUP DWELLINGS, NO SITES AMALGAMATED			SCENARIO 1B - MULTIPLE DWELLINGS, NO SITES AMALGAMATED		
		TOTAL DEVELOPMENT CAPACITY	NET DWELLING INCREASE	UPLIFT FROM EXISTING DWELLINGS	TOTAL DEVELOPMENT CAPACITY	NET DWELLING INCREASE	UPLIFT FROM EXISTING DWELLINGS
Kardinya	223	649	426	191%	947	724	325%
Myaree - Alfred Cove	73	162	89	122%	254	181	248%
Parry Ave	285	819	534	187%	1,135	850	298%
South Street Further Investigation Area	458	1,223	765	167%	1,737	1,279	279%
Willagee	215	512	297	138%	727	512	238%
Winthrop	59	174	115	195%	244	185	314%

Source: Urbis, City of Melville
Note Given this is a high level assessment, Scenario's 1A and 1B as defined earlier in this report have only been considered for this analysis.*

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OPPORTUNITY AREAS SUCCESS FACTOR SCORING

A success factor assessment of the opportunity areas revealed that these areas can potentially support the development of infill. Typically, they have strong connections to retail, open space and some mode of public transport. Property values may push timeframes for development back and lots may need to be amalgamated to deliver greater density outcomes. Otherwise, the upzoning in these opportunity areas will likely result in townhouse or battle axe development.

Willagee is the only area which does not have favourable infill development success factors. Further north of the identified opportunity area in Willagee has seen successful infill development in recent years however this was delivered by national developer Satterley in what was previously open space. Development on existing residential otherwise will likely prove more difficult given lot size constraints and the age of existing stock.

INFILL SUCCESS FACTOR SCORING, OPPORTUNITY AREAS

PROPOSED CHANGE AREAS	SCORE / DEVELOPMENT VIABILITY	AVERAGE OF PROXIMITY TO RETAIL AND SIZE OF NEAREST RETAIL	AVERAGE OF PROXIMITY TO OPEN SPACE (METRES)	AVERAGE OF PROXIMITY TO BUSES (METRES)	AVERAGE OF PROXIMITY TO TRAINS (METRES)	MEDIAN MULTIPLE PROPERTY VALUES RELATIVE TO GREATER PERTH	MEDIAN MULTIPLE RENTAL VALUES RELATIVE TO GREATER PERTH	PROPORTION OF STOCK LESS THAN 15 YEARS OLD (%)	PROPORTION OF LOTS MORE THAN 1,000 SQ.M (%)
Scoring Measures	-	**Greater than 80% = Strong, Between 50% - 80% = Moderate, Less than 50% = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 200m = Strong, Between 200-500m = Moderate, More than 500m = Low**	**Less than 1.5km = Strong, between 1.5-3km = Moderate, More than 3km = Low**	**Greater than 1.8 = Strong, Between 1.4 - 1.8 = Moderate, Less than 1.4 = Low**	**Greater than 1.3 = Strong, Between 1.1 - 1.3 = Moderate, Less than 1.1 = Low**	**Less than 15% = Strong, Between 15-30% = Moderate, More than 30% = Low**	**More than 40% = Strong (More Available Sites to Develop), Between 20-40% = Moderate, Less than 20% = Low (Less Available Sites to Develop)**
Kardinya	Score	100%	96	159	3,648	1.45	1.13	0.9%	4.0%
	Development Viability	Strong	Strong	Strong	Low	Moderate	Moderate	Strong	Low
Myaree – Alfred Cove	Score	100%	48	246	4,044	1.48	1.13	11.9%	0.0%
	Development Viability	Strong	Strong	Moderate	Low	Moderate	Moderate	Strong	Low
Parry Ave	Score	75%	130	131	1,442	1.48	1.18	0.0%	3.5%
	Development Viability	Moderate	Strong	Strong	Strong	Moderate	Moderate	Strong	Low
South Street (Further Investigation Area)	Score	74%	125	121	1,792	1.42	1.13	13.9%	1.8%
	Development Viability	Moderate	Strong	Strong	Moderate	Moderate	Moderate	Strong	Low
Willagee	Score	30%	74	170	3,872	1.21	1.07	61.3%	2.8%
	Development Viability	Low	Strong	Strong	Low	Low	Low	Low	Low
Winthrop	Score	100%	194	159	2,016	1.82	1.28	0.0%	0.0%
	Development Viability	Strong	Strong	Strong	Moderate	Strong	Moderate	Strong	Low

Source: Urbis, PriceFinder, Landgate, Department of Planning Lands and Heritage

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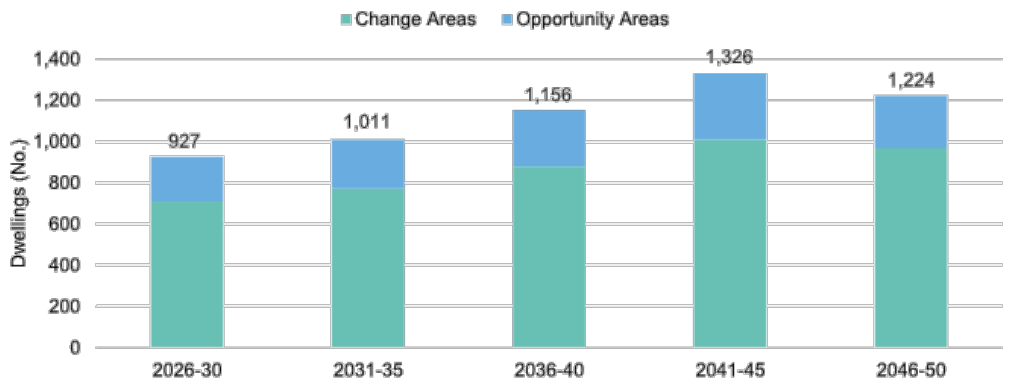
OPPORTUNITY AREA DEVELOPMENT SCENARIO FORECASTS

Urbis undertook scenario modelling for projected development rates across all the change areas and the opportunity areas. It is acknowledged that including these opportunity areas may impact demand within other areas of the City.

Overall, this analysis found that these areas would be anticipated to deliver approximately 5,634 new dwellings (net) by 2050. It is anticipated that the opportunity areas would contribute an additional 1,301 dwellings. In comparison to the modelling within the body of this report, the proposed change areas would deliver 735 less dwellings should the opportunity areas be rezoned. Of those 735 dwellings, It is expected that approximately 68% of these dwellings would not be developed in change areas along Canning Highway and around Booragoon (including Wireless Hill).

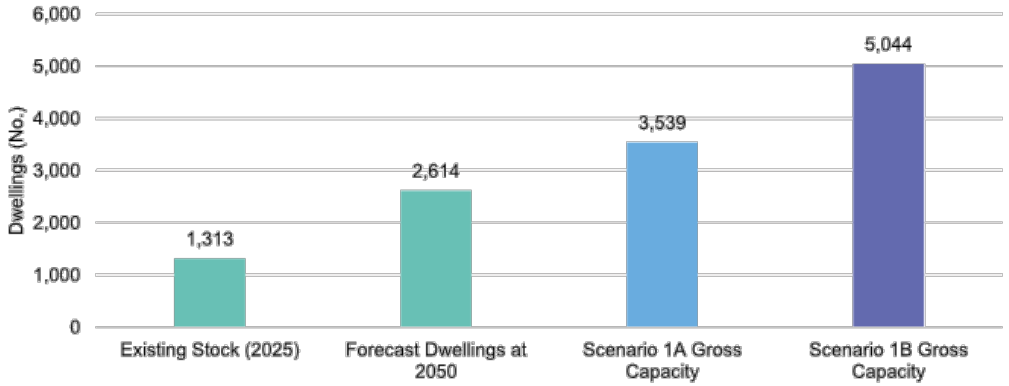
The development rates of the opportunity areas are anticipated to increase over time as other better positioned and more favourable areas of development begin to develop out such as Booragoon and the Riseley Activity Centre beyond 2045.

NET DWELLINGS ACROSS THE PROPOSED CHANGE AREAS AND OPPORTUNITY AREAS, 2026 – 2050



Source: Urbis

FORECAST DWELLINGS ACROSS THE OPPORTUNITY AREAS AND DEVELOPMENT CAPACITY



Source: Urbis

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NET DWELLING INCREASES ACROSS PROPOSED CHANGE AND OPPORTUNITY AREAS

CHANGE AREA	2026-30	2031-35	2036-40	2041-45	2046-50
Aurelian St To Leach Highway (Extension 2025)	2	1	1	1	0
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	96	92	89	84	80
Bombard St & Mitchell St (Residential Density Change)	17	18	19	20	21
Booragoon Centre (East Adjacent Residential Density Change)	42	47	53	59	66
Booragoon Centre (West Adjacent Residential Density Change)	94	133	193	282	181
Booragoon Centre East (Extension 2025)	23	22	21	20	18
Brentwood Centre (Adjacent Residential Density Change)	21	19	17	16	14
Bristol Avenue (Adjacent Residential Density Change)	3	3	4	4	5
Canning Beach Road - Applecross (2025)	4	8	15	11	0
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	41	43	47	50	54
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	34	36	39	42	46
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	23	23	23	22	22
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	58	53	50	45	41
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	53	57	61	65	70
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	8	8	7	7	6
Curruthers Rd To The Esplanade (2025)	1	1	1	0	0
Farrington Centre (Adjacent Residential Density Change)	31	38	47	58	74
Harris St (Extension 2025)	4	3	2	1	1
Harris St, Bicton (Adjacent Residential Density Change)	0	0	0	0	0
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	17	13	10	7	5
Marmion St, Melville (Residential Density Change)	5	4	3	2	2
Marmion St, Myaree (Extension 2025)	7	5	4	3	2
Marmion St, Myaree (Residential Density Change)	6	6	5	4	4
North Lake Road, Myaree (Extension 2025)	4	3	3	2	2
North Lake Road, Myaree (Residential Density Change)	8	7	6	5	5
Palmyra Local Centre (Adjacent Residential Density Change)	1	1	1	0	0
Riseley Centre (North Adjacent Residential Density Change)	35	47	67	96	134
River View Tce To The Esplanade (2025)	1	1	1	1	1
Robson Way, Murdoch (Zoning Change)	3	3	3	4	4
South St To Barclay Rd, Kardinya (Residential Density Change)	15	15	15	14	14
Wireless Hill (East Adjacent Residential Density Change)	55	63	73	83	97
Kardinya Opportunity Area	44	49	57	65	76
Myaree - Alfred Cove Opportunity Area	8	8	7	6	6
Parry Ave Opportunity Area	57	69	87	108	79
South Street Further Investigation Area	77	88	101	115	83
Willagee Opportunity Area	17	10	6	3	2
Winthrop Opportunity Area	12	14	18	21	9
Total	**927**	**1,011**	**1,156**	**1,326**	**1,224**

Source: Urbis

City of Melville - Land Economics Assessment Page 117

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FORECASTED DWELLINGS AND DEVELOPMENT CAPACITY

CHANGE AREA	EXISTING STOCK (2025)	FORECAST DWELLINGS AT 2050	SCENARIO 1A GROSS CAPACITY	SCENARIO 1B GROSS CAPACITY
Aurelian St To Leach Highway (Extension 2025)	30	35	57	84
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	559	1,000	1,666	2,413
Bombard St & Mitchell St (Residential Density Change)	110	204	280	422
Booragoon Centre (East Adjacent Residential Density Change)	213	479	732	826
Booragoon Centre (West Adjacent Residential Density Change)	246	1,129	1,060	1,458
Booragoon Centre East (Extension 2025)	166	270	475	564
Brentwood Centre (Adjacent Residential Density Change)	149	236	393	587
Bristol Avenue (Adjacent Residential Density Change)	19	39	52	73
Canning Beach Road - Applecross (2025)	14	52	52	52
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	72	307	561	718
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	126	323	550	630
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	81	194	372	483
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	182	428	951	1,256
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	122	428	731	1,006
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	99	135	186	282
Curruthers Rd To The Esplanade (2025)	19	22	33	33
Farrington Centre (Adjacent Residential Density Change)	156	405	458	629
Harris St (Extension 2025)	387	397	468	468
Harris St, Bicton (Adjacent Residential Density Change)	4	5	6	10
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	146	198	431	492
Marmion St, Melville (Residential Density Change)	51	66	112	162
Marmion St, Myaree (Extension 2025)	58	79	150	217
Marmion St, Myaree (Residential Density Change)	42	66	122	174
North Lake Road, Myaree (Extension 2025)	37	50	80	116
North Lake Road, Myaree (Residential Density Change)	61	93	161	239
Palmyra Local Centre (Adjacent Residential Density Change)	7	10	24	36
Riseley Centre (North Adjacent Residential Density Change)	129	508	409	607
River View Tce To The Esplanade (2025)	52	56	60	60
Robson Way, Murdoch (Zoning Change)	6	22	35	50
South St To Barclay Rd, Kardinya (Residential Density Change)	99	172	264	377
Wireless Hill (East Adjacent Residential Density Change)	343	714	856	1,282
Kardinya Opportunity Area	223	514	649	947
Myaree - Alfred Cove Opportunity Area	73	108	162	254
Parry Ave Opportunity Area	285	685	819	1,135
South Street Further Investigation Area	458	922	1,223	1,737
Willagee Opportunity Area	215	251	512	727
Winthrop Opportunity Area	59	133	174	244
Total	**5,098**	**10,737**	**15,326**	**20,850**

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FORECASTED DWELLINGS INCREASE AND BUILD OUT CAPACITY BETWEEN 2025 AND 2050

CHANGE AREA	DWELLING INCREASE (NO.)	DWELLING INCREASE (%)	INDICATIVE BUILDOUT PROPORTION
Aurelian St To Leach Highway (Extension 2025)	5	19%	14%
Aurelian St To Leach Highway, Palmyra (Residential Density Change)	441	79%	30%
Bombard St & Mitchell St (Residential Density Change)	95	85%	39%
Booragoon Centre (East Adjacent Residential Density Change)	267	125%	47%
Booragoon Centre (West Adjacent Residential Density Change)	883	359%	>80%
Booragoon Centre East (Extension 2025)	104	62%	29%
Brentwood Centre (Adjacent Residential Density Change)	87	58%	26%
Bristol Avenue (Adjacent Residential Density Change)	19	103%	45%
Canning Beach Road - Applecross (2025)	38	271%	>80%
Canning Hwy, Carrington St To Murray Rd (Dual Residential Density Codes)	235	326%	41%
Canning Hwy, Cowan St To Cunningham St (Dual Residential Density Codes)	197	157%	43%
Canning Hwy, Cunningham St To Conon Rd (Dual Residential Density Codes)	113	140%	33%
Canning Hwy, Prinsep Road To Rome Rd (Dual Residential Density Codes)	247	135%	27%
Canning Hwy, Tain St To Ullapool Rd (Dual Residential Density Codes)	306	251%	41%
Coleman Cr & Woodley Cr, Melville (Residential Density Change)	36	37%	27%
Curruthers Rd To The Esplanade (2025)	3	15%	21%
Farrington Centre (Adjacent Residential Density Change)	248	159%	64%
Harris St (Extension 2025)	11	3%	12%
Harris St, Bicton (Adjacent Residential Density Change)	0	21%	21%
Leach Hwy, Maddox Cr To Rome Rd (Dual Residential Density Codes)	52	36%	17%
Marmion St, Melville (Residential Density Change)	16	30%	18%
Marmion St, Myaree (Extension 2025)	21	36%	17%
Marmion St, Myaree (Residential Density Change)	25	58%	23%
North Lake Road, Myaree (Extension 2025)	14	35%	21%
North Lake Road, Myaree (Residential Density Change)	31	53%	23%
Palmyra Local Centre (Adjacent Residential Density Change)	3	41%	13%
Riseley Centre (North Adjacent Residential Density Change)	379	294%	>80%
River View Tce To The Esplanade (2025)	5	8%	52%
Robson Way, Murdoch (Zoning Change)	17	274%	45%
South St To Barclay Rd, Kardinya (Residential Density Change)	73	74%	33%
Wireless Hill (East Adjacent Residential Density Change)	371	108%	51%
Kardinya Opportunity Area	291	131%	51%
Myaree - Alfred Cove Opportunity Area	35	48%	26%
Parry Ave Opportunity Area	400	140%	58%
South Street Further Investigation Area	464	101%	45%
Willagee Opportunity Area	38	17%	9%
Winthrop Opportunity Area	74	126%	50%
Total	**5,639**	**111%**	**43%**

Source: Urbis

Note This is a comparison of forecasted dwellings and the average between the development capacity for Scenario's 1A and 1B.*

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DEFINITIONS

Detached Housing

The ABS define **separate houses** as:

"This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat or apartment - see below). The number of storeys of separate houses is not recorded.
Also included in this category are occupied accommodation units in manufactured home estates which are identified as separate houses."

Medium Density Housing

The ABS defines **Semi-detached, row or terrace house and townhouse** as:

"These dwellings have their own private grounds and no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre."

Apartments

The ABS defines **apartments** as:

"This category includes all dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats."

Non-Private Dwellings

The ABS defines **Non-Private Dwellings** as:

"NPDs are those dwellings, not included above, that provide a communal or transitory type of accommodation. They are classified according to their function for the variable Type of Non-Private Dwelling (NPDD). NPDs include hotels, motels, guest houses, prisons, religious and charitable institutions, boarding schools, defence establishments, hospitals and other communal dwellings."

Unoccupied Private Dwellings

The ABS defines **Unoccupied Private Dwellings** as:

"These are structures built specifically for living purposes which are habitable, but unoccupied on Census night. Vacant houses, holiday homes, huts and cabins (other than seasonal workers' quarters) are counted as unoccupied private dwellings. Also included are newly completed dwellings not yet occupied, dwellings which are vacant because they are due for demolition or repair, and dwellings to let."

Other dwelling types include and are defined by the ABS as:

- **Caravan:** *"Includes all occupied caravans, regardless of where they are located. Occupied campervans are also included."*
- **Cabin, houseboat:** *"This includes all occupied cabins and houseboats. Cabins are self-contained and not intended for long-term residential use. This includes occupied cabins located in residential parks or set up as temporary accommodation. A houseboat is an occupied mobile dwelling (intended for use on water). It is not typically intended for long-term use, although it could be currently used on a permanent or semi-permanent basis. Occupied houseboats are treated as occupied private dwellings regardless of location. Separate houses in caravan or residential parks or marinas occupied by managers or caretakers are not included in this category."*
- **Improvised home, tent, sleepers out:** *"These include sheds, tents, humpies and other improvised dwellings that were occupied on Census night. This category includes people sleeping-out, including those sleeping on the streets, in abandoned buildings, under bridges or in cars."*
- **House or flat attached to a shop, office etc.:** *"A house or flat attached to a shop, office, factory or any other non-residential structure is included in this category."*

Not Stated

The ABS defines **Not stated** as:

"Not stated means the question wasn't answered on the Census form."

Not Applicable

*The ABS defines **Not applicable** as:*

"Not applicable means the question wasn't applicable to the person so they did not need to respond."

This includes the categories Non-private dwellings and Migratory, off-shore and shipping SA1.

Statistical Area Level 1 (SA1)

A Statistical Area Level 1 (SA1) is the smallest geographic unit designed by the Australian Bureau of Statistics (ABS) for releasing Census data. Built from aggregated Mesh Blocks, they typically contain 200 to 800 people (averaging 400) to ensure high-detail data reporting.

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COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods, and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, has and continues to cause considerable business uncertainty which in turn materially impacts market conditions and the Australian and world economies more broadly.

The uncertainty has and is continuing to impact the Australian real estate market and business operations. The full extent of the impact on the real estate market and more broadly on the Australian economy and how long that impact will last is not known and it is not possible to accurately and definitively predict. Some business sectors, such as the retail, hotel and tourism sectors, have reported material impacts on trading performance. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The data and information that informs and supports the Report Content is current as at the date of this report and (unless otherwise specifically stated in the Report) does not necessarily reflect the full impact of the COVID-19 Outbreak on the Australian economy, the asset(s) and any associated business operations to which the report relates. It is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event and the various programs and initiatives governments have adopted in attempting to address its impact. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong has been, and may be further, materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a longer lasting impact than we have assumed. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Where we have sought to address the impact of the COVID-19 Outbreak in the Report, we have had to make estimates, assumptions, conclusions and judgements that (unless otherwise specifically stated in the Report) are not directly supported by available and reliable data and information. Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

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Project code	P0061237
Report number	V4

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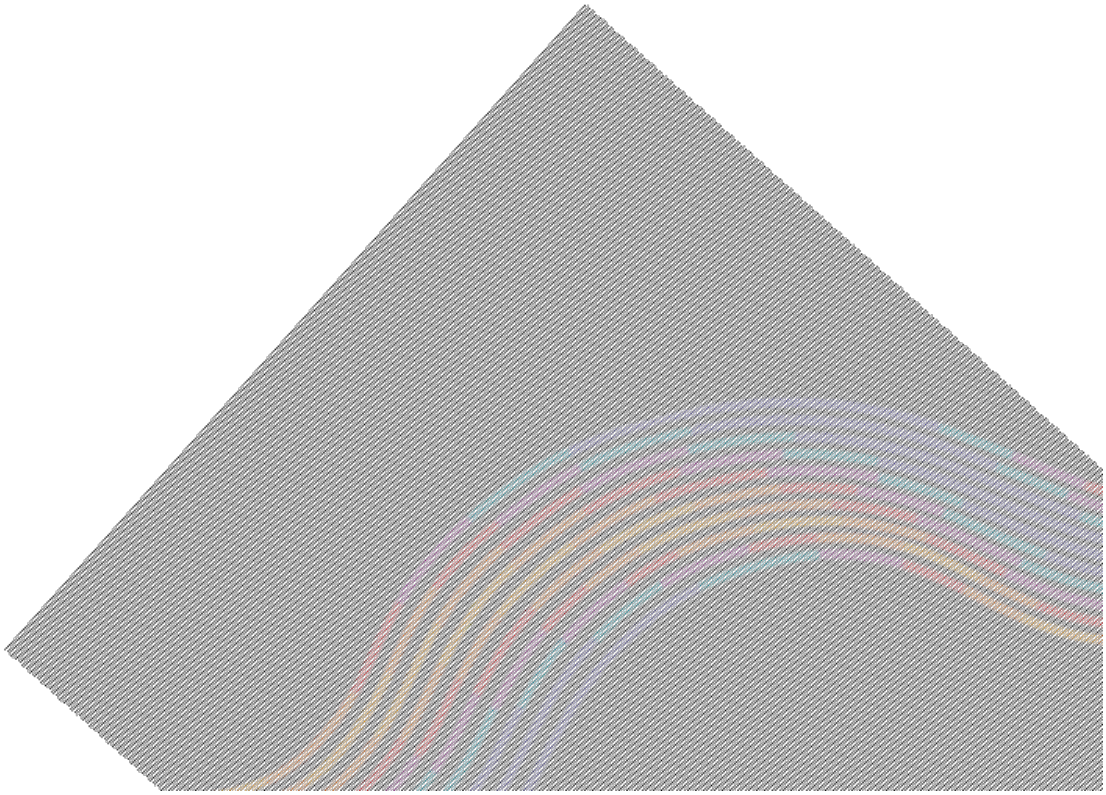
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City of Melville

Attachment 5

Traffic Impact Assessment



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Summary Sheet

Traffic Impact Assessment

City of Melville

Why was this study done?

This report was prepared to understand how growth expected as a result of the proposed Local Planning Scheme No. 6 (LPS6) density changes will impact on Melville's road network.

The Traffic Impact Assessment (TIA), prepared by consultants WSP, models road network impacts based on broader network growth expected over time, as well as the cumulative impact of the changes proposed under LPS6.

The TIA evaluates how this additional development will influence traffic demand, congestion, and network performance over time.

The study is not just about predicting traffic, it is about **understanding whether the City's transport system can keep pace with growth and what interventions are needed** to ensure it continues to function effectively and safely.

What scenarios were looked at?

The study looked at three scenarios, which were:

Baseline: This scenario is all the expected growth over the next 25 years, including all the existing and proposed structure plans for our activity centres. It does not include any of the proposed changes from the LPS6 Review.

'Density Approach 1' Core growth areas: LPS6 Review proposed change areas

'Density Approach 2' Additional growth areas: Further intensification along corridors (e.g. Canning Highway)

Volume difference: Example from report showing change in network flows from 2026 to 2051



Existing Transport Network Conditions

(2026 Baseline)

Existing congestion

- Several corridors are already approaching or exceeding capacity, particularly:
  - Canning Hwy (east of North Lake Rd)
  - Leach Hwy (east of Riseley St)
  - South St (Murdoch Dr - Kwinana Fwy)

Current Traffic Volumes (Peak Hour)

- Canning Hwy: up to **3,000** vehicles/hour/direction
- Leach Hwy: up to **3,000** vehicles/hour/direction
- South St: up to **3,200** vehicles/hour/direction

Intersection performance

- Many intersections operate at an unsatisfactory Level of Service (LoS)
- This indicates long delays, high sensitivity to disruptions and potential safety risks at side streets.

Forecast Traffic Growth

Baseline Growth

- **Major corridors**: +500–1000 vehicles/hour/direction (Canning Hwy, Leach Hwy)
- **Secondary corridors**: +100–200 vehicles/hour/direction (Marmion St, South St)

Congestion and network capacity:

- **Canning Hwy**: severe congestion by 2041–2051
- **Leach Hwy**: shifts from 'at-capacity' to 'over-capacity'
- **South St**: reaches/exceeds capacity across key sections
- **Most intersections** along Canning Hwy, Leach Hwy, and South St **will be operating at LoS F (failure)** by 2041 and 2051.

Intersection performance is the **critical limiting factor** in the netowrk.

LPS6 Proposed Density Changes

- Traffic increases on key corridors are small (~≤100–250 veh/hr/direction)
- **Minimal additional congestion compared to baseline**
- Network performance remains poor but not significantly worse

Most congestion is driven by background or regional growth, not just LPS6 changes.

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Public & Active Transport Accessibility

Public Transport Strengths:

- Mandurah line provides strong coverage with up to 12 trains/hour peak.
- Extensive bus network (39 bus routes)
- Most residents are within 15-30 minutes of an activity centre

Active Transport:

- There is an established cycle network, however there are **significant gaps** and **upgrades needed on major corridors**

Public transport accessibility is strong and represents a **key opportunity to absorb growth** - if mode shift can be achieved.

Why does this matter for the future?

Low density residential development and high private vehicle ownership create an environment with significantly greater household vehicle trip generation.

- As density intensifies, vehicle ownership decreases along with vehicle trip generation.
- This occurs for a number of reasons: smaller household sizes, greater accessibility to alternative transport and a reduced reliance on motor vehicles.

Interventions to limit congestion

The report makes it clear that traffic will increase in the City under all scenarios. A range of interventions are required to ensure a meaningful reduction in future driving demand, including:

- **Mode shift** - investment in the public and active transport networks are needed from both local and state governments.
- **Reduced car ownership rates** through higher density developments in suitable locations.
- **Targeted and reactive local road upgrades**.
- **Intersection upgrades** through signal timing optimisation, additional lanes, etc.
- Reiterate responsibility of **State government to invest in major road upgrades**.

For more information, read the full Tree Canopy Impact Assessment report.

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City of Melville

Local Planning Scheme 6 (LPS6) Review

Transport Impact Assessment

May 2026



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Question today
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Local Planning Scheme 6 (LPS6) Review
Transport Impact Assessment

City of Melville

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A-WIP1	13/05/2026	Draft report (work-in-progress)
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A	27/05/2026	Draft report
B	28/05/2026	Updated report
B1	28/05/2026	Correction of Figure 3.1

	Name	Date
Prepared by:	J. Trieu	28/05/2026
Reviewed by:	J. Martin	28/05/2026
Approved by:	J. Martin	28/05/2026

WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Table of contents

Executive summary iii

1 Introduction 1
1.1 Overview 1
1.2 Project objectives 1
1.3 Purpose of this report 1

2 Existing network 2
2.1 Land use 2
2.2 Transport network 4
2.2.1 Key roads 4
2.2.2 Public transport 5
2.2.3 Active transport 6
2.2.4 Restricted access vehicles 7
2.3 Input data sources 8

3 Proposed land use changes 9
3.1 Overview 9
3.2 Land use scenarios 9

4 Impact assessment 12
4.1 Assessment methodology 12
4.1.1 Overview 12
4.1.2 Detailed breakdown 13
4.2 Assumptions 15
4.3 Scenarios assessed 15
4.4 Key outputs and interpretations 16
4.4.1 Overview 16
4.4.2 Network flow diagram 17
4.4.3 Volume-capacity ratio plots 17

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4.4.4 Flow difference plots 18
4.4.5 Intersection performance metrics 19
4.5 2026 existing conditions 21
4.5.1 Overview 21
4.5.2 Network flows 21
4.5.3 Network congestion and intersection performance 23
4.5.4 Public transport access 26
4.6 2041 baseline 29
4.6.1 Forecast network flows 29
4.6.2 Forecast network congestion and intersection performance 34
4.7 2041 scenario 1 ("CoM Density Approach 1") 37
4.7.1 Forecast network flows 37
4.7.2 Forecast network congestion and intersection performance 42
4.8 2041 scenario 2 ("CoM Density Approach 2") 45
4.8.1 Forecast network flows 45
4.8.2 Forecast network congestion and intersection performance 50
4.9 2051 baseline 53
4.9.1 Forecast network flows 53
4.9.2 Forecast network congestion and intersection performance 58
4.10 2051 scenario 1 ("CoM Density Approach 1") 61
4.10.1 Forecast network flows 61
4.10.2 Forecast network congestion and intersection performance 66
4.11 2051 scenario 2 ("CoM Density Approach 2") 69
4.11.1 Forecast network flows 69
4.11.2 Forecast network congestion and intersection performance 74
4.12 Additional considerations 77
4.12.1 Intervention methodologies 77
4.12.2 Changes in car ownership rates 78
4.12.3 Existing mode shares 80
4.12.4 Increased electric vehicle uptake 85
4.13 Case studies 86
4.13.1 Stirling Highway at Nedlands 86
4.13.2 Albany Highway at Cannington 87
4.13.3 Parramatta Road (Sydney) at Burwood 88
5 Conclusions 90
5.1 Overview 90
5.2 Scenarios assessed 90
5.3 Modelling overview 90
5.4 Base scenario impacts 90
5.5 Scenario 1 (Density Approach 1) impacts 91
5.6 Scenario 2 (Density Approach 2) impacts 91
5.7 Additional considerations 91
5.7.1 Intervention methodologies 91
5.7.2 Car ownership rates 91
5.7.3 Mode shares in Melville 92
5.7.4 Electric vehicle uptake 92

List of appendices

Appendix A Forecast network flows
Appendix B Forecast network flow differences between scenarios
Appendix C Forecast network congestion and intersection performance

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Executive summary

Overview

WSP was commissioned by the City of Melville to complete a transport impact assessment of the proposed Local Planning Scheme 6 changes. This would involve the uplift of density limits around the City of Melville, in addition to overall expected growth in dwellings under iterative changes to the planning framework unrelated to LPS6 and potential developments around the Murdoch and Bull Creek railway stations, and the Booragoon shopping centre.

Scenarios assessed

Three development scenarios were considered for the future year scenarios of 2041 and 2051:

- Base scenario, accounting for the expected change in dwellings under business-as-usual assumptions for most of the City of Melville, plus iterative changes to the planning framework by the City of Melville to account for future targeted growth around the Murdoch and Bull Creek train stations, Petra Street precinct and Bull Creek shopping centre. This would represent an increase of around 8,400 dwellings between 2026 and 2051.
- Scenario 1 (or Density Approach 1) extends the Base scenario by adding the proposed LPS6 changes in addition to the forecast background growth. This would represent an increase of around 12,100 dwellings between 2026 and 2051.
- Scenario 2 (or Density Approach 2) extends on Scenario 1, by including additional demand from other areas in Melville previously considered for density change, which the City of Melville are now recommending be removed from the scope of the LPS6 changes. This considered density increases along Canning Highway and additional increases around the Melville City Centre (Booragoon). This would represent an increase of around 14,300 dwellings between 2026 and 2051.

Modelling overview

Traffic modelling was completed of the City of Melville and considered the impacts of these different scenarios on the key road corridors and intersections within the City of Melville.

This modelling included a network traffic assignment model to understand traffic flows across the road network within the City of Melville, and potential congestion areas based on the Volume-Capacity Ratio. This metric compares the traffic demand to the estimated capacity for that section of road. A ratio of 0.9 typically indicates that the section of road has reached practical capacity and small incidents will lead to significant delays and queues. A ratio exceeding 1.0 indicates that the traffic demand exceeds the estimated capacity of that section of road.

In addition, intersection modelling for key intersections within the City of Melville was completed to understand the Degree of Saturation and Level of Service metrics. The Degree of Saturation metric is similar to the Volume-Capacity Ratio, however considers the different capacities achievable with different levels of green time at traffic lights. Level of Service is an A–F scale based on average vehicle delay, with LoS A–D considered satisfactory and LoS E–F considered unsatisfactory.

Base scenario impacts

Overall, this modelling identified that most of the impact in terms of congestion or deteriorated traffic network performance would be experienced by 2041 with the Base scenario assumptions. By 2041, significant traffic demand growth is expected under the Base scenario on the Canning Highway and Leach Highway corridors (of around 500–1000 vehicles per hour per direction), and modest growth on Marmion Street and South Street (of around 100–200 vehicles per hour per direction). By 2051, there would be a smaller incremental increase in traffic demand on these corridors.

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Under the Base scenario, Volume-Capacity Ratio over 1.1 is expected for the Canning Highway east of North Lake Road, highlighting that this section of road would significantly exceed its capacity and there would be extensive queuing and delay during peak periods. In addition, Leach Highway east of Riseley Street would be at or exceeding capacity, and South Street between Murdoch Drive and Kwinana Freeway would be at or exceeding capacity.

Many intersections along Leach Highway and South Street are also performing unsatisfactorily. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

These areas of congestion are summarised in Figure ES.1, indicating the 2051 Volume-Capacity Ratios and intersection performance (of the AM peak hour).

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the existing 2026 conditions, with increasing conflicting traffic and therefore further reduced frequency of safe gaps.

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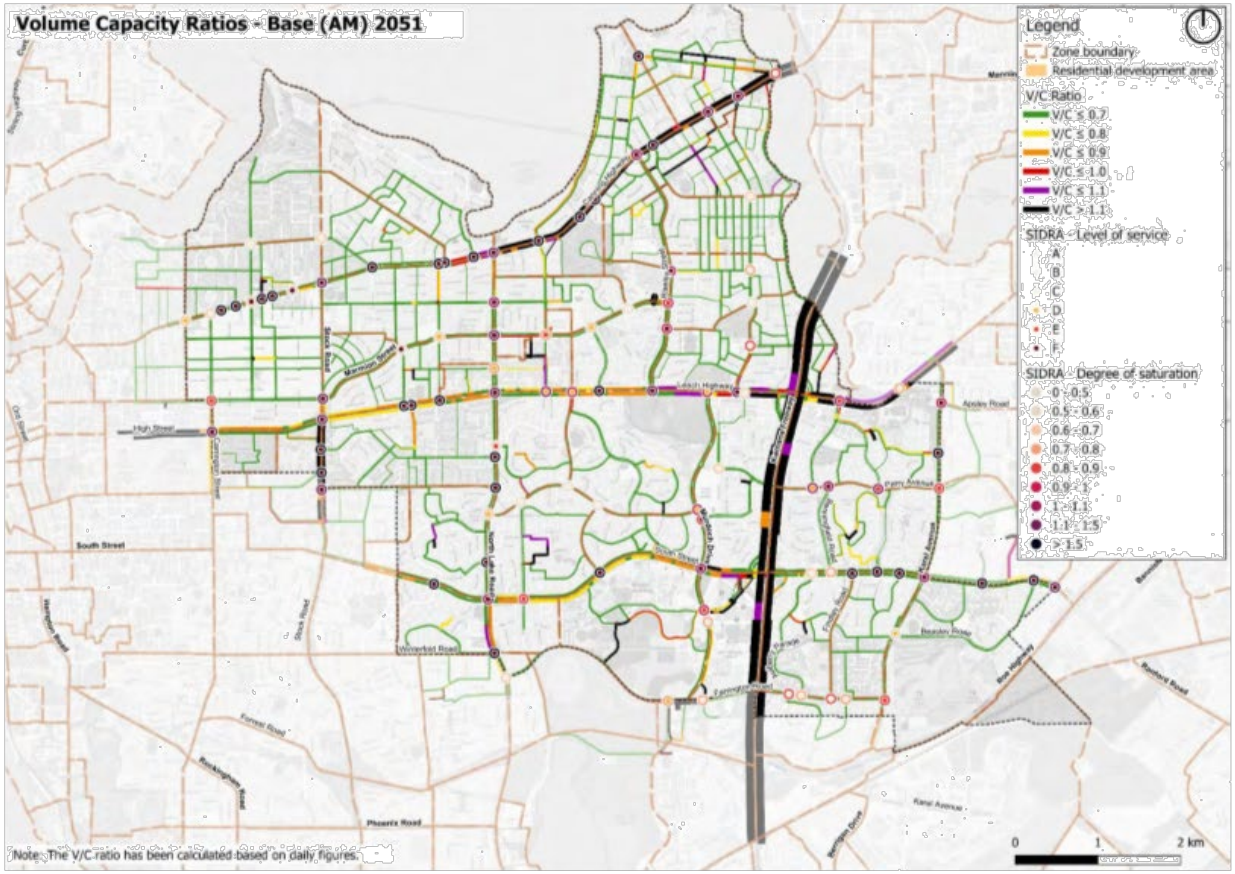


Figure ES.1 Forecast network volume-capacity ratios – 2051 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows

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Scenario 1 (Density Approach 1) impacts

Overall, the traffic volume increases on key road corridors would be relatively small compared to the Base scenario. It is expected that an additional 250 vehicles/hour or less in 2051 would utilise the key road corridors compared to the Base scenario. This would represent a modest increase in traffic demand compared to the Base scenario.

However, it is noted that parts of the Canning Highway, Leach Highway and South Street would exceed capacity under the 2041 and 2051 Base scenarios, and this would continue under the dwelling growth assumptions of this scenario. In addition, many intersections perform unsatisfactorily at LoS E/F under the Base scenario, and this would continue under this development scenario.

These areas of congestion are summarised in Figure ES.2, indicating the 2051 Volume-Capacity Ratios and intersection performance (of the AM peak hour).

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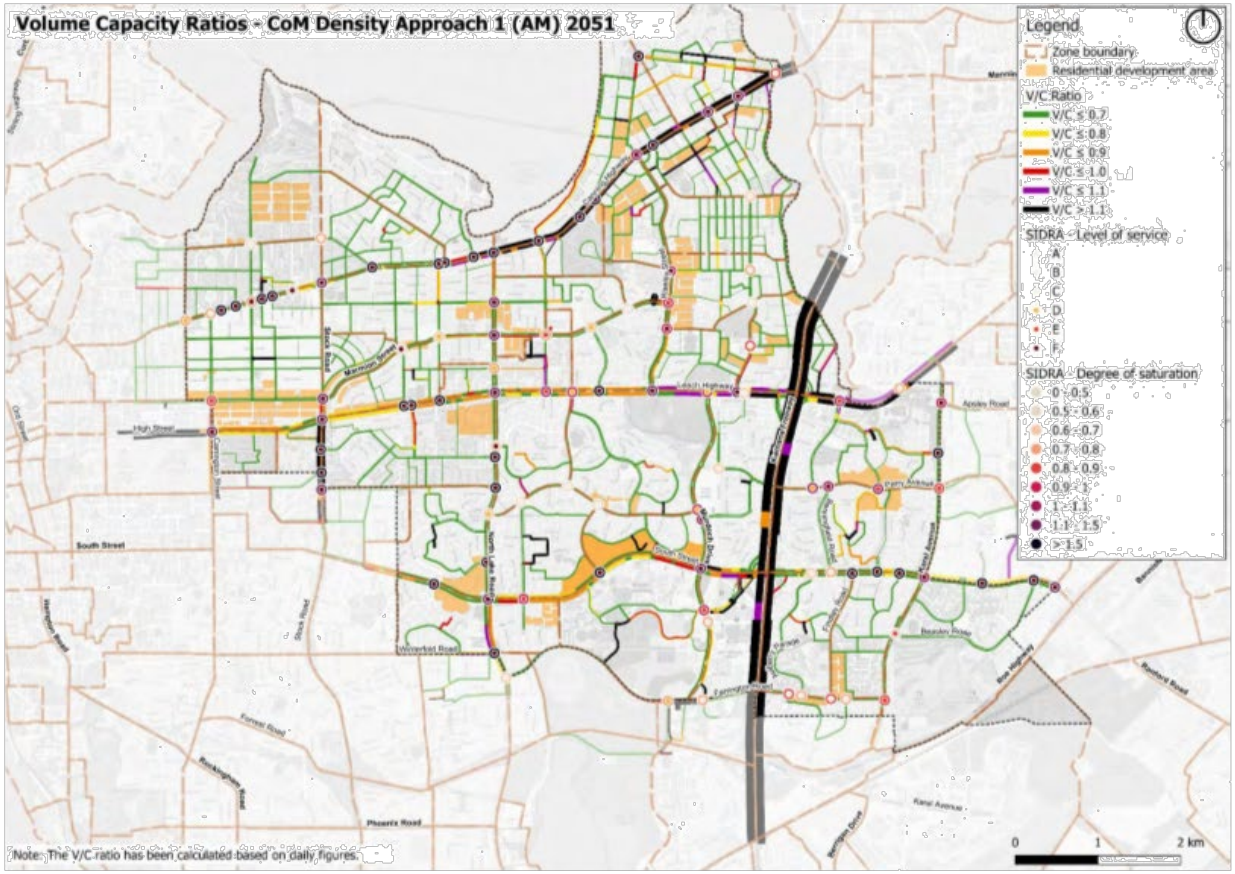


Figure ES.2 Forecast network volume-capacity ratios – 2051 Scenario 1 (Density Approach 1) AM peak

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows

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Scenario 2 (Density Approach 2) impacts

Overall, the traffic volume increases on key road corridors would be relatively small compared to the Base scenario. It is expected that an additional 100–300 vehicles/hour or less in 2051 would utilise the key road corridors compared to the Base scenario. This would represent a modest increase in traffic demand compared to Scenario 1 (Density Approach 1).

However, it is noted that parts of the Canning Highway, Leach Highway and South Street would exceed capacity under the 2041 and 2051 Base scenarios and Scenario 1, and this would continue under the dwelling growth assumptions of this scenario. In addition, many intersections perform unsatisfactorily at LoS E/F under the Base scenario, and this would continue under this development scenario.

These areas of congestion are summarised in Figure ES.3, indicating the 2051 Volume-Capacity Ratios and intersection performance (of the AM peak hour).

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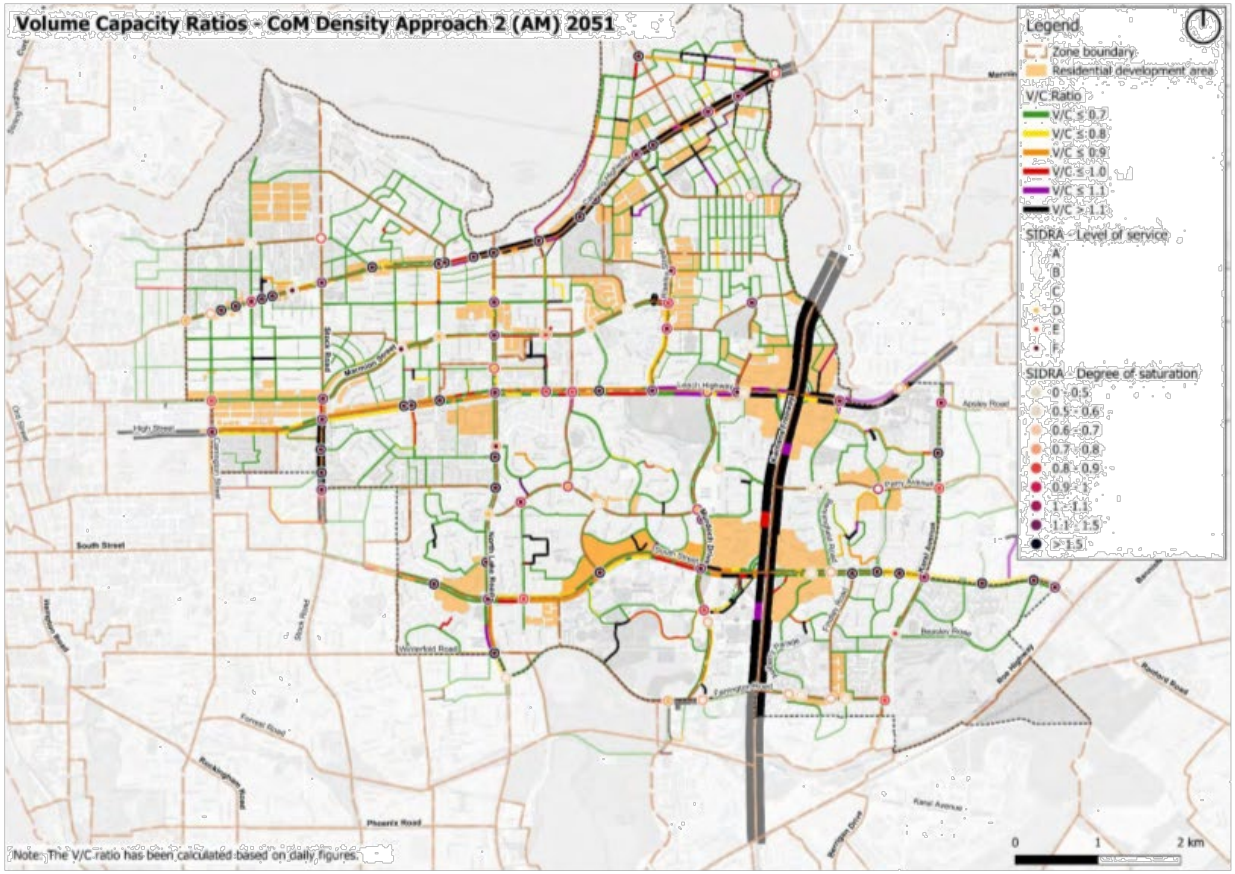


Figure ES.3 Forecast network volume-capacity ratios – 2051 Scenario 2 (Density Approach 2) AM peak

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows

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Additional considerations

Intervention methodologies

Forecast network "failure" reflects locations where future demand is expected to exceed practical capacity if current travel behaviour continues unchanged. In this context, the modelling completed and the impacts identified for each scenario identify where intervention may be required, rather than implying that all forecast demand will materialise without adaptation.

The appropriate response will vary depending on the nature of the constraint. For over-capacity corridors, potential responses include improved public transport, more locally accessible land use patterns and, where justified, targeted road capacity upgrades. For intersections, responses may range from operational changes and minor upgrades through to signalisation, additional lanes, grade separation or traffic diversion. Overall, this supports a targeted, multi-modal response that balances network performance, local accessibility and the trade-offs associated with road capacity expansion.

Car ownership rates

Car ownership in the City of Melville remains high overall, however, it varies by dwelling type and household composition. Figure ES.4 highlights that detached dwellings are associated with comparatively higher vehicle ownership and, in a significant proportion of cases, demand that exceeds available on-site parking. By contrast, Figure ES.5 highlights that townhouse and apartment households are less likely to exceed on-site parking provision and, in many instances, may be oversupplied with parking. This indicates an inefficient and potentially inequitable distribution of parking provision, whereby some households effectively subsidise unused parking while others rely on the use of on-street spaces.

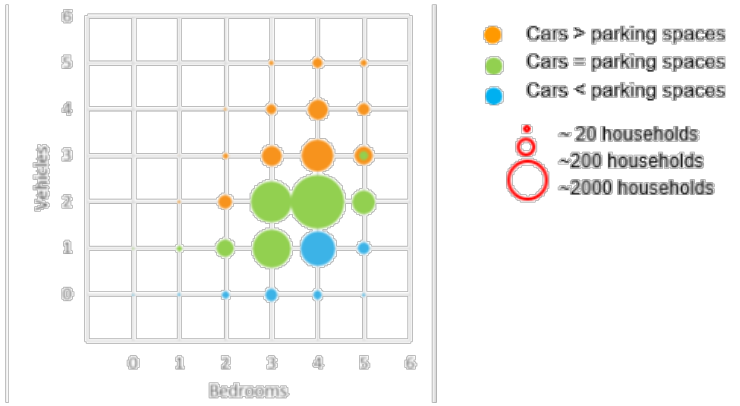


Figure ES.4 Melville LGA Household Characteristics – Detached Dwellings - Bedrooms vs Vehicle Ownership (ABS Census, 2021)

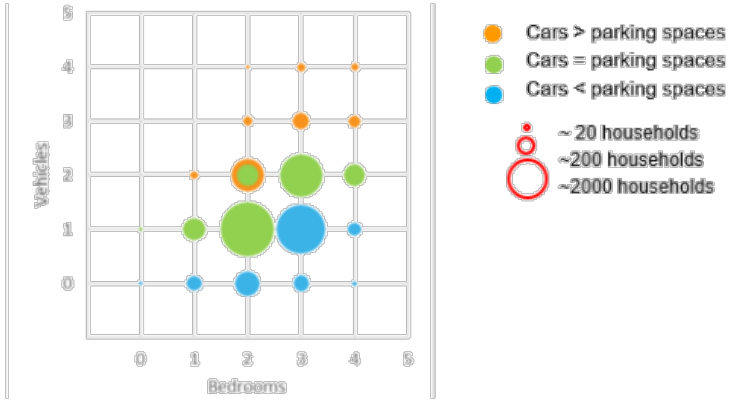


Figure ES.5 Melville LGA Household Characteristics – Apartments and Townhouses - Bedrooms vs Vehicle Ownership (ABS Census, 2021)

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There is also a clear relationship between residential density, vehicle ownership, parking supply and household vehicle trip generation. Evidence indicates that lower-density development and higher rates of vehicle ownership are associated with materially greater private vehicle trip-making, whereas higher-density development with lower car ownership supports reduced vehicle trip generation and a greater propensity for alternative travel modes. In this context, a more restrained approach to parking provision, particularly for apartment development in already congested locations, may represent an appropriate policy lever to moderate future peak period traffic impacts and support broader mode shift objectives.

Mode shares within Melville

Journey to work travel in the City of Melville is characterised by a strong reliance on private vehicles for both residents and employees, with public transport having a limited role despite many trips being relatively short. This reflects the current structure and competitiveness of the transport network, particularly where bus-based services operate in congested corridors, and where suburban employment patterns are not well aligned to existing public transport service patterns.

Any meaningful reduction in future driving demand would require a substantial shift toward public transport, supported by significant investment in service frequency, corridor priority measures and broader network integration. While increased walking and cycling can contribute to mode shift for shorter local trips, particularly around activity centres, these modes alone are unlikely to materially offset future growth in vehicle travel. Accordingly, achieving a more sustainable future mode share will depend on major improvements in public and active transport connectivity, quality and capacity.

Electric vehicle uptake

Increased electric vehicle uptake is not expected to materially reduce congestion or improve network performance, as electric vehicles use road space in the same way as conventional cars. While they may deliver environmental benefits, lower operating costs may also encourage additional vehicle travel, meaning electric vehicle adoption should not be relied upon as a congestion mitigation measure.

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1 Introduction

1.1 Overview

WSP was commissioned by the City of Melville to complete a Transport Impact Assessment of the proposed changes to Local Planning Scheme 6 (LPS6) to enable the City of Melville to understand the impact of targeted density increases designed to meet the housing targets under the additional dwellings to meet the housing targets under the Western Australian Planning Commission's (WAPC) *Perth and Peel @ 3.5 Million* framework.

The proposed changes to LPS6 involve increases to R-codes in key growth areas and support an increase in the number of dwellings in the City of Melville by 18,480 between 2011 and 2050. These additional dwellings are expected to be focused around activity centres and along transport corridors.

1.2 Project objectives

The key objectives of this project are:

- Understand current traffic conditions, as a baseline, on state-controlled roads and key parts of the City of Melville
- Analyse the potential impacts on the road network from housing growth (under different housing growth scenarios) within key growth precincts, and background growth across the City of Melville
- Assess the impacts of potential changes in:
  - transport mode preferences over time
  - car ownership rates
  - uptake of electric vehicle ownership
- Provide recommendations on infrastructure and non-infrastructure interventions to support future changes in travel demand associated with an increase in dwellings

1.3 Purpose of this report

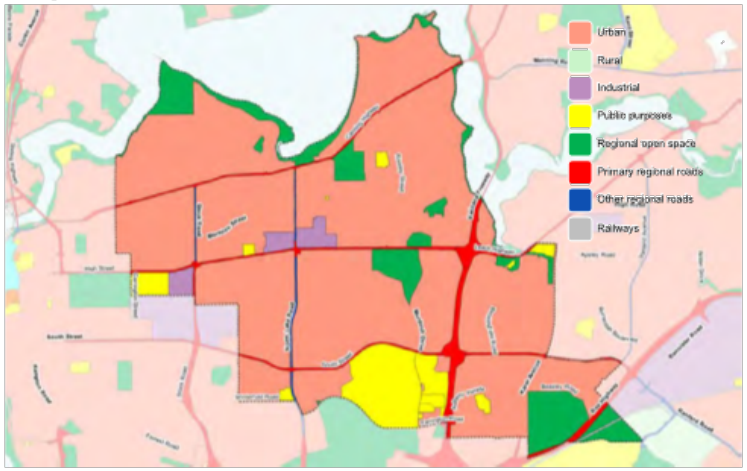
The LPS6 Traffic Impact Assessment project is intended to identify the potential impacts of increased dwellings and to consider the need for infrastructure and non-infrastructure interventions to maintain the transport function and amenity of key road corridors.

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2 Existing network

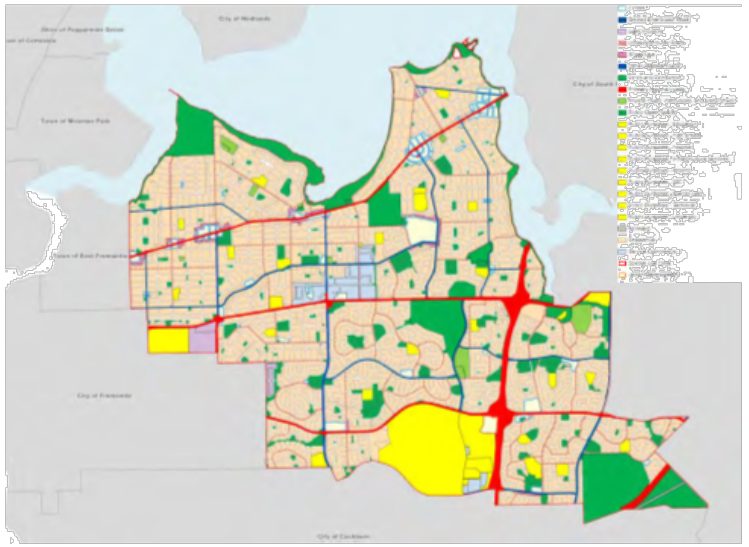
2.1 Land use

Figure 2.1 summarises the land uses within the City of Melville under the Metropolitan Region Scheme land use categories, and Figure 2.2 summarises the land uses by the Local Planning Scheme categories. These maps highlight that the City of Melville predominantly consists of urban / residential land use types, with industrial precincts around the Leach Highway at North Lake Road and Stock Road. In addition, the Murdoch University and Fiona Stanley Hospital precinct is located near Murdoch train station. This precinct will grow further in the future with the planned opening of the New Women's and Babies Hospital (c.2029). There are also public open spaces, mostly concentrated around the Swan River foreshore.



Source: WA Department of Planning, Lands and Heritage (2026)

Figure 2.1 Metropolitan Region Scheme



Source: WA Department of Planning, Lands and Heritage (2026)

Figure 2.2 Local Planning Scheme

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Under the State Planning Policy 4.2 (Activity centres for Perth and Peel), within the City of Melville, there are six district centres, one specialised centre, and one secondary centre. These activity centres are summarised in Figure 2.3 and listed below.

- Secondary centres
  - Booragoon
- Specialised centres
  - Murdoch
- District centres
  - Canning Bridge
  - Riseley Street
  - Melville
  - Petra Street
  - Kardinya
  - Bull Creek



Source: WA Department of Planning, Lands and Heritage (2026)

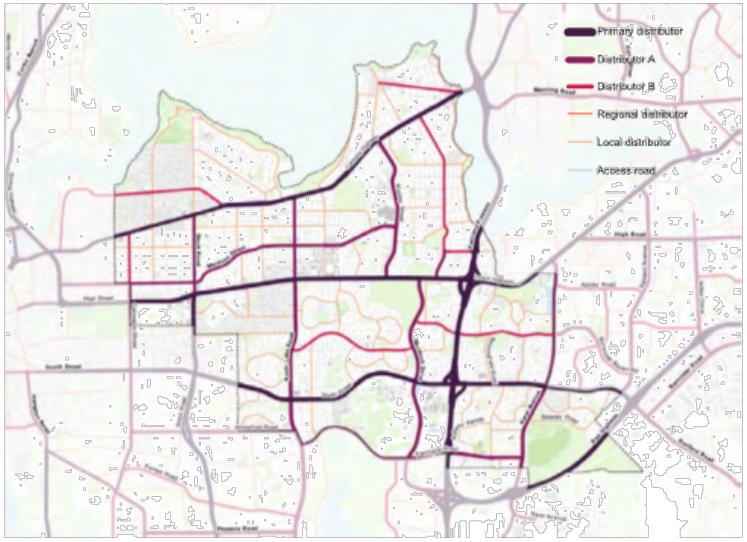
Figure 2.3 Activity centres (State Planning Policy 4.2)

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2.2 Transport network

2.2.1 *Key roads*

Figure 2.4 summarises the existing road hierarchy within the City of Melville based on the Main Roads WA road hierarchy classification system.



Source: Main Roads WA

Figure 2.4 Existing road hierarchy

Based on this road hierarchy system, the Primary Distributor roads within the City of Melville are Canning Highway, Leach Highway, the Kwinana Freeway, South Street, and a portion of Stock Road. These roads serve to convey large volumes of traffic through the City of Melville, enabling connectivity to the Perth CBD, Fremantle, and towards Rockingham. Canning and Leach Highways have a speed limit of 60–70 km/h and are interspersed with traffic lights, and the Kwinana Freeway has a speed limit of 100 km/h.

The Distributor A roads connect local areas to the Primary Distributor network of roads. Within the City of Melville, these roads are Stock Road, Marmion Road, North Lake Road, Riseley Street, Murdoch Drive, Karel Avenue, Farrington Road, and a portion of Carrington Road. These are supported by the lower-order Distributor B roads of Carrington Street, Preston Point Road, Somerville Boulevard, Parry Avenue, Reynolds Road, Cranford Avenue, and Kintail Road.

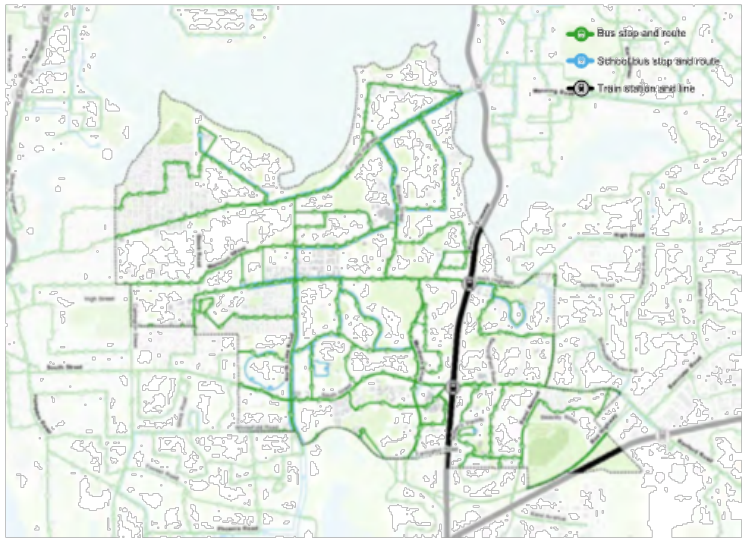
It is noted that Kintail Road is used as a rat run during the AM peak periods by eastbound traffic, allowing them to partially avoid queues and congestion on Canning Highway while connecting to the Kwinana Freeway.

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2.2.2 *Public transport*

Figure 2.5 summarises the public transport service coverage and associated stops within the City of Melville. Overall, the City of Melville is served by:

- 1 train line – Mandurah Line, which operates with up to 12 services per hour during peak periods (including the shortened services between Whitfords and Cockburn Central), and 2–4 services per hour during off-peak periods
- 39 bus routes, including the following high-frequency service routes:
  - 910, connecting Perth Busport and Fremantle via the Canning Highway
  - 915, connecting Fremantle and Bull Creek via Marmion Street and Leach Highway
  - 925, connecting Bull Creek and Cannington via Parry Avenue and Metcalf Road
  - 998 / 999 Circle Route, connecting Fremantle, Murdoch, Curtin University, Bayswater and Stirling
- 7 school bus routes.



Source: WA Public Transport Authority

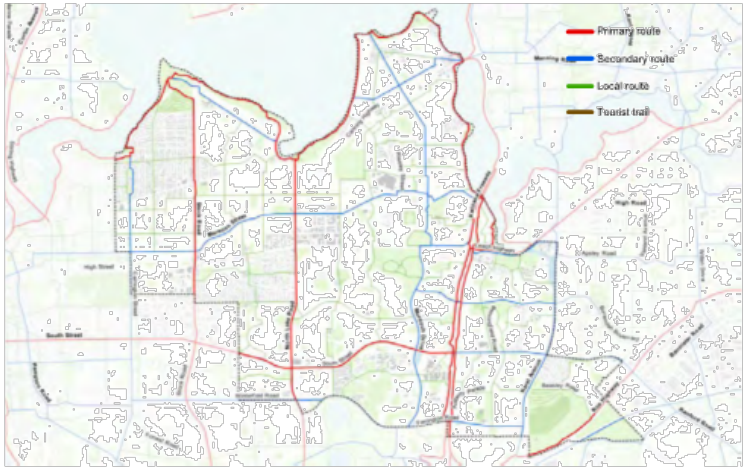
Figure 2.5 Existing public transport routes and stops

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2.2.3 *Active transport*

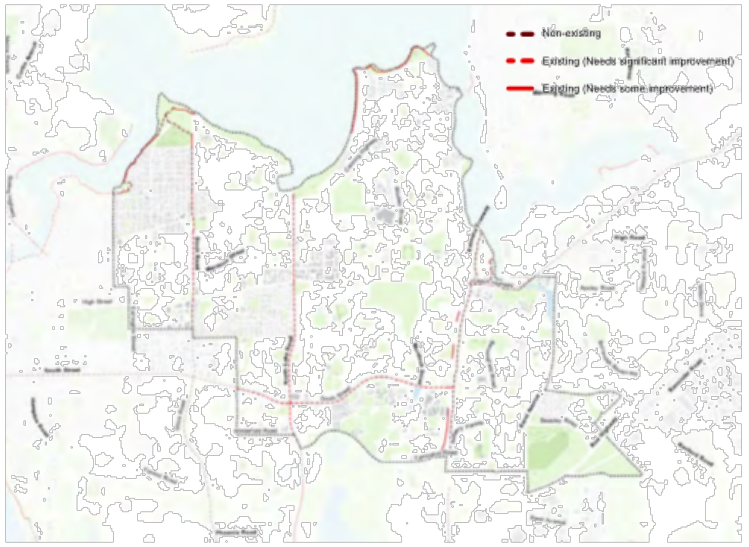
Figure 2.6 summarises with Long Term Cycle Network (LTCN) within the City of Melville. This highlights that the primary LTCN routes within the City of Melville are Stock Road, North Lake Road, South Street, Swan River foreshore, and the Kwinana Freeway Principal Shared Path. This is supported by secondary routes Marmion Street, Carrington Street, Murdoch Drive, Ardross Street, Parry Avenue and Macrae Road.

Figure 2.7 summarises the Gap Scores for the LTCN. These Gap Scores highlight that the key areas where the LTCN routes are not presently available or in need of significant improvement are Stock Road, North Lake Road, South Street, and the Kwinana Freeway Principal Shared Path.



Source: WA Department of Transport and Major Infrastructure

Figure 2.6 Long term cycle network



Source: WA Department of Transport and Major Infrastructure

Figure 2.7 Long term cycle network (gap scores)

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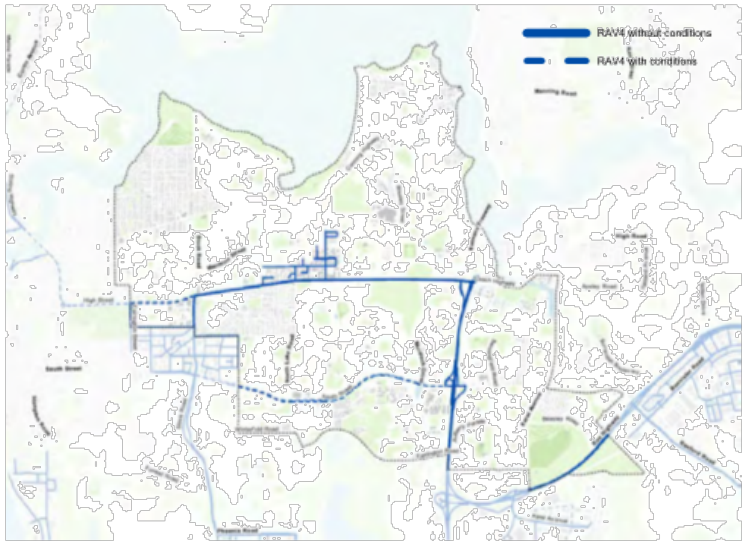
2.2.4 *Restricted access vehicles*

Figure 2.8 summarises the tandem drive RAV4 network, indicating the roads the trucks up to a 2.7 metre A-Double truck may use.

This shows that RAV4 trucks may unconditionally use Leach Highway (east of Stock Road), Stock Road (south of Leach Highway), and the Kwinana Freeway (south of Leach Highway). They are also permitted within the industrial precinct adjacent to Leach Highway / North Lake Road.

RAV4 trucks may also use High Street (west of Stock Road) and South Street (west of Kwinana Freeway), subject to the following conditions:

- High Street: not be loaded with more than 3 loaded Twenty-foot Equivalent Units (TEU) containers
- South Street: no freight containers except for delivery or collection from an address on South Street between Perth-Bunbury Hwy and Kwinana Fwy or within the O'Connor industrial area.



Source: *Main Roads WA*

Figure 2.8 Tandem Drive RAV4 (up to 27.5 metre A-Double truck) network

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2.3 Input data sources

As part of this project, WSP has collated the following data sources as part of modelling and analysing the existing and forecast network conditions:

- MRWA TrafficMap SCATS detector count and phasing data
- MRWA ROM24 strategic model outputs ("committed and funded" network) for 2026, 2041 and 2051
- WA DPLH Dwellings and Employment Distribution System (DaEDS) population and employment forecasts for 2026–2051
- Intersection count traffic survey data commissioned for this project at 45 intersections for the weekday AM and PM peak hours.
- City of Melville Land Economics Assessment (Urbis, March 2026, Document ID: *P0061237 V3*)

The locations of the intersections where traffic count data have been sourced are summarised in Figure 2.9.

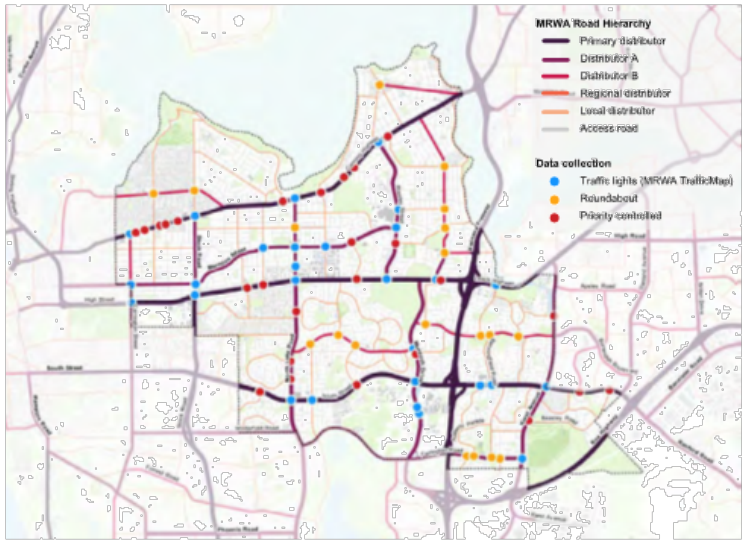


Figure 2.9 Traffic data collection

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3 Proposed land use changes

3.1 Overview

The land use changes within the City of Melville are divided into two categories:

1. LPS6 change areas (the focus of this study), including amended R-Codes for these areas to enable increased dwelling density.
   - These change areas were identified as part of the Land Economics Assessment (Urbis, 2026).
   - In addition to the identified change areas, dwelling growth in the Petra Street precinct, Murdoch railway station precinct and Bull Creek railway station precinct has also been incorporated. For the railway station precincts, this reflects additional growth that is expected within these precincts based on future station precinct plans
2. Background growth unrelated to the LPS6 change areas in existing areas through increased build-out of dwellings under existing planning controls, including key growth areas such as Canning Bridge, Riseley Centre and Booragoon.

The effects of the two categories on trip making within the City of Melville are accounted for together within the assessment to understand the cumulative impact on the transport network.

3.2 Land use scenarios

WSP has assessed two scenarios for the change areas:

- "Base" is partly based on the DPLH DaEDS population and employment forecasts, as implemented in the MRWA ROM24 strategic model. It has been adapted to account for the expected change in dwellings under business-as-usual assumptions for most of the City of Melville, plus iterative changes to the planning framework by the City of Melville to account for future targeted growth around the Murdoch and Bull Creek train stations, Petra Street precinct and Bull Creek shopping centre.
- Scenario 1 extends the Base scenario by adding the proposed LPS6 changes in addition to the forecast background growth.
- Scenario 2 extends on Scenario 1, by including additional demand from other areas in Melville previously considered for density change, which the City of Melville are now recommending be removed from the scope of the LPS6 changes. This considered density increases along Canning Highway and around the Melville City Centre (Booragoon).
  Scenario 2 is intended to capture areas that, while among the more viable residential development areas within the City of Melville, have existing community concerns around traffic volumes on adjacent road corridors.

The proposed LPS6 change areas are indicated in Figure 3.1. These areas are proposed to have their R-code land zonings increased to support increased dwelling density limits. Table 3.1 summarises the additional dwellings forecast for each scenario.

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Table 3.1 Forecast dwelling changes

Forecast horizon	Base	Scenario 1	Scenario 2
2026	43,600		
2041	47,500	49,500	50,600
2051	52,000	55,700	57,900
Change 2026–2041	*+ 3,900*	*+ 5,900*	*+ 7,000*
Change 2026–2051	*+ 8,400*	*+ 12,100*	*+ 14,300*

Notes Values are rounded

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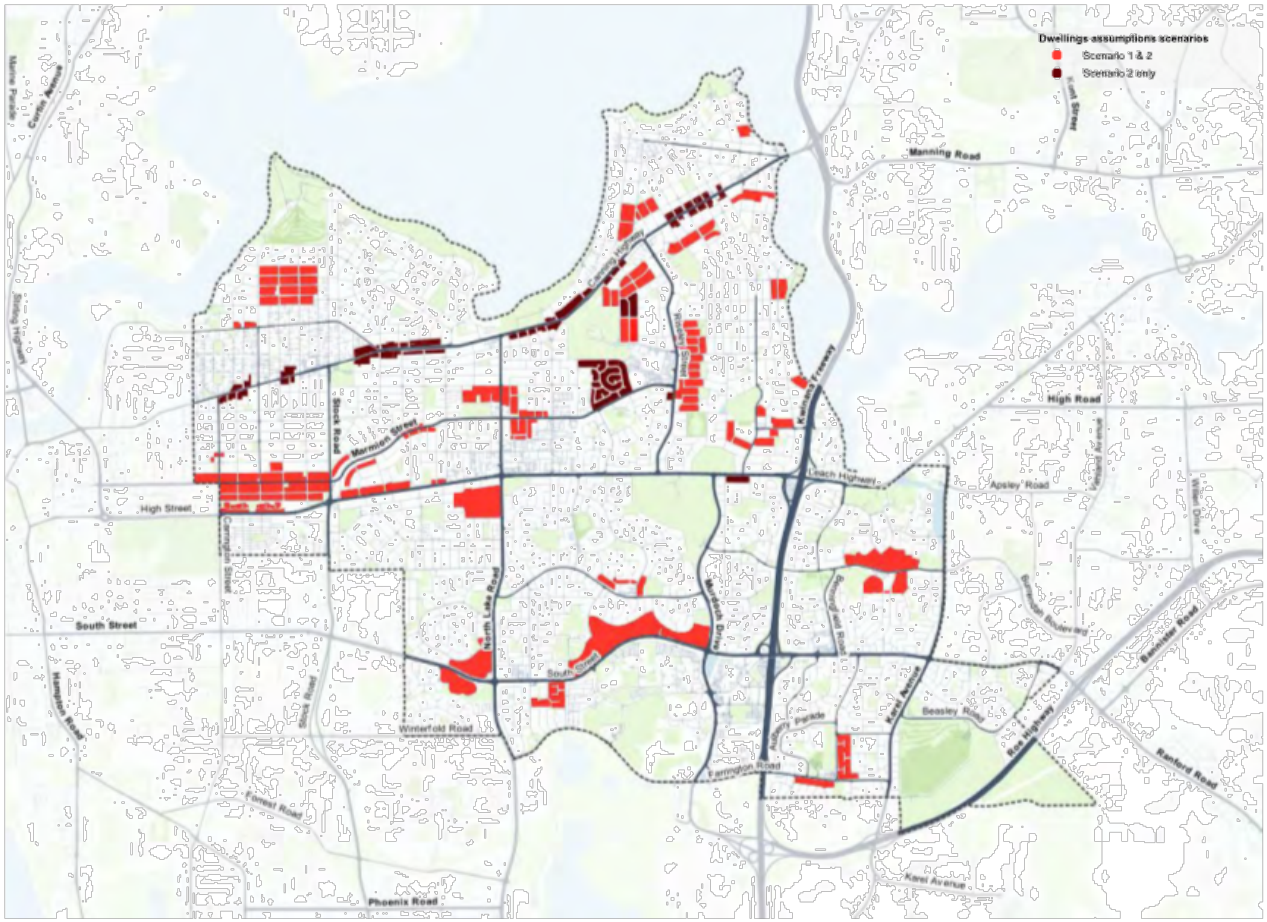


Figure 3.1 Proposed LPS6 change areas

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4 Impact assessment

4.1 Assessment methodology

4.1.1 Overview

WSP's approach to assessing the transport network impacts of the existing network conditions and the forecast year conditions is summarised in Figure 4.1. This provides a high-level summary of the approach taken, which includes:

- Reviewing the MRWA ROM24 model outputs
- Reviewing the DPLH DaEDS population and employment forecasts
- Building a strategic sketch model using Aequilibrae to assign adjusted traffic demands, based on the input data provided by the City of Melville. This includes extracting forecast link demand flows and link volume-capacity ratios (VCR)
- Building SIDRA models of key intersections to understand localised intersection performance. This includes Degree of Saturation (DoS) and intersection Level of Service (LoS) metrics.
- Adjusting future year traffic demands to align with the scenario assumptions agreed with the City of Melville for the LPS6 dwelling projections and background growth
- Understanding the impact on link demand, link VCRs, intersection DoS and intersection LoS under different land use scenarios.

A more detailed explanation of the process is provided in section 4.1.2.

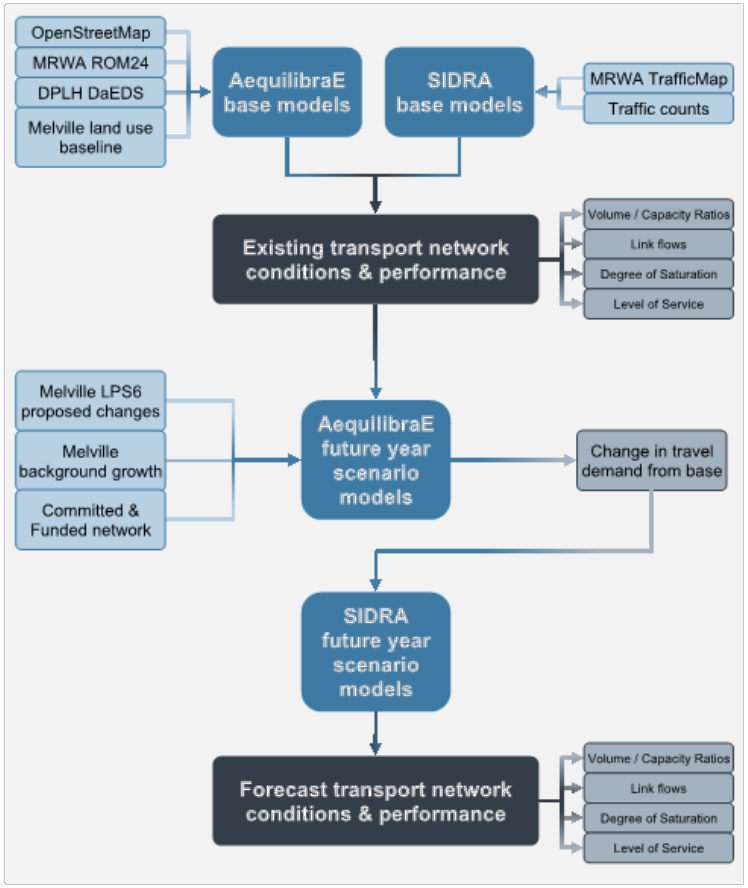


Figure 4.1 High-level transport network assessment methodology

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4.1.2 Detailed breakdown

This section provides a detailed breakdown of the process applied to assess the impacts of the proposed LPS6 changes on the transport network within the City of Melville. The process followed by WSP involved the following steps:

Scoping transport network analysis data collection

1 Reviewing the MRWA road hierarchy and available data from MRWA TrafficMap to prepare a long list of intersections for modelling and analysis. This was based on intersections between the following combination of roads under the MRWA road hierarchy:

   - Primary distributor
   - Distributor A
   - Distributor B
   - Regional distributor

2 Prepare a shortlist of intersections for modelling and analysis in consultation with the City of Melville

3 Identifying traffic data gaps

4 Commissioning classified intersection counts for intersections where a traffic data gap existed

Preliminary review of forecasting data

5 Obtaining and reviewing the MRWA ROM24 strategic model outputs (link volume plots, and City of Melville LGA subarea matrices) for 2026, 2041, 2051

6 Obtaining and reviewing the DPLH DaEDS population, dwellings and employment forecasts for 2026, 2041 and 2051

7 Obtaining and reviewing the dwelling forecasts for the City of Melville under background growth and the proposed LPS6 changes. This included modifying the DaEDS forecasts and MRWA ROM24 subarea matrices to reflect revised background growth assumptions

Strategic sketch model development

8 Build an AequilibraE strategic sketch model for traffic assignment based on ROM24 and OpenStreetMap data for the 2026 network

9 Comparing the DPLH DaEDS dwellings projections for each travel zone to the City of Melville dwelling forecasts for 2026, 2041 and 2051

10 Adjusting the forecast year subarea trip matrices proportionally to the difference between the DPLH 2026 DaEDS dwelling count and the known 2026 count of dwellings from the City of Melville

11 Assign the base year subarea trip matrices and confirm appropriate traffic assignment on the model road network
(*nb. this sketch model is used as a traffic assignment tool only; it is not a fully calibrated model*)

12 Extract outputs from the AequilibraE strategic sketch model (link volume flows, volume-capacity ratios)

(*continued on next page*)

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SIDRA intersection model development

13 For each of the shortlisted intersections from Step 2, build a SIDRA base model. This includes the intersection geometry, turning volumes, (and for signalised intersections only) phasing structure

14 Extract outputs from each SIDRA model (degree of saturation, level of service)

Scenario impact modelling and assessment

15 Adjusting the forecast year subarea trip matrices proportionally to the dwelling growth forecasts from the City of Melville for each scenario

16 Amend the AequilibraE strategic sketch model network to include committed and funded road network upgrades for each forecast horizon year

17 Assign the forecast year subarea trip matrices for each scenario in the AequilibraE strategic sketch model and confirm appropriate traffic assignment on the model road network

18 Extract outputs from the AequilibraE strategic sketch model for each scenario (link volume flows, volume-capacity ratios)

19 Calculate the percentage growth between the base year and each scenario on key corridors.

20 For each of the shortlisted intersections from Step 13, apply the percentage growth from Step 18 to the input volumes and re-run the SIDRA models for each scenario

21 Extract outputs from each SIDRA model (degree of saturation, level of service)

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4.2 Assumptions

The following assumptions have been made as part of this transport impact assessment:

- Dwelling growth is based on the combination of the following:
  - Change areas: outcomes of the Land Economics Assessment (Urbis, 2026)
    - Scenario 1: excluding areas along Canning Hwy and parts of Booragoon (also known as Density Approach 1")
    - Scenario 2: including areas along Canning Hwy and parts of Booragoon (also known as "Density Approach 2")
  - Background growth: DPLH DaEDS change in population, employment and dwellings; adjusted based on the future growth expected across the City of Melville (i.e. excluding the LPS6 changes)
- Trip matrices for the future dwellings are based on proportionally extrapolating the MRWA ROM24 model subarea matrices (*note: existing travel patterns are projected forward with no change in mode choice*)
- The future year networks are based on committed and funded infrastructure changes only (i.e. the Canning Highway "duck and dive" is not assumed)
  nb. MRWA assumed the "duck and dive" in the ROM24 model, and this may lead to increased demand assumptions along the Canning Highway corridor. However, this infrastructure was removed in WSP's model networks
- Link capacities are based on daily rates, in alignment with ROM24, although capacities are time-based (typically hourly).
  - The estimated V/C ratios are similarly based on these daily rates.
  - The V/C ratios should be interpreted as being the estimated maximum daily value, rather than representing a specific peak period.
- Peak hour flows are based on 10% of the daily flow, in accordance with typical ratios of peak hour to daily flow rates based on MRWA TrafficMap counter data.

4.3 Scenarios assessed

Table 4.1 summarises the LPS6 changes scenarios that have been assessed as part of preparing this report.

For the future year horizons, "Base", "Scenario 1" and "Scenario 2" are summarised in section 3.2.

Table 4.1 Summary of scenarios assessed

Forecast year	Base	Scenario 1	Scenario 2
2026	AM | PM	n/a	n/a
2041	AM | PM	AM | PM	AM | PM
2051	AM | PM	AM | PM	AM | PM

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4.4 Key outputs and interpretations

4.4.1 Overview

This section summarises the outputs that are presented as part of the Transport Impact Assessment and how they should be interpreted, including:

- Network flow diagram
- Volume-capacity ratio plots
- Intersection performance metrics
  - Degree of saturation
  - Level of service
- Flow difference plots
  - Not shared (with underlying flows)
  - Shared (with underlying flows).

All maps have been generated for the following areas:

0 Wide area map, covering the entire City of Melville

1 Zoomed map, centred in Canning Bridge

2 Zoomed map, centred on Leach Highway and South Street

3 Zoomed map, centred on Stock Road

4 Zoomed map, centred on Farrington Road.

The zoomed map coverage areas are summarised in Figure 4.2.

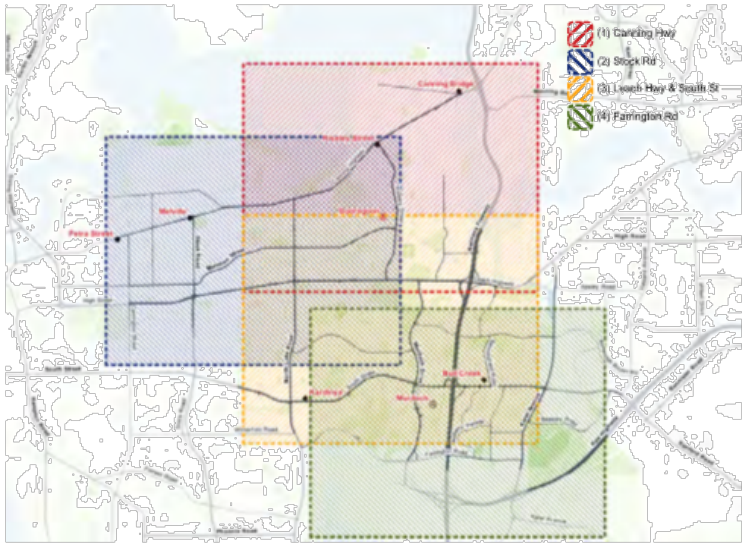


Figure 4.2 Zoomed map coverage areas

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4.4.2 Network flow diagram

The Network Flow Diagram highlights the estimated peak hour flows on the road network. These flows are factored from a daily demand based on the MRWA ROM24 traffic demand model (where 'demand' refers to the people / drivers who would like to drive the corridor).

A road corridor with higher demand will be represented as having a thicker line on the map. Selected roads are annotated with a label in vehicles per hour. The indicated flows can be interpreted as for the busiest of the peak hour flows (AM or PM).

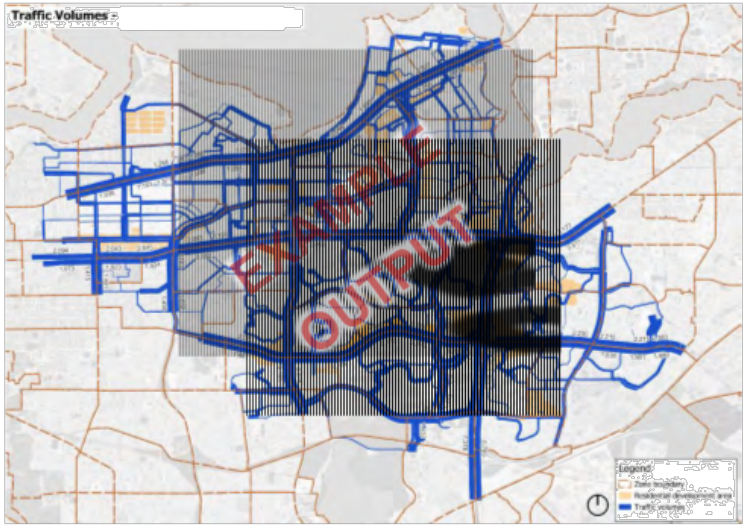


Figure 4.3 Example network flow diagram

4.4.3 Volume-capacity ratio plots

Volume-capacity ratio (VCR) indicates the level of congestion for roads within the City of Melville. VCRs are the ratio of the forecast peak hour volume versus the estimated road capacity (based on the number of lanes and road type) and can be interpreted as follows:

- VCR > 0.8 indicates roads nearing capacity and congestion increasing
- VCR > 1.0 indicates demand exceeds the capacity
- VCR > 1.1 indicates demand exceeds any capacity that SCATS can typically provide from dynamically adjusting traffic light timings

These plots also overlay the intersection performance (see section 4.4.5).

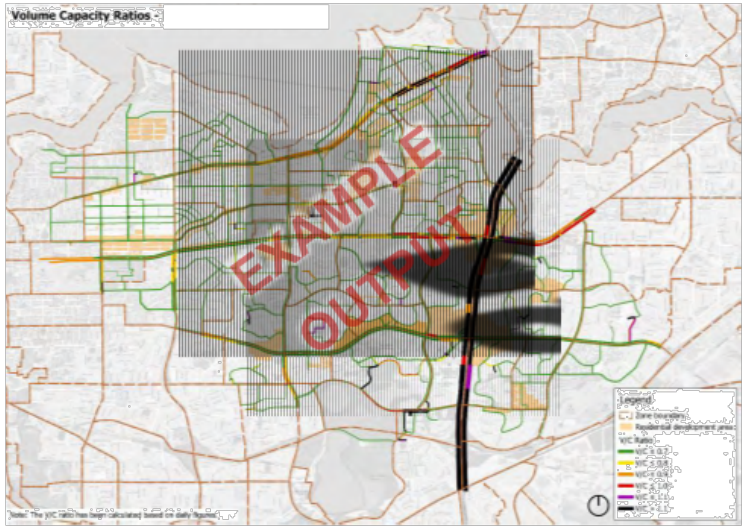


Figure 4.4 Example volume-capacity ratio diagram

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4.4.4 *Flow difference plots*

Flow difference plots are used to highlight how network traffic flows change between scenarios. They indicate the roads that new traffic is using in each scenario (and its additional volume), and also traffic re-routing (e.g. to avoid congested areas).

There are two types of flow difference plots:

- "not shared" – this only presents the difference in traffic flows between two scenarios, without any context of relative difference to the baseline scenario.
- "shared" – this overlays the change in traffic flows (from the "not shared" plot) in the context of the the baseline scenario flow. This provides context for the relative difference to the baseline scenario. For example, the additional traffic may be 100 vehicles (and would be represented in purple), however, the underlying baseline flow may be 2000 vehicles (and would be represented in grey).

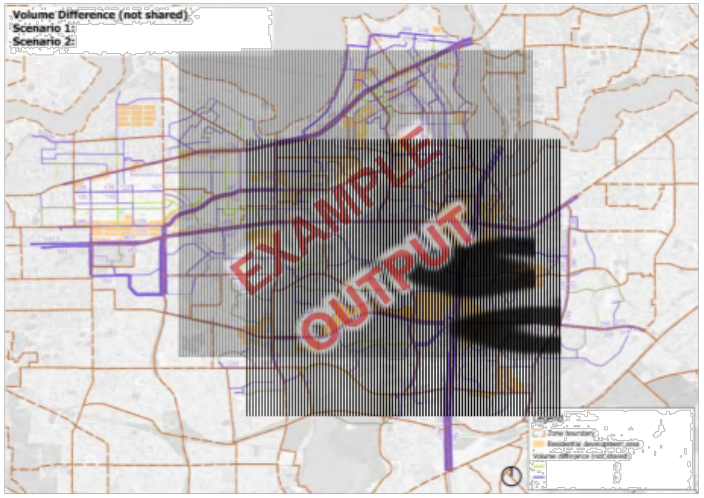


Figure 4.5 Example flow difference (not shared) plot

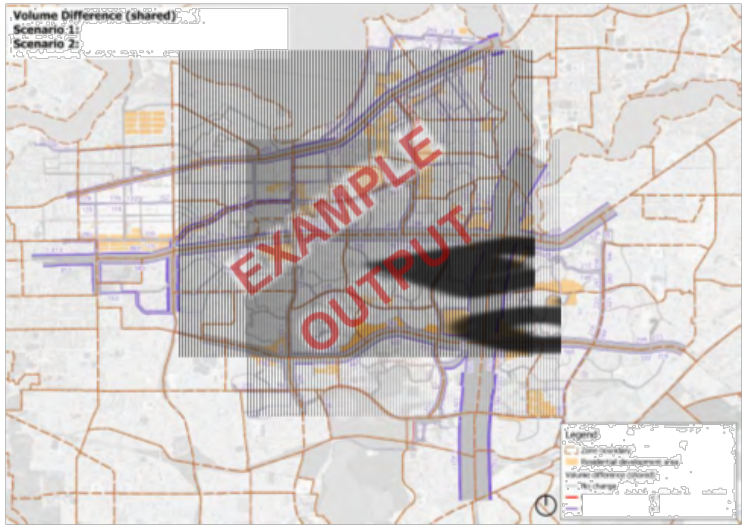


Figure 4.6 Example flow difference (shared) plot

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4.4.5 Intersection performance metrics

4.4.5.1 Degree of saturation

Degree of saturation (DoS) is similar to volume-capacity ratio, but refers to intersections and considers the dynamic element of gap acceptance at intersections and green time at traffic lights.

Overall, intersections are considered to be at practical capacity when:

- DoS exceeds 0.80 for priority-controlled (give-way and stop-controlled) intersections
- DoS exceeds 0.85 for roundabouts
- DoS exceeds 0.90 for traffic lights.

Above these thresholds, intersection performance is sensitive to small disturbances such as breakdowns and crashes.

When DoS exceeds 1.0, demand is considered to exceed the capacity of the intersection.

For traffic lights, the maximum DoS can sometimes be around 1.05–1.10, based on the potential benefits from traffic lights dynamically adjusting green time to maximise intersection throughput.

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4.4.5.2 Level of service

Intersection performance is commonly characterised in terms of its Level of Service (LoS) and is reported in accordance with the Highway Capacity Manual. LoS results are typically determined on the basis of the Average Vehicle Delay of the worst movement for priority controlled (give way and stop) and roundabouts, and the weighted average for traffic lights, and the LoS criteria is summarised in Table 4.2.

Intersections are considered to perform satisfactorily when assessed as LoS A–D. This indicates that the intersection performs with acceptable levels of delay for drivers.

At LoS E/F, the intersection is considered to perform with unsatisfactory levels of delay, with the intersection being sensitive to incidents (small issues will escalate into long queues and delays). For priority-controlled intersections, it also raises the risk of unsafe driving behaviour, with the potential for unsafe gap acceptance and crashes as drivers become impatient with waiting for a safe gap.

Table 4.2 Intersection performance levels of service criteria

LoS	Description	Average delay thresholds (seconds)		
		Traffic light	Roundabout	Priority controlled (give way and stop)
A	Good operation	0–10	0–10	0–10
B	Good operation, with acceptable delays and spare capacity	10–20	10–20	10–15
C	Satisfactory operation	20–35	20–35	15–25
D	Satisfactory operation, however, operating near capacity Crash study recommended for priority-controlled intersections	35–55	35–50	25–35
E	Unsatisfactory operation and operating at capacity and requires alternative control mode. Incidents will cause excessive delays	55–80	50–70	35–50
F	Unsatisfactory performance with excessive queuing and delays	> 80	> 70	> 50

(1) For traffic lights, LoS is determined based on the weighted average delay (by vehicles) for the intersection

(2) For roundabouts and priority-controlled intersections, the LoS is determined by the critical (i.e. worst) performing movement

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4.5 2026 existing conditions

4.5.1 Overview

This section summarises the existing performance of the transport network within the City of Melville. This analysis indicates the current network capacity constraints, and where spare capacity may exist to absorb future travel demand growth.

4.5.2 Network flows

Figure 4.7 summarises the 2026 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand based on the MRWA ROM24 traffic demand model (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram highlights the key road corridors that traffic travels along within the City of Melville, including:

- Canning Highway: around 1000 vehicles/hour/direction west of North Lake Road, around 2000 vehicles/hour/direction between North Lake Road and Riseley Street, and around 3000 vehicles/hour/direction near Canning Bridge
- Leach Highway: around 2000 vehicles/hour/direction west of North Lake Road, around 2500 vehicles/hour/direction between North Lane Road and Riseley Street, and around 3000 vehicles/hour/direction near Murdoch Drive
- South Street: around 2200 vehicles/hour/direction west of Murdoch Drive, around 3200 vehicles/hour/direction between Murdoch Drive and the Kwinana Freeway
- North Lake Road: around 1200 vehicles/hour/direction
- Marmion Street: around 1000 vehicles/hour/direction
- Murdoch Drive: around 1250 vehicles/hour/direction
- Stock Road: around 1500 vehicles/hour/direction south of Leach Highway

Additional maps, including zoomed-in extracts are provided in Appendix A1.

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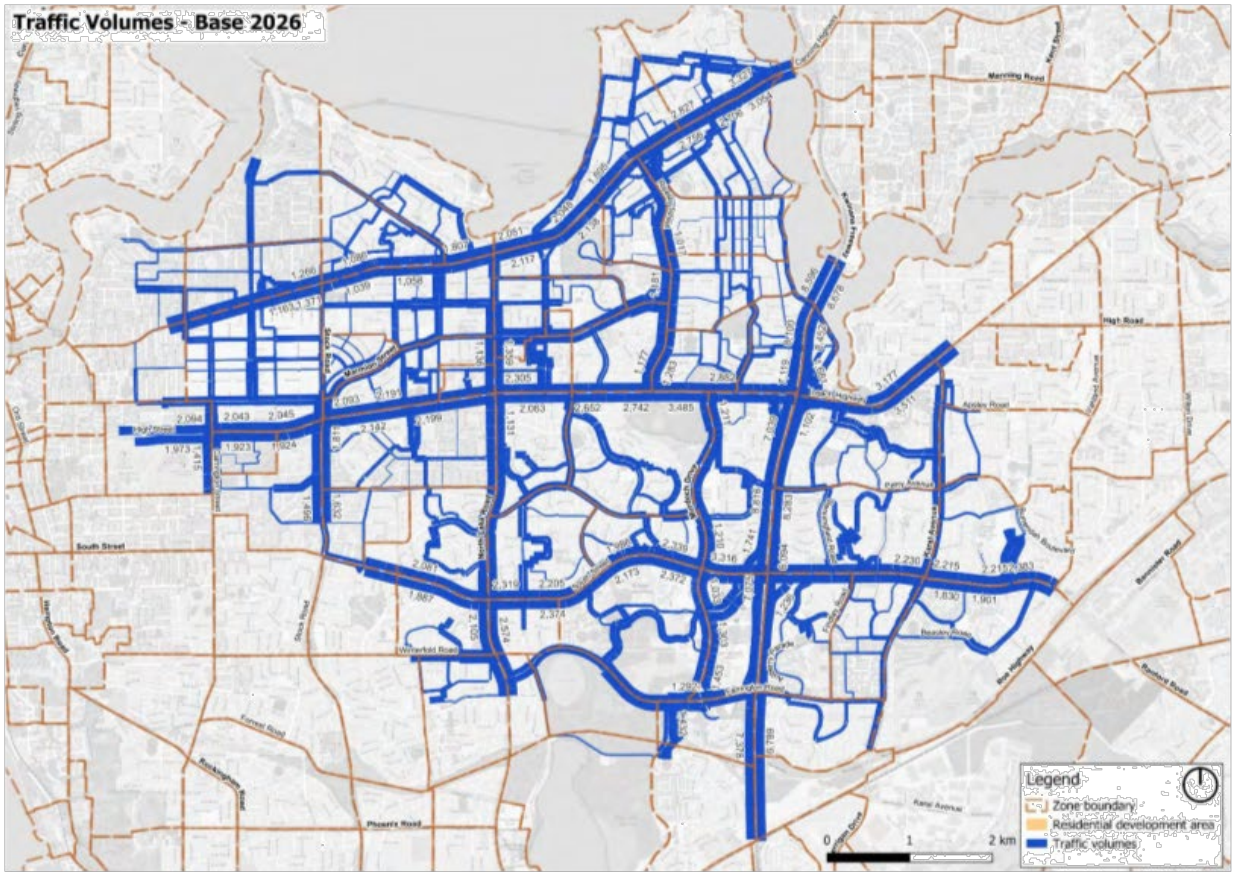


Figure 4.7 Existing network flows – 2026 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.5.3 Network congestion and intersection performance

Figure 4.8 and Figure 4.9 summarises the volume-capacity ratio (VCR) and SIDRA intersection degree of saturation (DoS) and level of service (LoS), which indicates the level of congestion for roads and intersections within the City of Melville.

VCRs are the ratio of the forecast peak hour volume versus the estimated road capacity (based on the number lanes and road type) and can be interpreted as follows:

- VCR > 0.8 indicates roads nearing capacity and congestion increasing
- VCR > 1.0 indicates demand exceeds the capacity
- VCR > 1.1 indicates demand exceeds any capacity that the traffic light system can typically provide through dynamically adjusting green time to maximise throughput

The VCR diagrams highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, at or exceeding capacity
- Leach Highway east of Riseley Street, at capacity
- South Street between Murdoch Drive and Kwinana Freeway, at capacity

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

Additional maps, including zoomed-in extracts are provided in Appendix C1.

The SIDRA intersection results indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS E/F during the AM and PM peak periods. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap.

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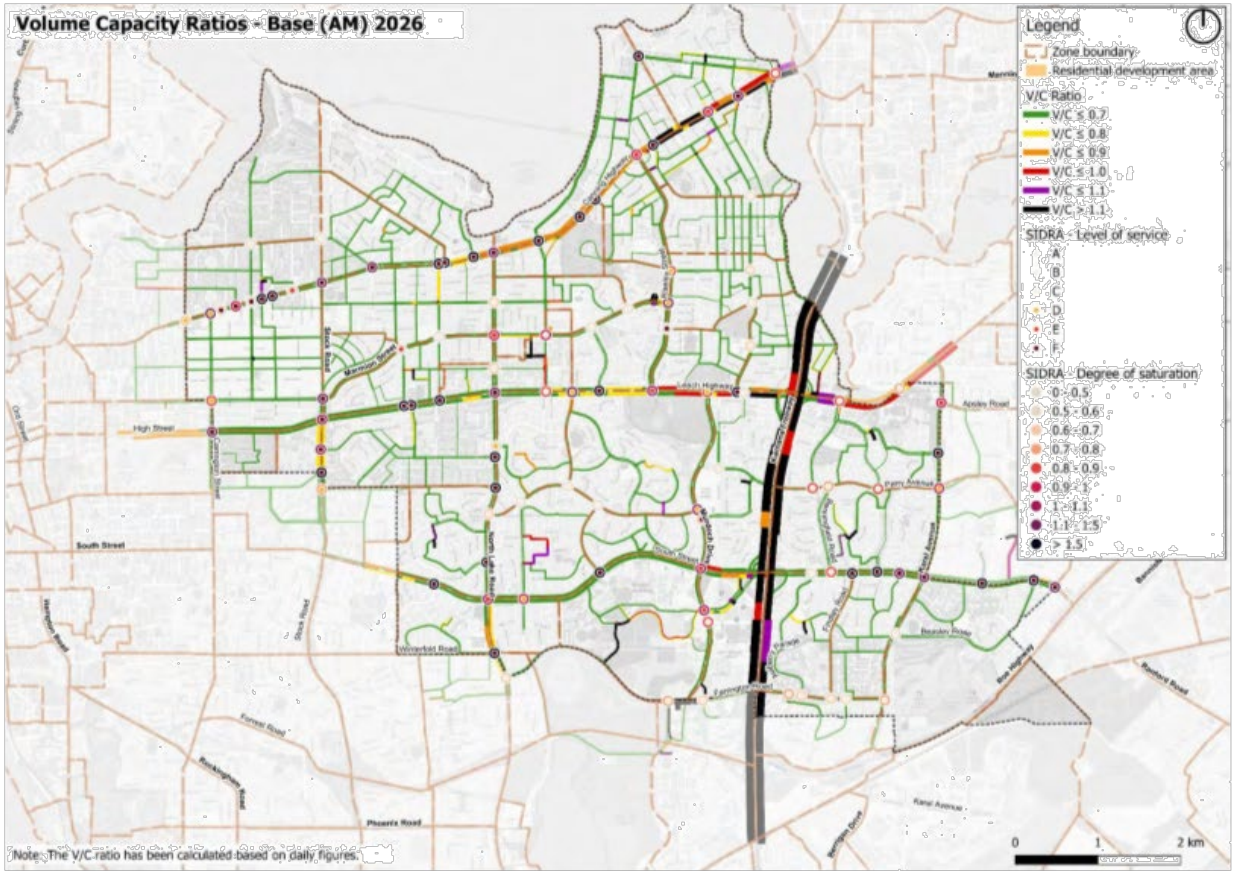


Figure 4.8 Existing network volume-capacity ratios – 2026 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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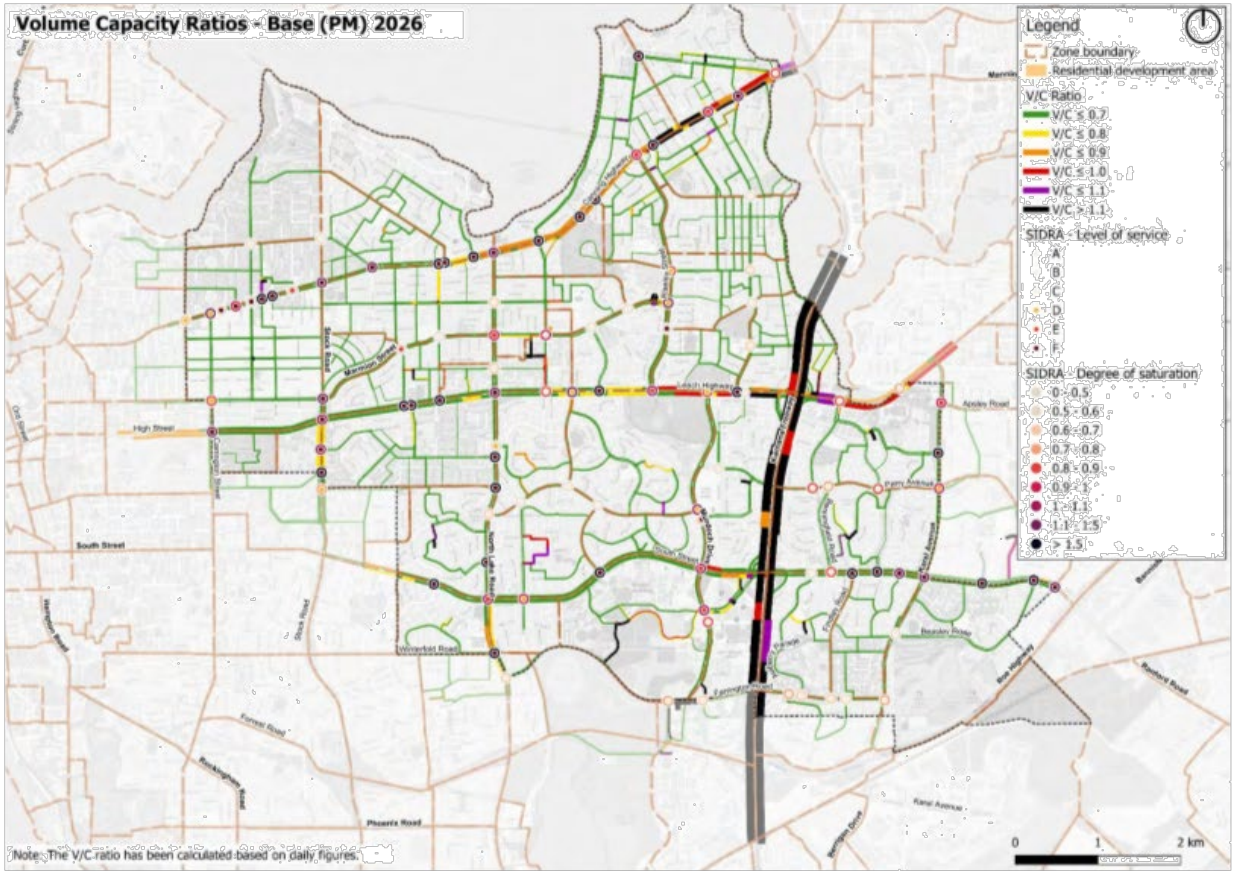


Figure 4.9 Existing network volume-capacity ratios – 2026 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

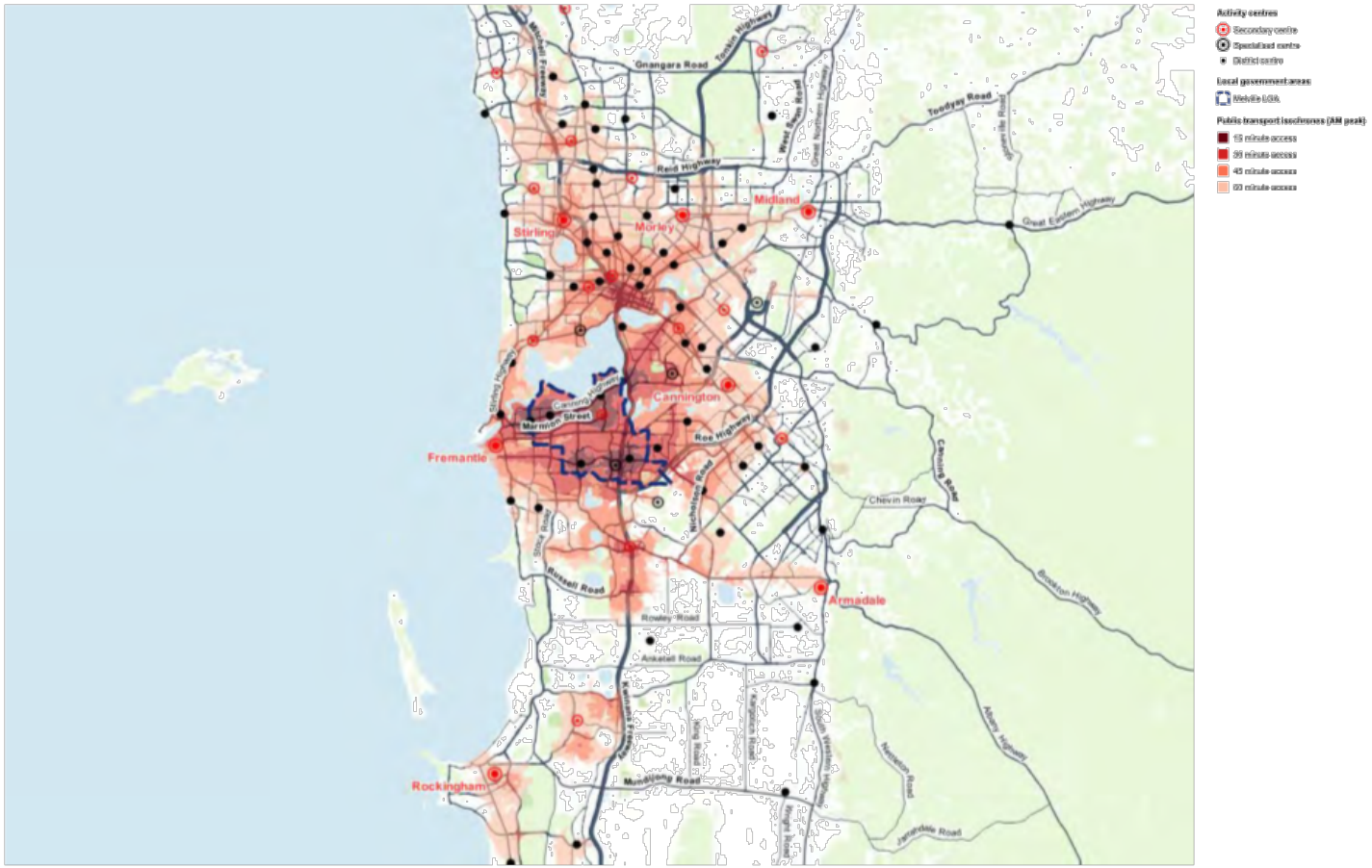
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4.5.4 *Public transport access*

Figure 4.10 summarises the public transport access from the activity centres within the City of Melville to the wider Perth area, and Figure 4.11 focuses on the local government area. These maps highlight the parts of Perth that are accessible within 15, 30, 45 and 60 minutes by public transport during a typical weekday AM peak period.

Overall, these maps indicate that a significant proportion of the City of Melville is within 15 minutes of any activity centre, and almost all of the City of Melville is within 30 minutes of any activity centre. In addition, from all of the activity centres, it is possible to use public transport to access the Perth CBD within 60 minutes, and the activity centres of Bull Creek, Canning Bridge, Murdoch and Riseley Street are able to reach the Perth CBD within 30 minutes. However, this 30 minute access to the Perth CBD is primarily related to proximity and access to the Mandurah Railway Line and associated railway stations and bus interchanges. This access to transport interchanges is also a key component to enabling public transport access to wide parts of the City of Melville.

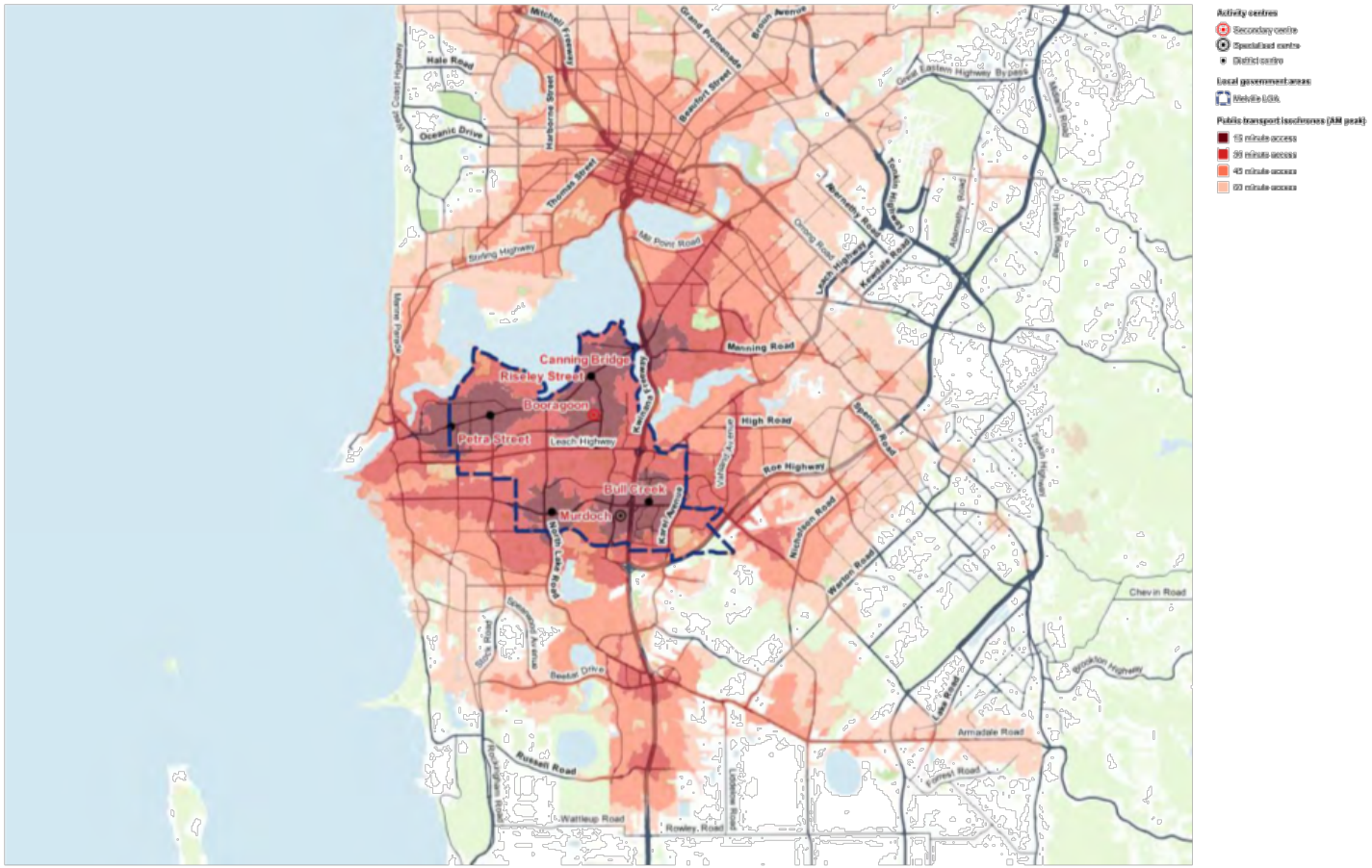
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Source: WA Department of Planning, Lands and Heritage (2026)

Figure 4.10 Access to activity centres (city wide)

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Activity centres
Secondary centre
Specialised centre
District centre
Local government areas
Melville LGA
Public transport isochrones (AM peak)
15 minute access
30 minute access
45 minute access
60 minute access
Canning Bridge
Riseley Street
Booragoon
Petra Street
Leach Highway
Bull Creek
Murdoch
Manning Road
High Road
Roe Highway
Nicholson Road
Warton Road
Chevin Road
Armadale Road
Forrest Road
Russell Road
Wattleup Road
Rowley Road
Beeliar Drive
Stirling Highway
Mt Henry Bridge
Mill Point Road
Thomas Street
Oceanic Drive
Hale Road
Canning Highway
Kwinana Freeway
Leach Highway
Albany Highway
Orrong Road
Kelvin Road
Welshpool Road
Kent Street
Tonkin Highway
Great Eastern Highway Bypass
Brentford Street
Grand Promenade
Bicton Avenue
Mitchell Freeway
Harborne Street
Victoria Park Drive
Victoria Avenue
Kent Street
Ranford Road
Spencer Road
Kelvin Road
Welshpool Road
Forrest Road
Kwinana Freeway
Tonkin Highway
Great Eastern Highway
Roe High

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4.6 2041 baseline

4.6.1 Forecast network flows

Figure 4.12 summarises the change in traffic flows on key corridors between the 2026 and 2041 baseline scenarios. This highlights that significant traffic demand growth is expected on the Canning Highway and Leach Highway corridors (of around 500–1000 vehicles per hour per direction), and modest growth on Marmion Street and South Street (of around 100–200 vehicles per hour per direction).

Figure 4.13 summarises the 2041 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram highlights that traffic volumes continue to grow on the arterial road corridors of Canning Highway, Leach Highway, South Street, North Lake Road, Marmion Street, Murdoch Drive and Stock Road. This is supported by Figure 4.14 which summarise the forecast change in traffic flows across the City of Melville between the 2026 and 2041 baseline scenarios. This highlights that:

- the largest relative demand growth (compared to the 2026 baseline link demand) is observed on Stock Road south of Leach Highway, Marmion Street east of Stock Road, and Leach Highway west of Carrington Street (Figure 4.15). This is related to increases in external demand to Stock Road and Leach Highway (entering and leaving the City of Melville) and dwelling growth in the area
- there is localised reduction in traffic on Riseley Street southbound, however, this is due to traffic re-routing through other local roads to avoid traffic congestion (e.g. via Reynolds Road).

Additional maps, including zoomed-in extracts are provided in Appendix A2 and B1.

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Figure 4.12 Forecast flows on key corridors – 2026 vs 2041

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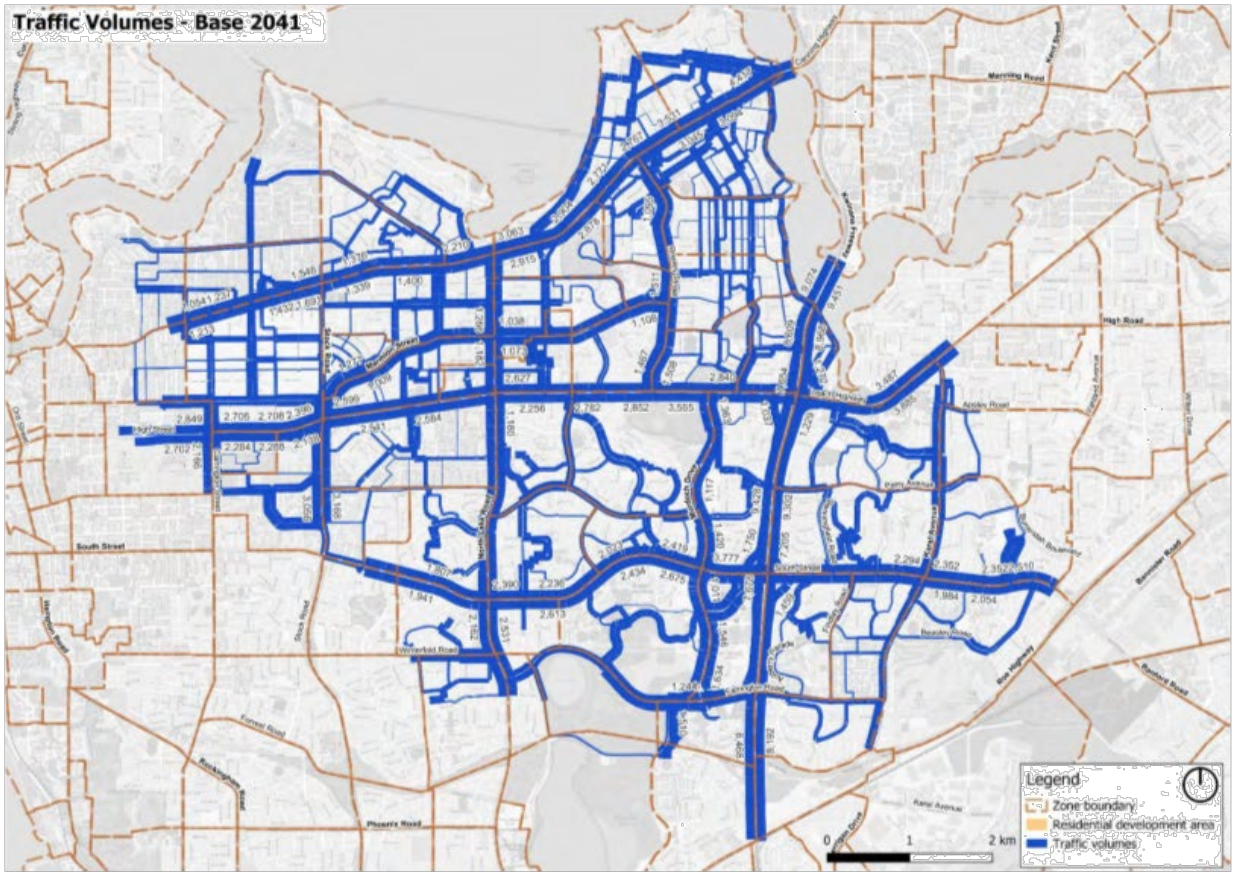


Figure 4.13 Forecast network flows – 2041 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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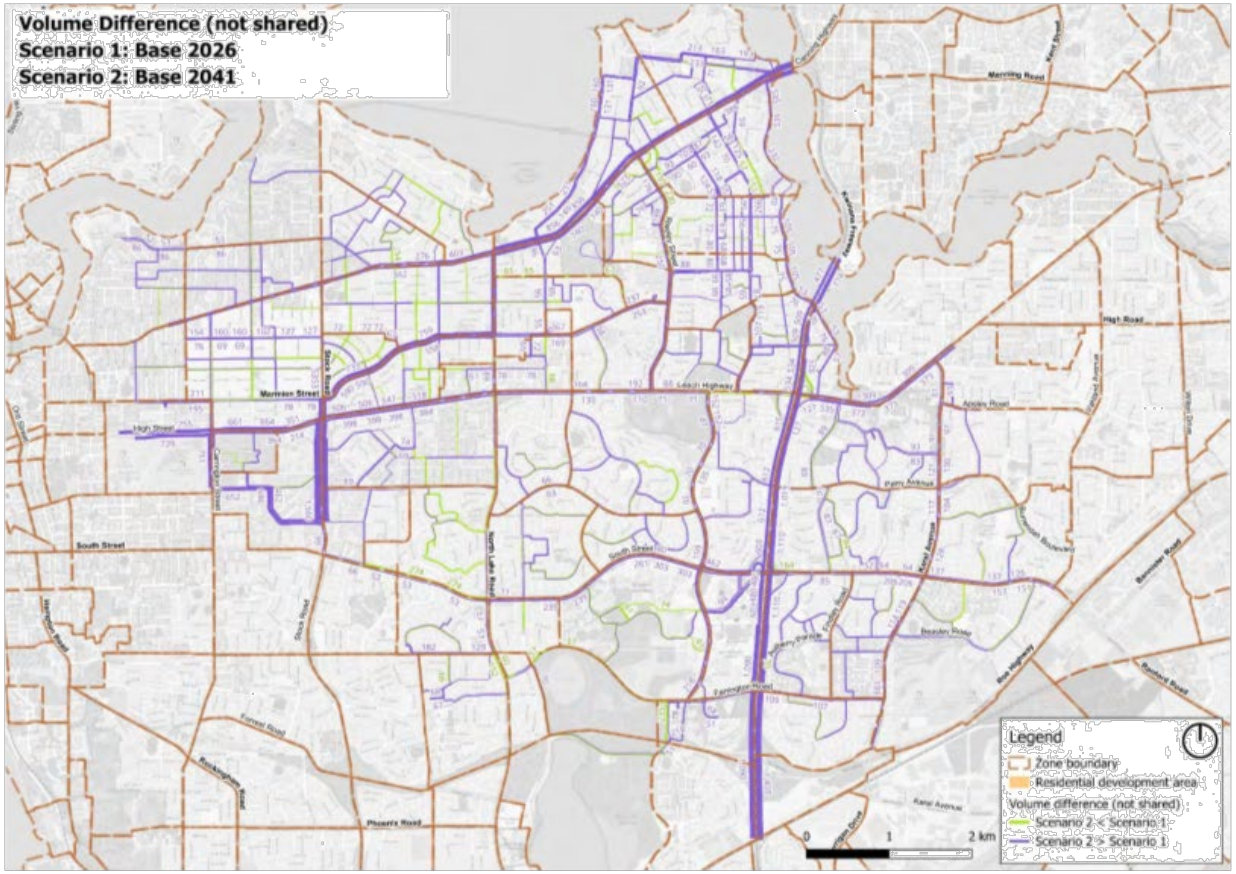


Figure 4.14 Change in network flows – 2041 Base vs 2026 Existing (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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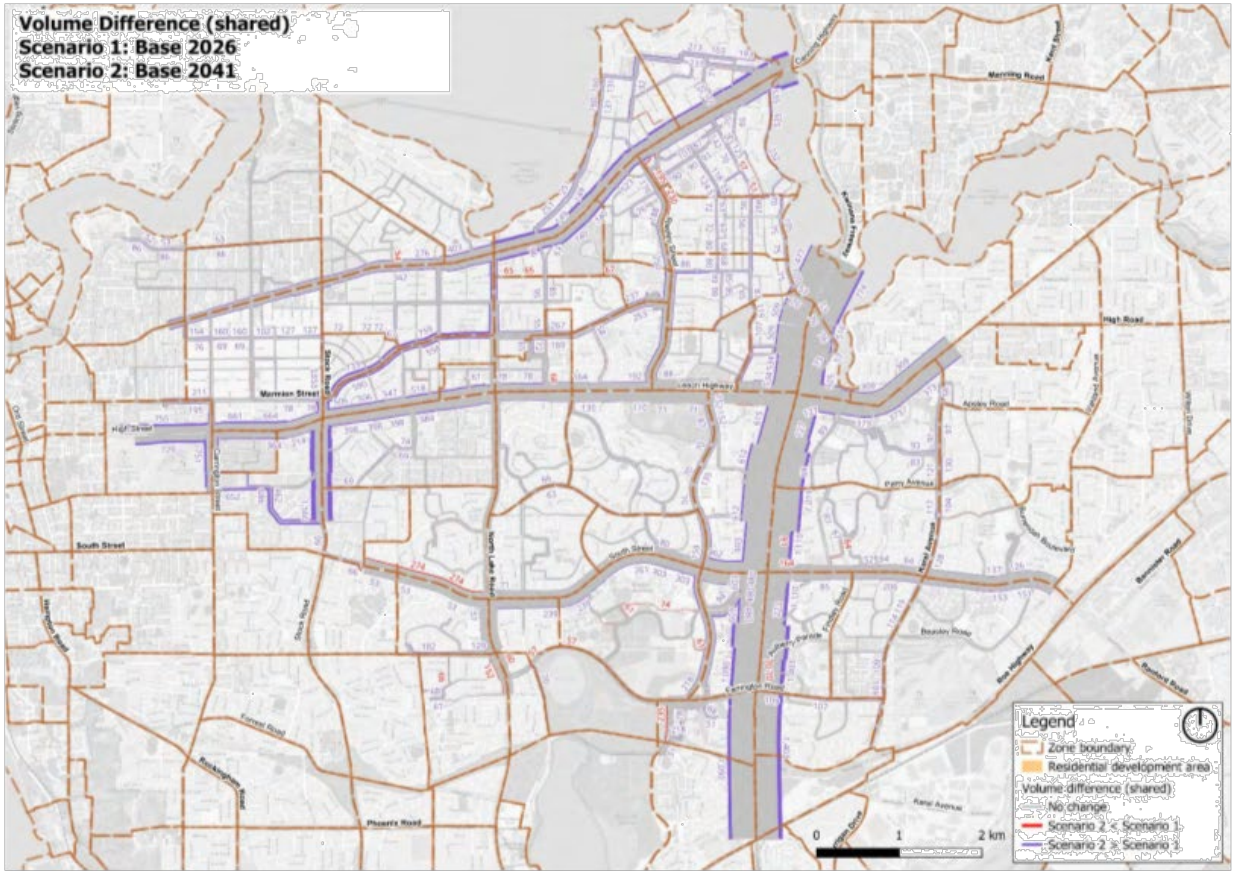


Figure 4.15 Change in network flows – 2041 Base vs 2026 Existing (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.6.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.16–Figure 4.17 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 increasing significantly in the 2041 baseline and extending to North Lake Road
- Leach Highway east of Riseley Street, at or exceeding capacity
- South Street between Murdoch Drive and Kwinana Freeway, at or exceeding capacity

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.16–Figure 4.17 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. This is a deterioration from the 2026 baseline, where more intersections are LoS F than LoS E. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 baseline, with increasing conflicting traffic and therefore further reduced frequency of safe gaps.

Additional maps, including zoomed-in extracts are provided in Appendix C2.

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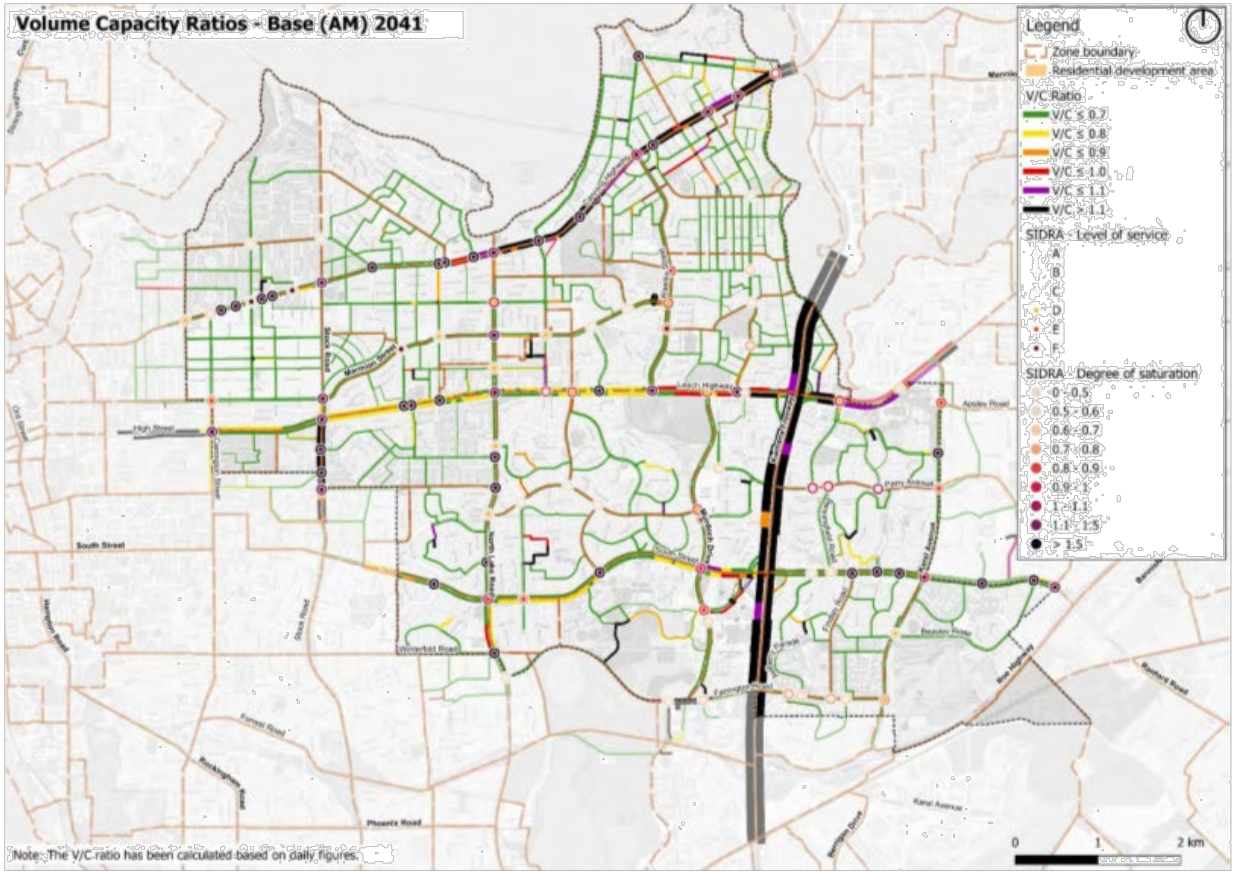


Figure 4.16 Forecast network volume-capacity ratios – 2041 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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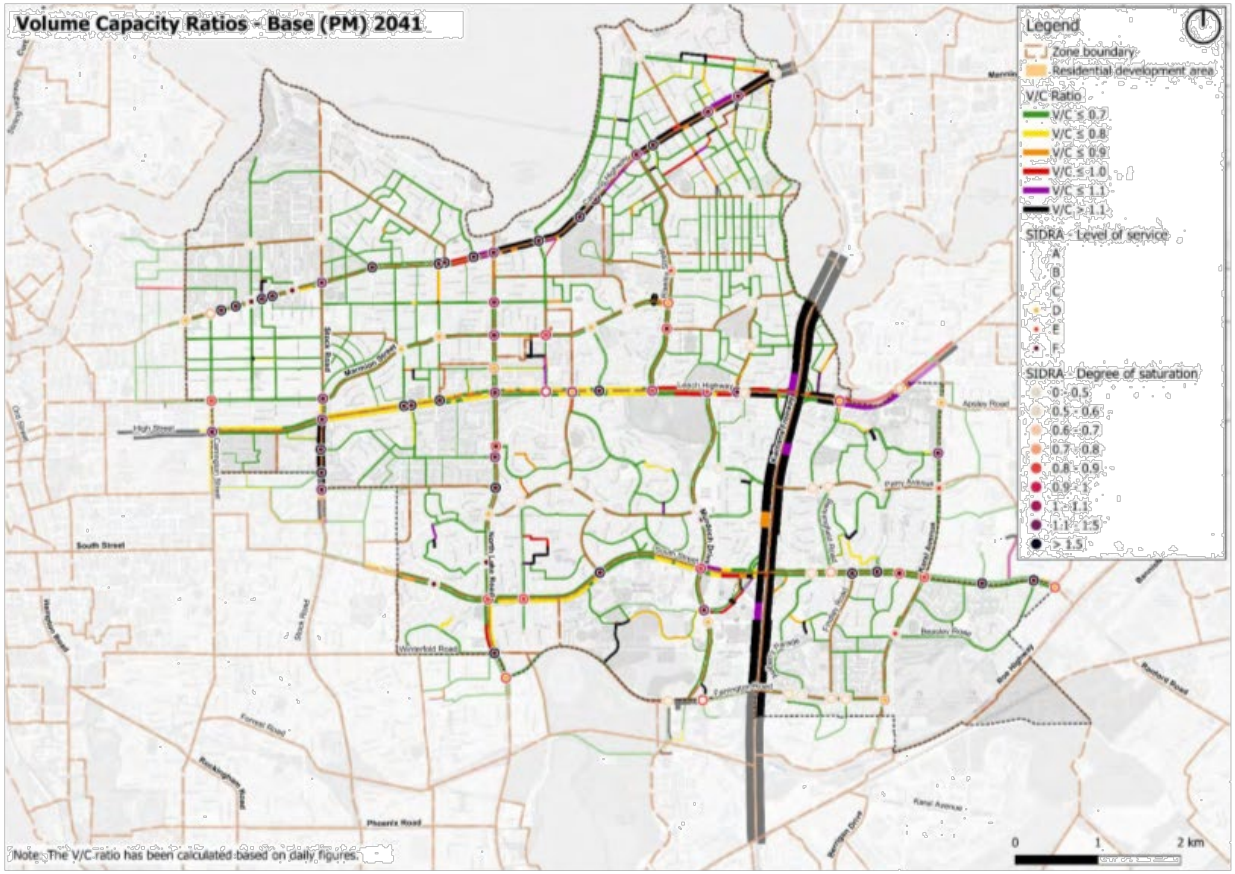


Figure 4.17 Forecast network volume-capacity ratios – 2041 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.7 2041 scenario 1 ("CoM Density Approach 1")

4.7.1 Forecast network flows

Figure 4.18 summarises the change in traffic flows on key corridors between the 2026 and 2041 scenario 1. This highlights that the LPS6 changes would not lead to significantly different traffic flows compared to the 2041 baseline scenario on the key corridors of Canning Highway, Leach Highway, South Street and Marmion Street.

Figure 4.19 summarises the 2041 scenario 1 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram for 2041 scenario 1 are similar to the 2041 baseline results. This is further supported by Figure 4.20–Figure 4.21 which summarise the forecast change in traffic flows across the City of Melville between the 2041 baseline scenario and 2041 scenario 1. These flow difference plots highlight the relatively small change in traffic volumes on the key road corridors within the City of Melville which are in the order of 100 vehicles/hour/direction or less.

Additional maps, including zoomed-in extracts are provided in Appendix A3 and B2.

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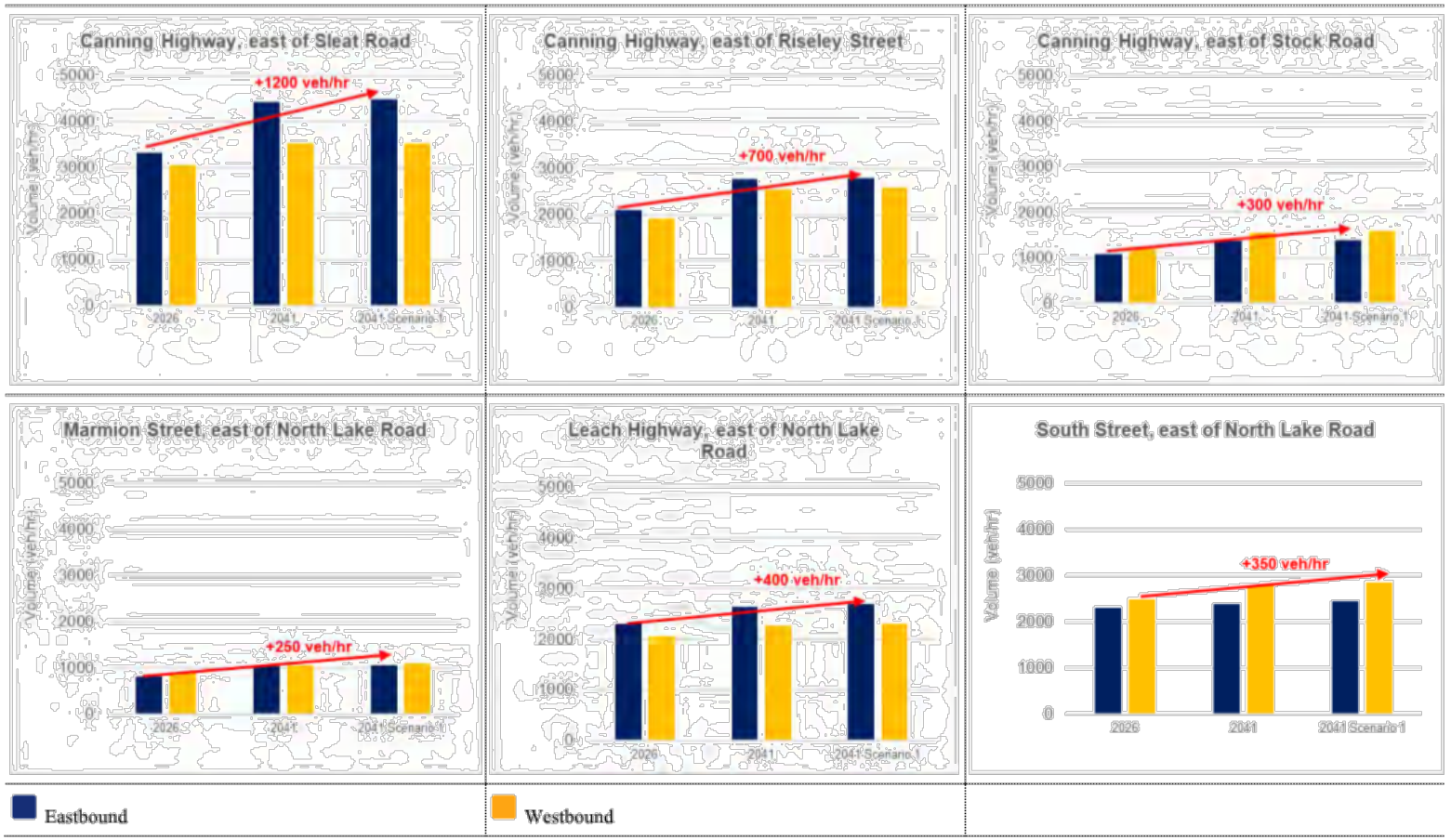


Figure 4.18 Forecast flows on key corridors – 2026 vs 2041 Scenario 1

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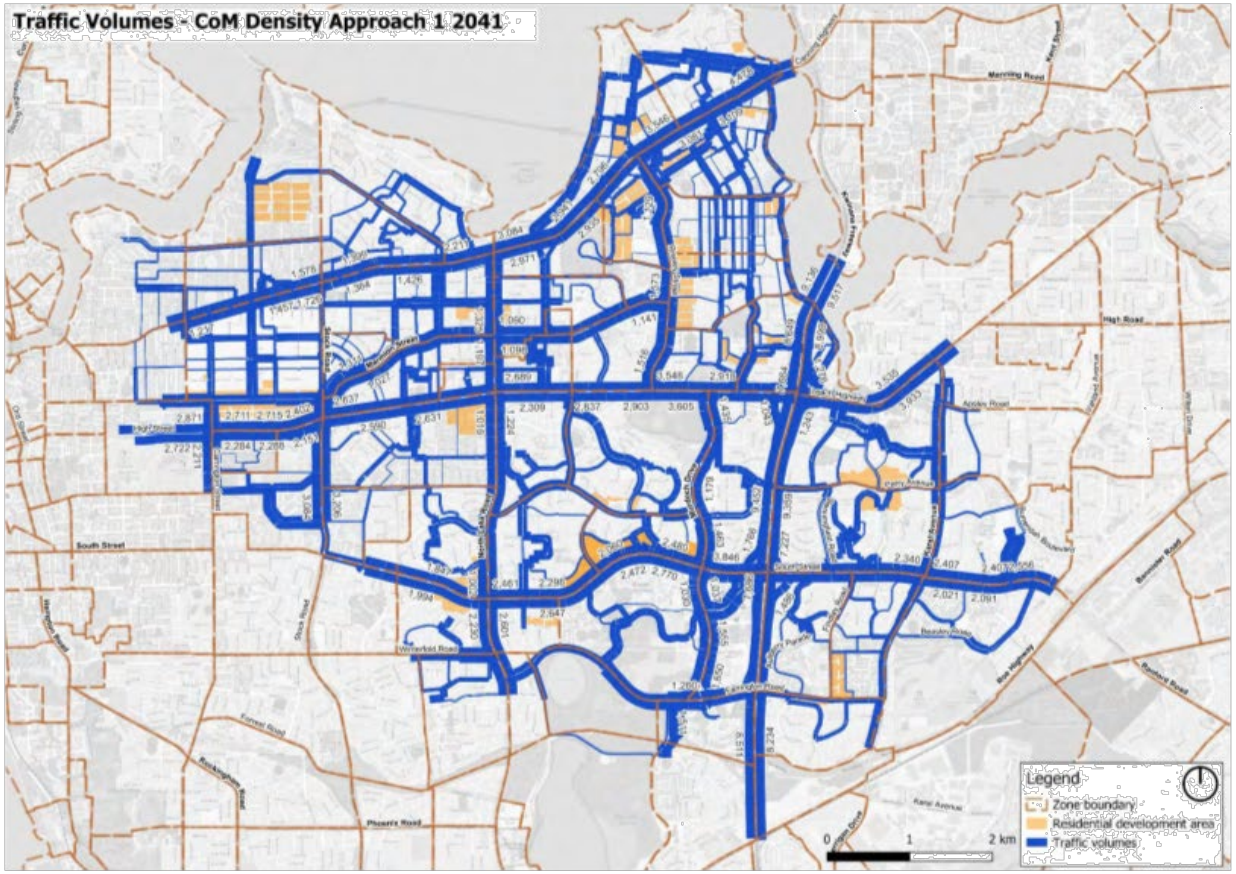


Figure 4.19 Forecast network flows – 2041 Scenario 1

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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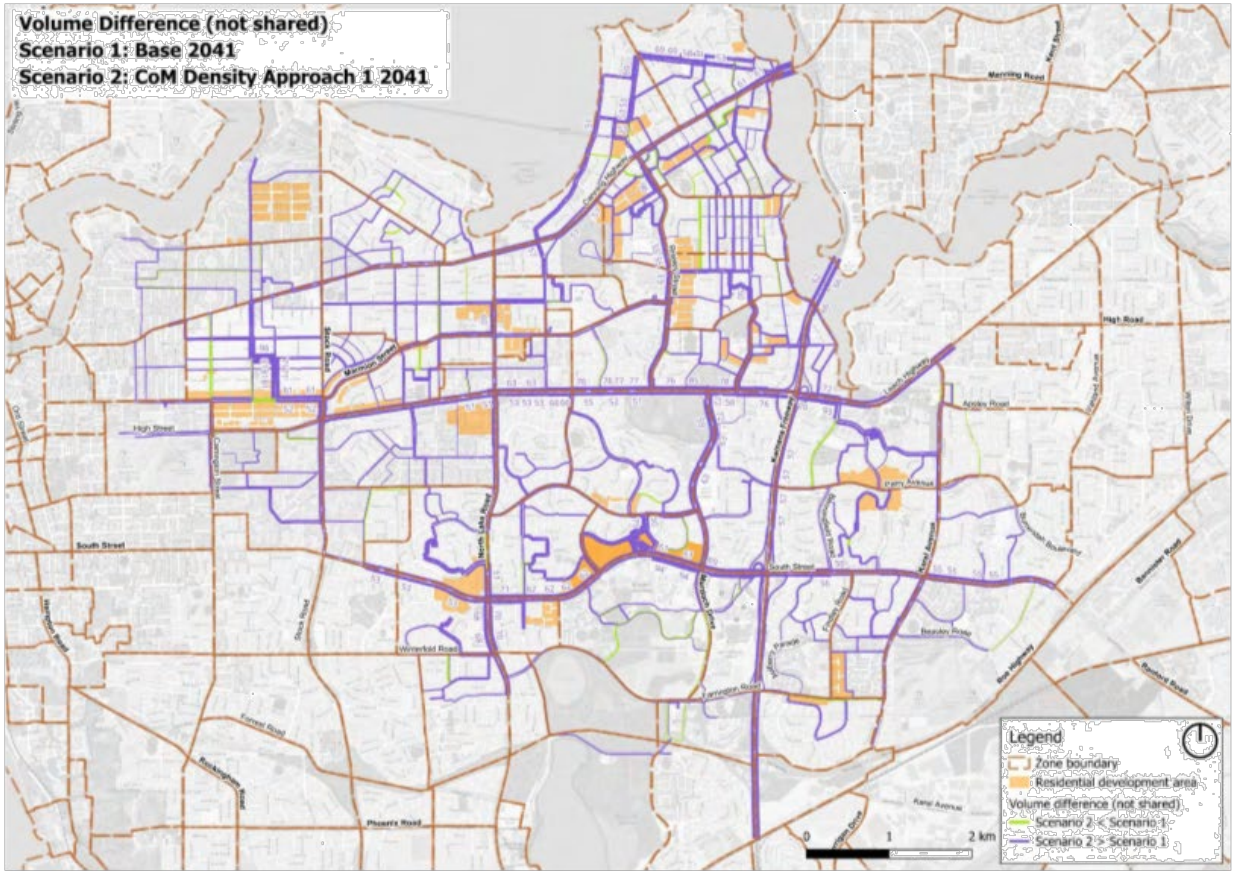


Figure 4.20 Change in network flows – 2041 Scenario 1 vs 2041 Base (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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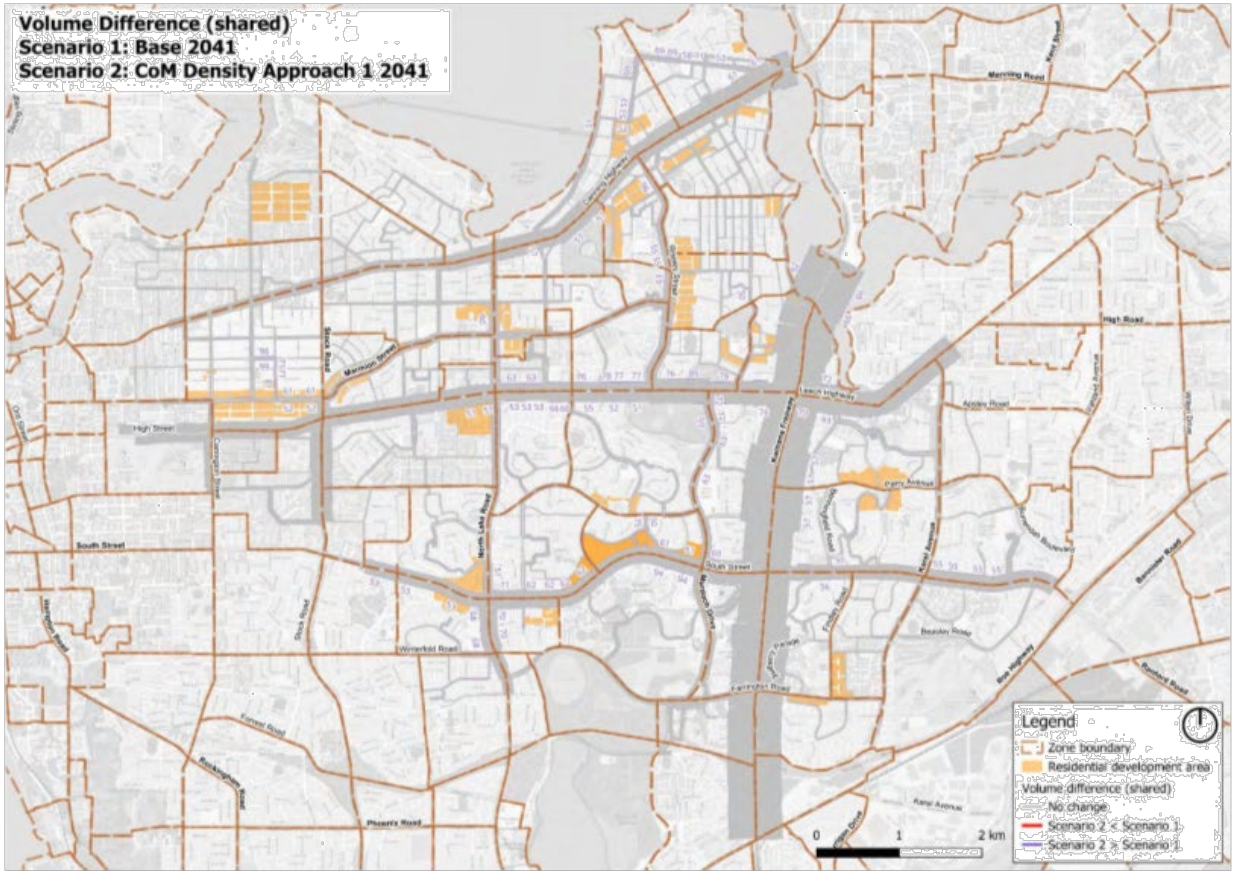


Figure 4.21 Change in network flows – 2041 Scenario 1 vs 2041 Base (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.7.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.22–Figure 4.23 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 extending to North Lake Road. This is similar to the 2041 baseline scenario.
- Leach Highway east of Riseley Street, at or exceeding capacity. This is similar to the 2041 baseline scenario.
- South Street between Murdoch Drive and Kwinana Freeway, at or exceeding capacity. This is similar to the 2041 baseline scenario.

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.22–Figure 4.23 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. This is a deterioration from the 2026 baseline, where more intersections are LoS F than LoS E. However, it is overall similar to the 2041 baseline scenario. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily and overall similar to the 2041 baseline scenario. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 baseline, with increasing conflicting traffic and therefore further reduced frequency of safe gaps. However, the impact of this is similar to the 2041 baseline scenario.

Additional maps, including zoomed-in extracts are provided in Appendix C3.

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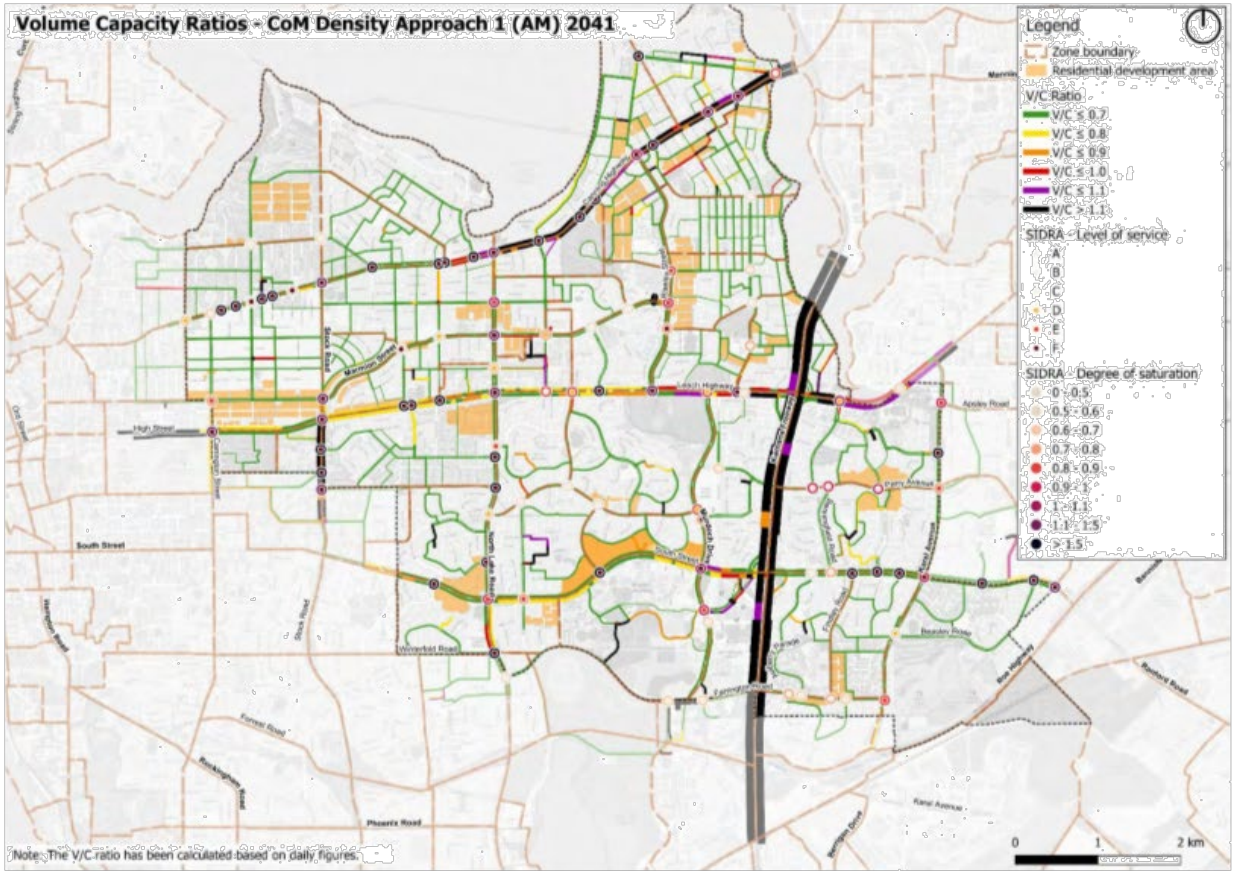


Figure 4.22 Forecast network volume-capacity ratios – 2041 Scenario 1 AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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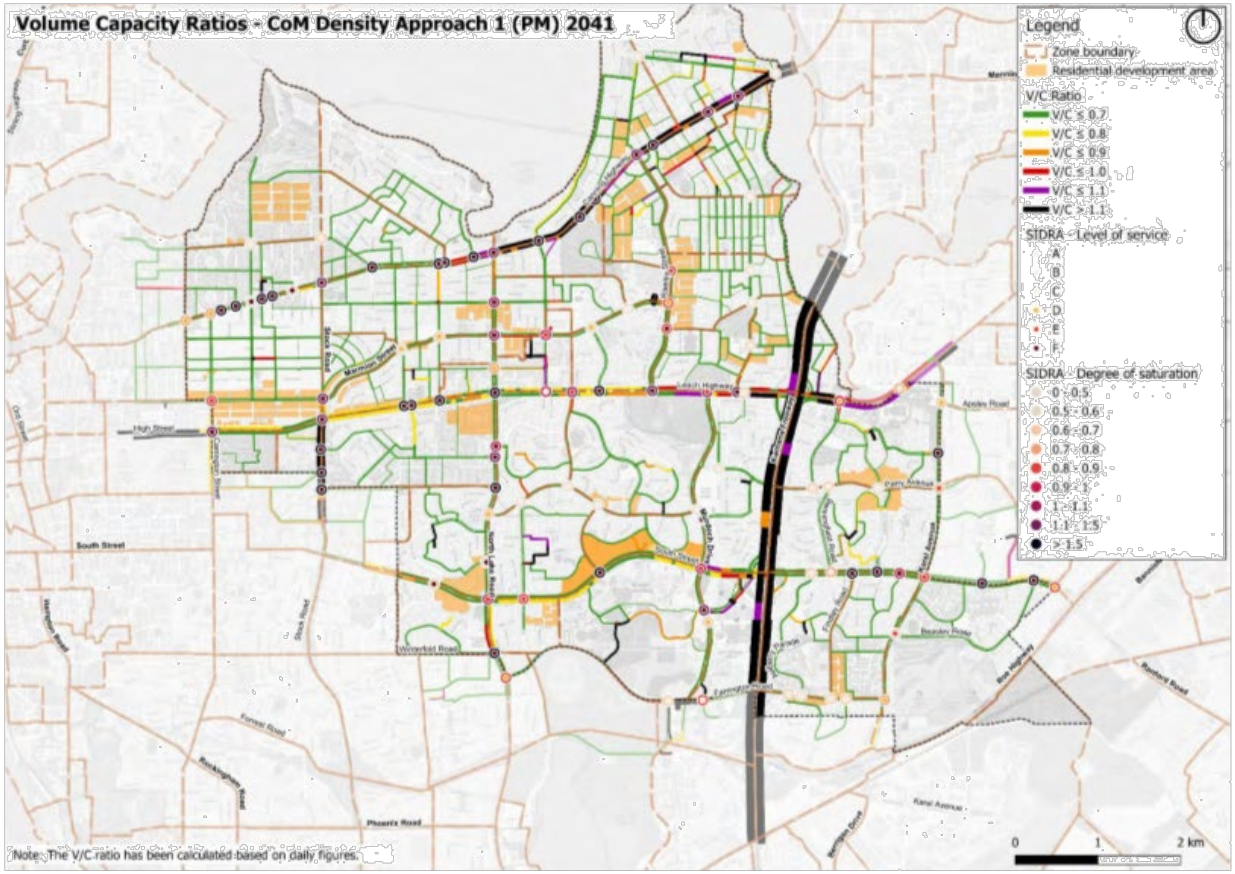


Figure 4.23 Forecast network volume-capacity ratios – 2041 Scenario 1 PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.8 2041 scenario 2 ("CoM Density Approach 2")

4.8.1 Forecast network flows

Figure 4.24 summarises the change in traffic flows on key corridors between the 2026 and 2041 scenario 2. This highlights that additional changes to the proposed LPS6 would not lead to significantly different traffic flows compared to the 2041 scenario 1 on the key corridors of Canning Highway, Leach Highway, South Street and Marmion Street.

Figure 4.25 summarises the 2041 scenario 2 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram for 2041 scenario 2 are similar to the 2041 baseline results and 2041 scenario 1 results. This is further supported by Figure 4.26–Figure 4.27 which summarise the forecast change in traffic flows across the City of Melville between the 2041 baseline scenario and 2041 scenario 2. These flow difference plots highlight the relatively small change in traffic volumes on the key road corridors within the City of Melville which are in the order of 100–200 vehicles/hour/direction or less.

Additional maps, including zoomed-in extracts are provided in Appendix A4 and B3.

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Figure 4.24 Forecast flows on key corridors – 2026 vs 2041 Scenario 2

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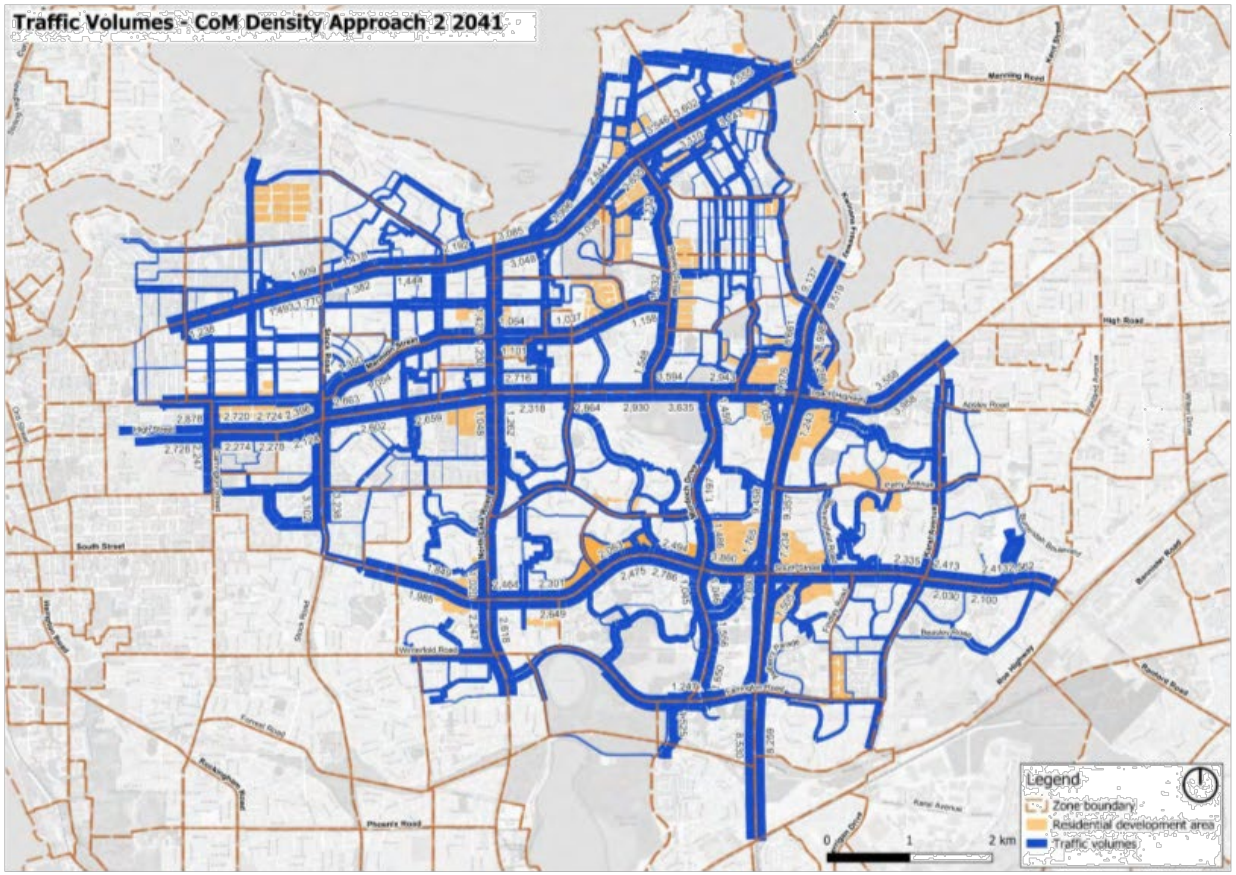


Figure 4.25 Forecast network flows – 2041 Scenario 2

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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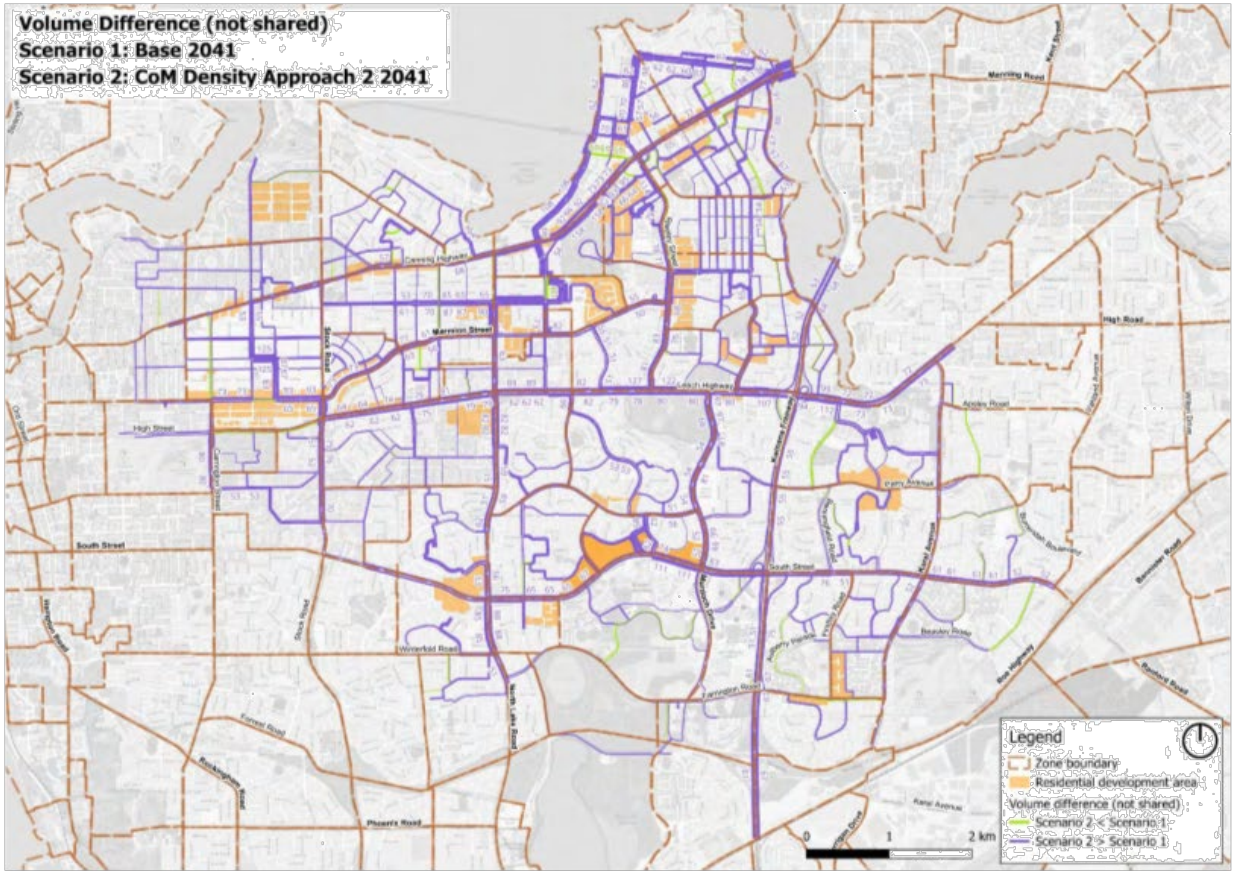


Figure 4.26 Change in network flows – 2041 Scenario 2 vs 2041 Base (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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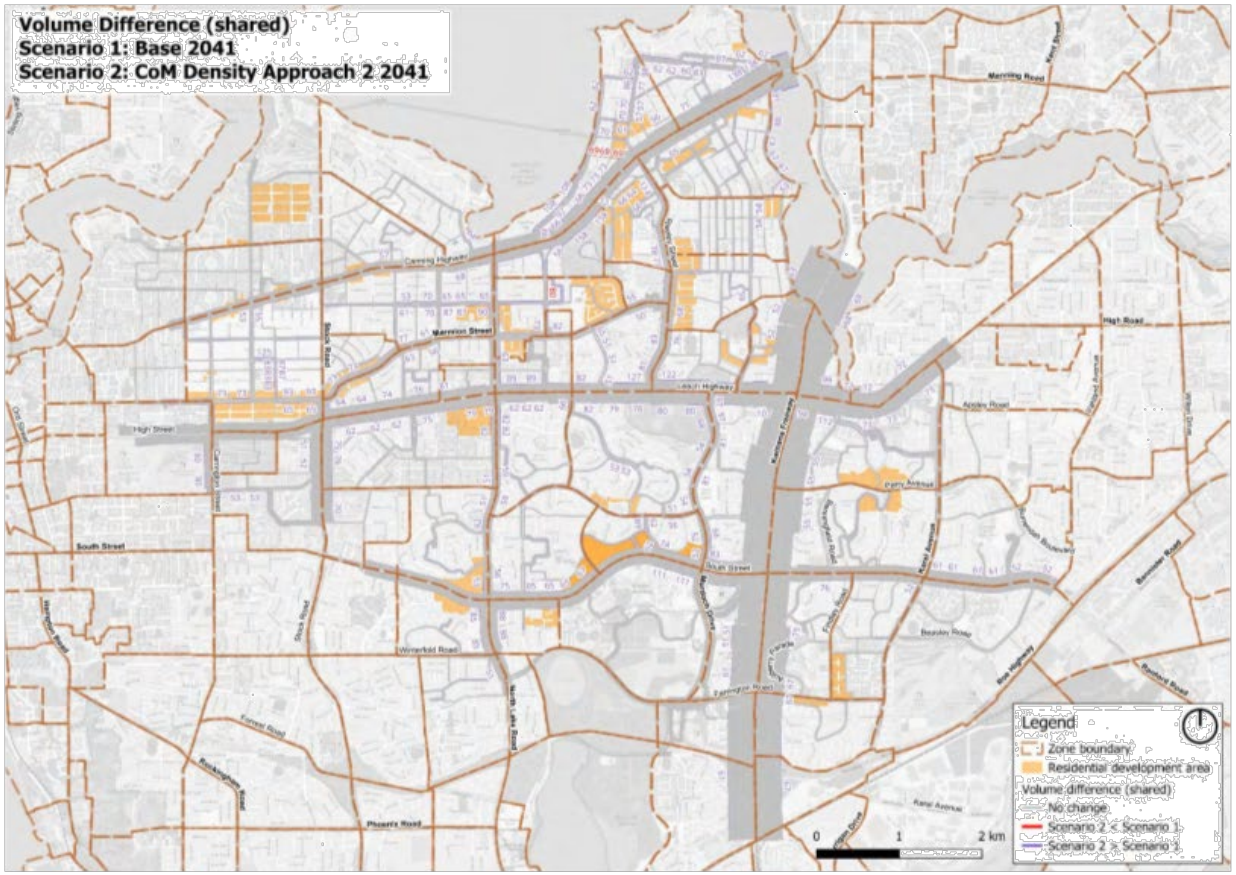


Figure 4.27 Change in network flows – 2041 Scenario 2 vs 2041 Base (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.8.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.28–Figure 4.29 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 extending to North Lake Road. This is similar to the 2041 baseline scenario and 2041 scenario 1.
- Leach Highway east of Riseley Street, at or exceeding capacity. This is similar to the 2041 baseline scenario and 2041 scenario 1.
- South Street between Murdoch Drive and Kwinana Freeway, at or exceeding capacity. This is similar to the 2041 baseline scenario and 2041 scenario 1.

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.28–Figure 4.29 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. This is a deterioration from the 2026 baseline, where more intersections are LoS F than LoS E. However, it is overall similar to the 2041 baseline scenario and 2041 scenario 1. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily and overall similar to the 2041 baseline scenario and 2041 scenario 1. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 baseline, with increasing conflicting traffic and therefore further reduced frequency of safe gaps. However, the impact of this is similar to the 2041 baseline scenario and 2041 scenario 1.

Additional maps, including zoomed-in extracts are provided in Appendix C4.

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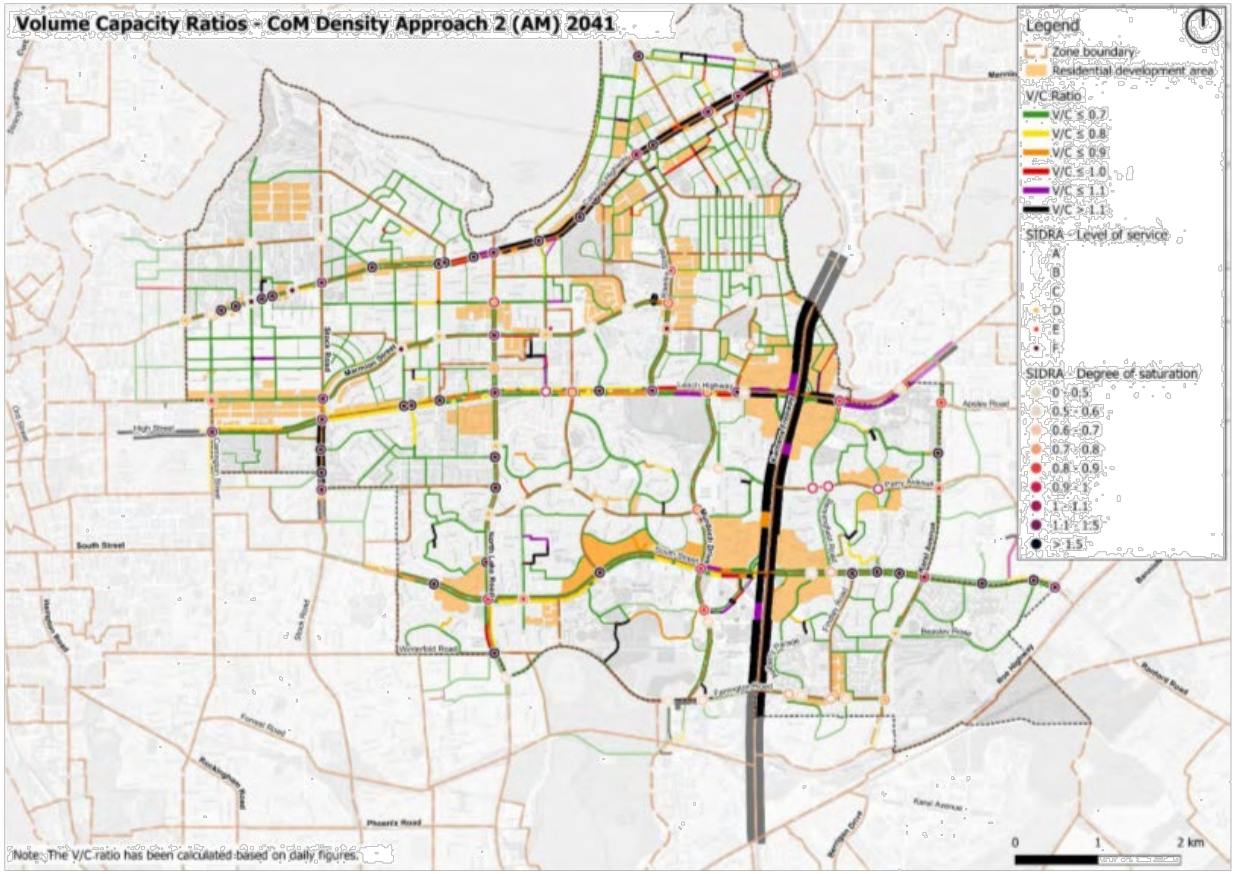


Figure 4.28 Forecast network volume-capacity ratios – 2041 Scenario 2 AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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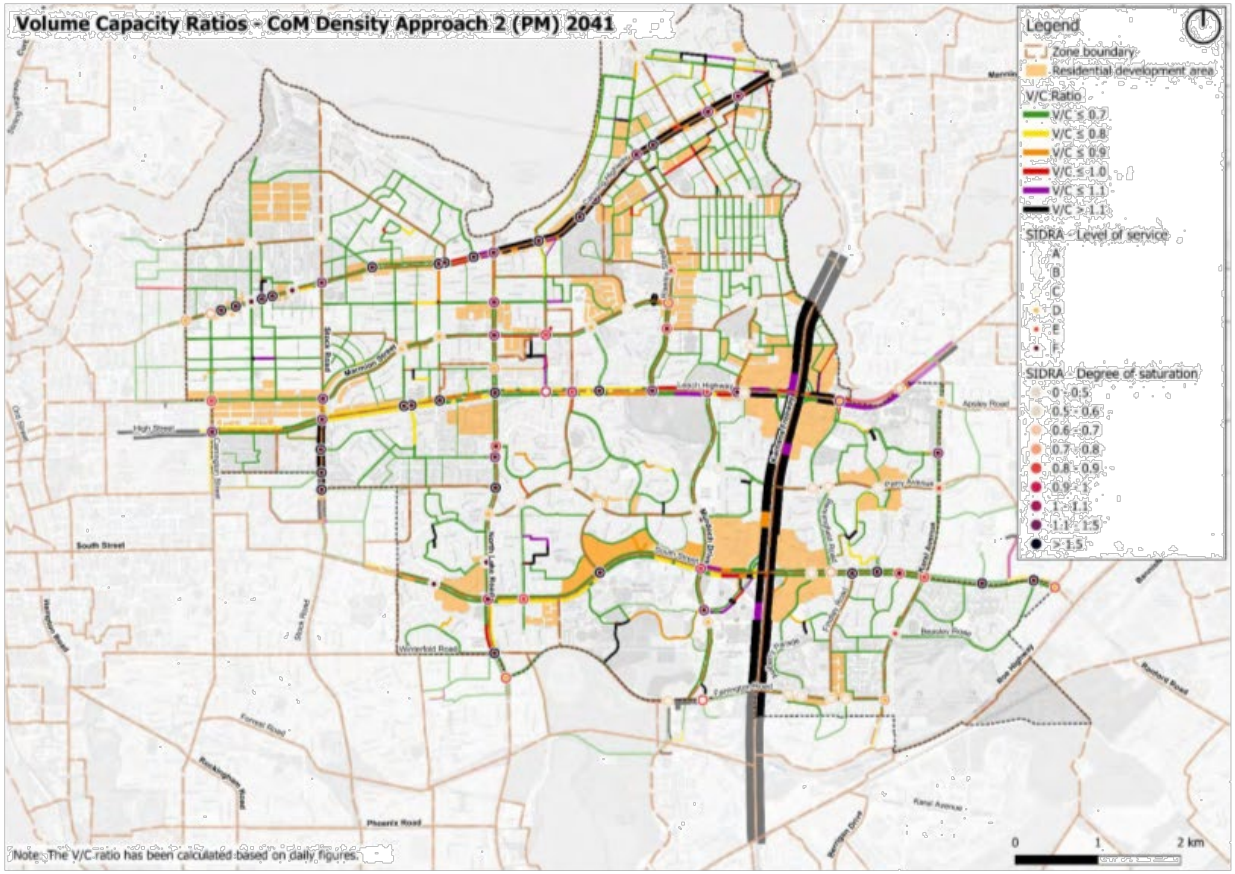


Figure 4.29 Forecast network volume-capacity ratios – 2041 Scenario 2 PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.9 2051 baseline

4.9.1 Forecast network flows

Figure 4.30 summarises the change in traffic flows on key corridors between the 2026 and 2051 baseline scenarios. This highlights that traffic demand growth slows in the period 2041–2051 on the Canning Highway, Leach Highway, South Street and Marmion Street corridors.

Figure 4.31 summarises the 2051 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram highlights that traffic volumes continue to grow on the arterial road corridors of Canning Highway, Leach Highway, South Street, North Lake Road, Marmion Street, Murdoch Drive and Stock Road. This is supported by Figure 4.32–Figure 4.33 which summarise the forecast change in traffic flows across the City of Melville between the 2026 and 2051 baseline scenarios. This highlights that:

- the largest relative demand growth (compared to the 2026 baseline link demand) is observed on Stock Road south of Leach Highway, Marmion Street east of Stock Road, and Leach Highway west of Carrington Street (Figure 4.33). This is related to increases in external demand to Stock Road and Leach Highway (entering and leaving the City of Melville) and dwelling growth in the area
- while Canning Highway experiences traffic demand growth, it is relatively small compared to the 2026 baseline demand
- there is localised reduction in traffic on Riseley Street southbound, however, this is due to traffic re-routing through other local roads to avoid traffic congestion (e.g. via Reynolds Road).

Additional maps, including zoomed-in extracts are provided in Appendix A5 and B4.

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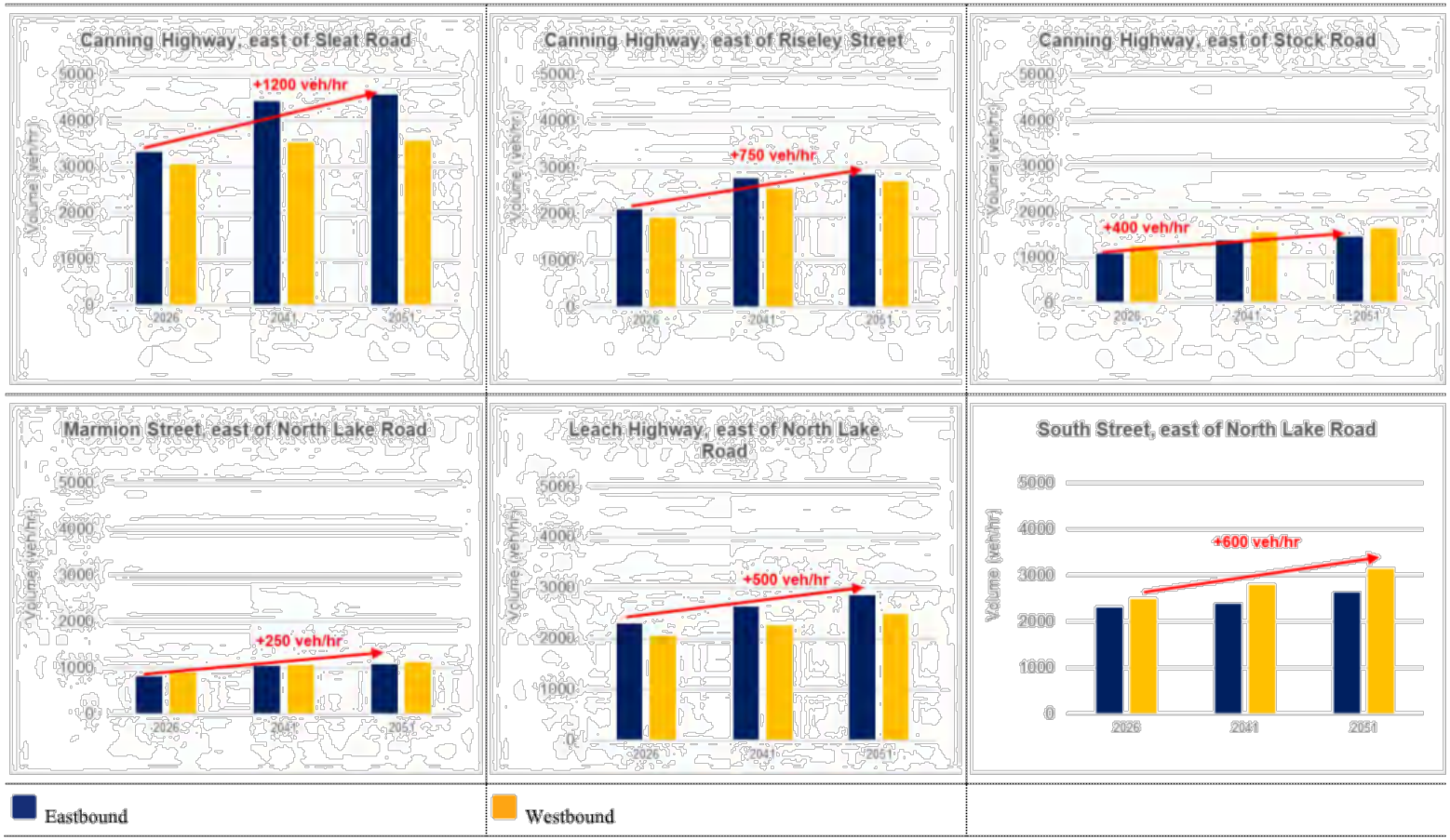


Figure 4.30 Forecast flows on key corridors – 2026 vs 2051

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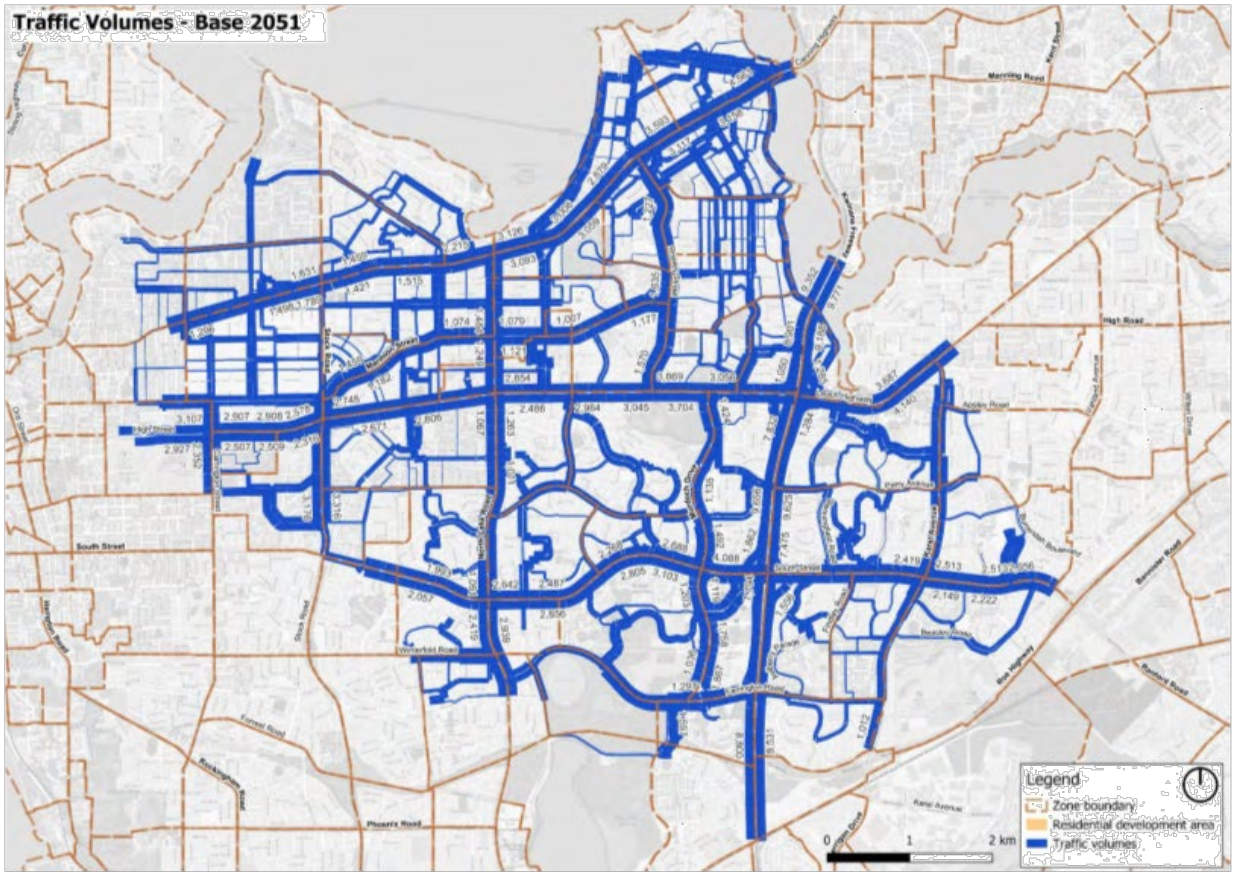


Figure 4.31 Forecast network flows – 2051 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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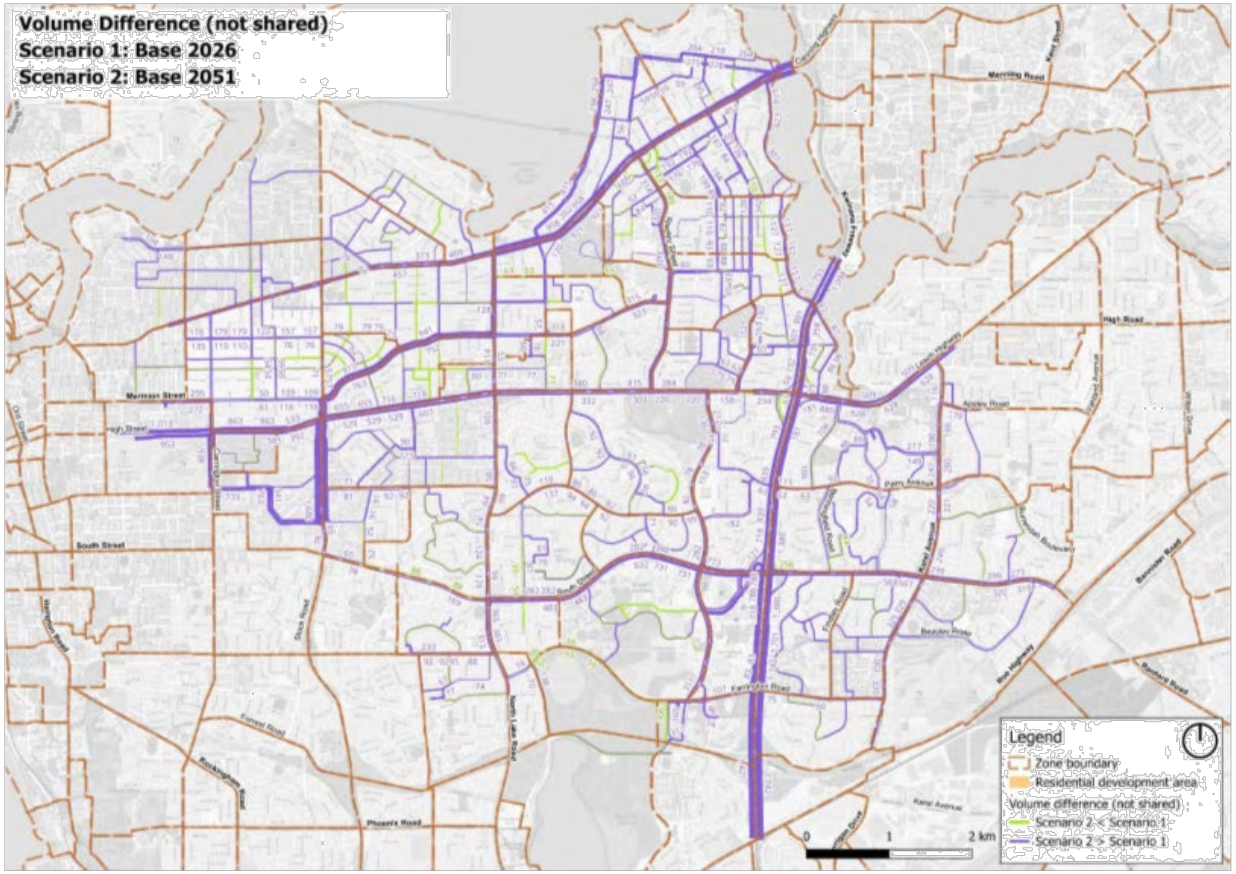


Figure 4.32 Change in network flows – 2051 Base vs 2026 Existing (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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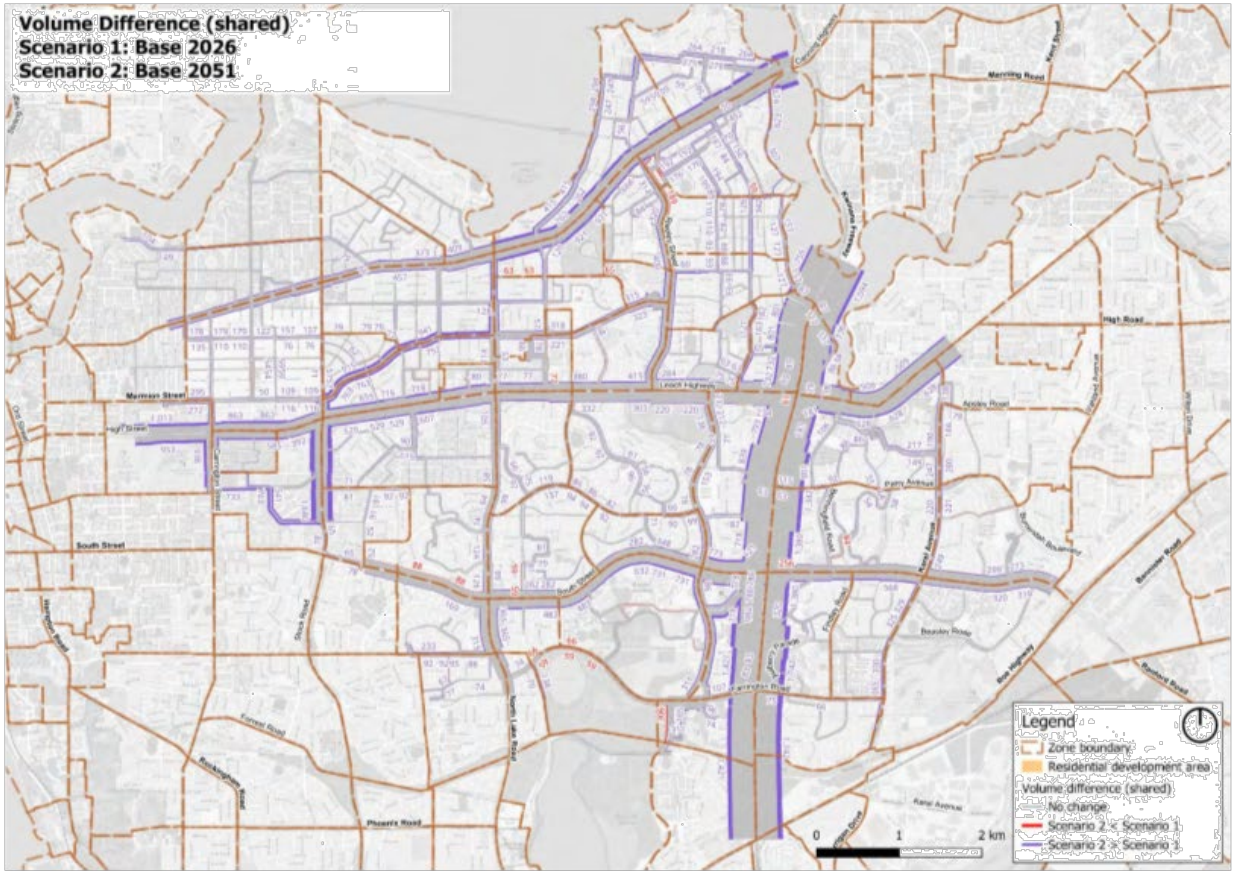


Figure 4.33 Change in network flows – 2051 Base vs 2026 Existing (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.9.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.34–Figure 4.35 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 increasing significantly in the 2051 baseline and extending west of North Lake Road
- Leach Highway east of Riseley Street, exceeding capacity, which is a deterioration from the 2051 baseline, where it was at capacity
- South Street between Murdoch Drive and Kwinana Freeway, exceeding capacity, which is a deterioration from the 2051 baseline, where it was at capacity

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.34–Figure 4.35 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 and 2041 baseline scenarios, with increasing conflicting traffic and therefore further reduced frequency of safe gaps.

Additional maps, including zoomed-in extracts are provided in Appendix C5.

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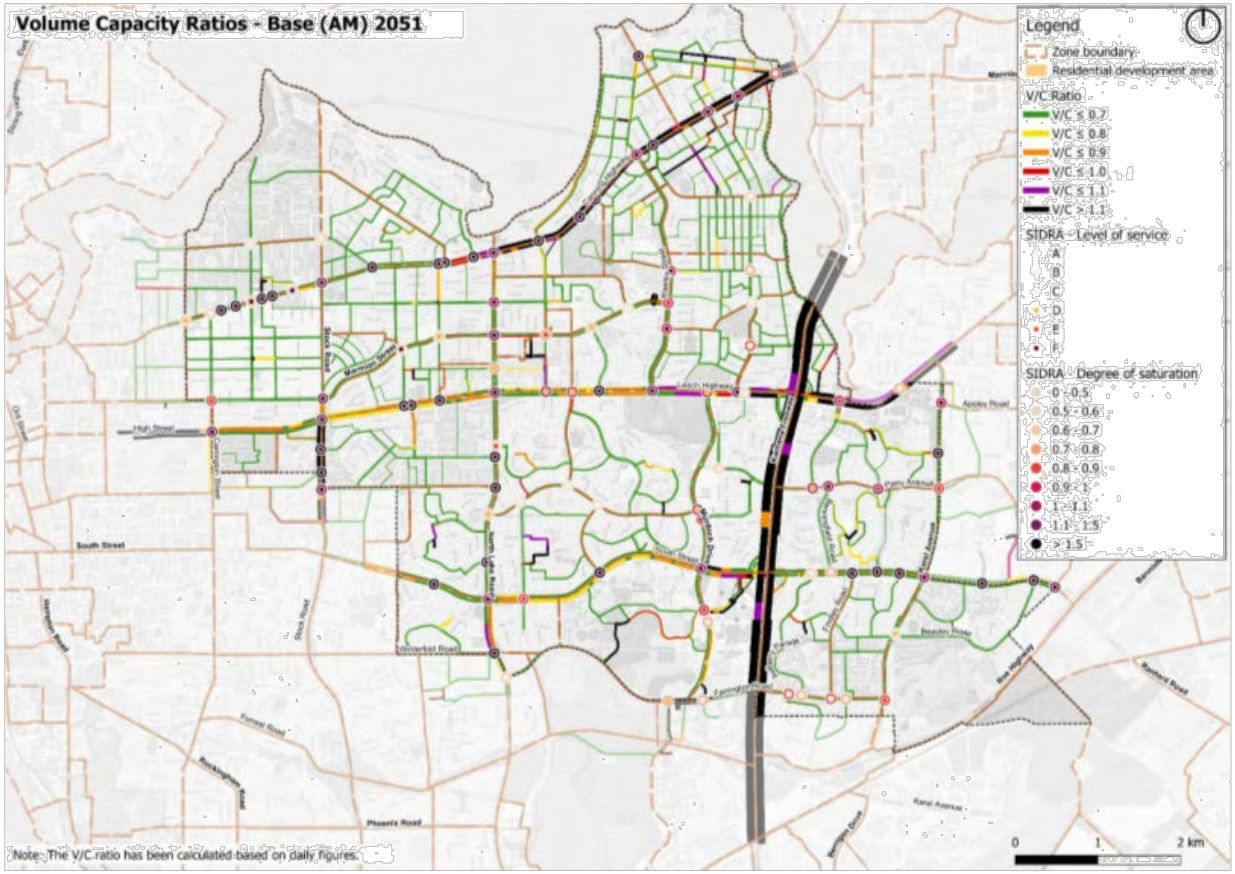


Figure 4.34 Forecast network volume-capacity ratios – 2051 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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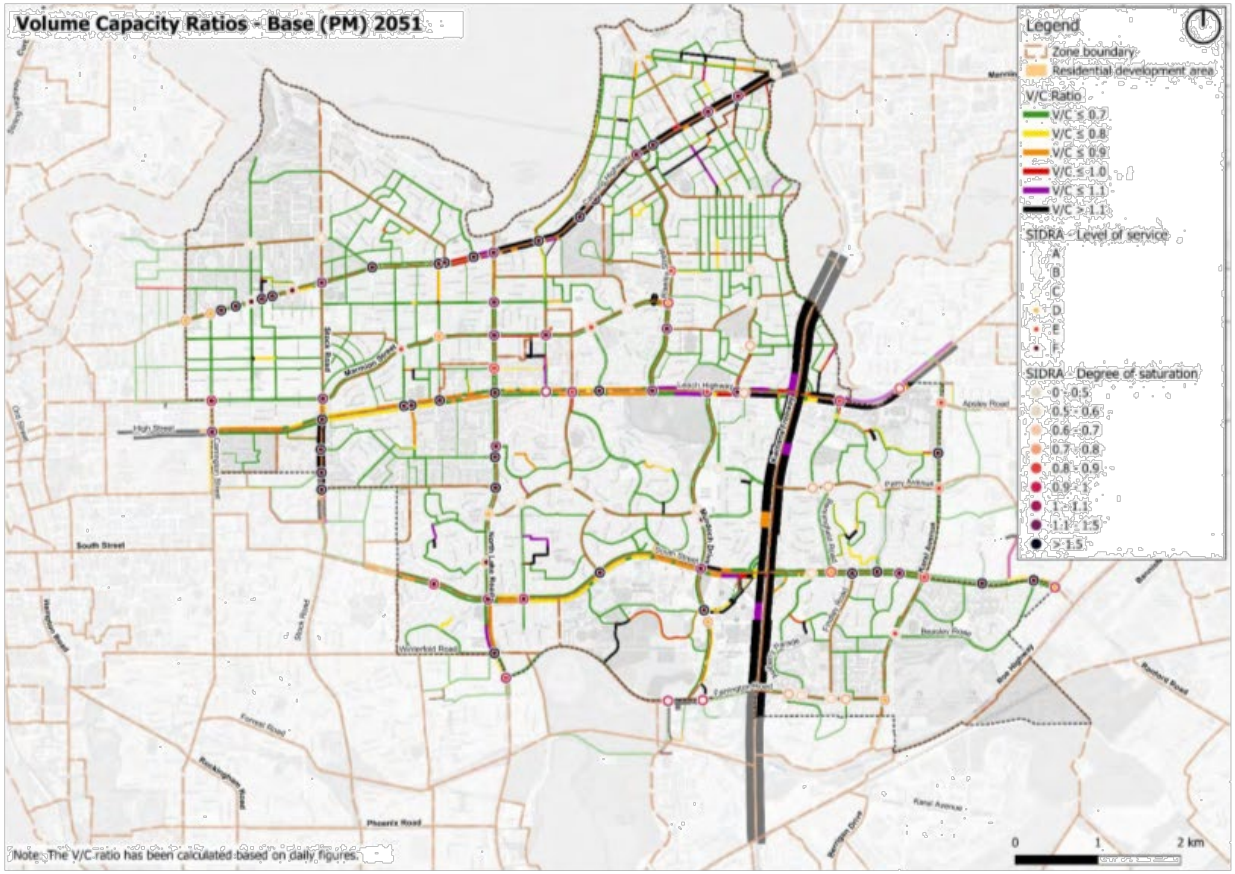


Figure 4.35 Forecast network volume-capacity ratios – 2051 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.10 2051 scenario 1 ("CoM Density Approach 1")

4.10.1 Forecast network flows

Figure 4.36 summarises the change in traffic flows on key corridors between 2026 and 2051 scenario 1. This highlights that the LPS6 changes would not lead to significantly different traffic flows compared to the 2051 baseline scenario on the key corridors of Canning Highway, Leach Highway, South Street and Marmion Street.

Figure 4.37 summarises the 2051 scenario 1 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). The network flow diagram for 2051 scenario 1 are similar to the 2051 baseline results. This is further supported by Figure 4.38 which summarise the forecast change in traffic flows across the City of Melville between the 2051 baseline scenario and 2051 scenario 1. These flow difference plots highlight the relatively small difference in traffic volumes on the key road corridors within the City of Melville and are in the order of 250 vehicles/hour/direction or less.

Additional maps, including zoomed-in extracts are provided in Appendix A6 and B5.

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Figure 4.36 Forecast flows on key corridors – 2026 vs 2051 Scenario 1

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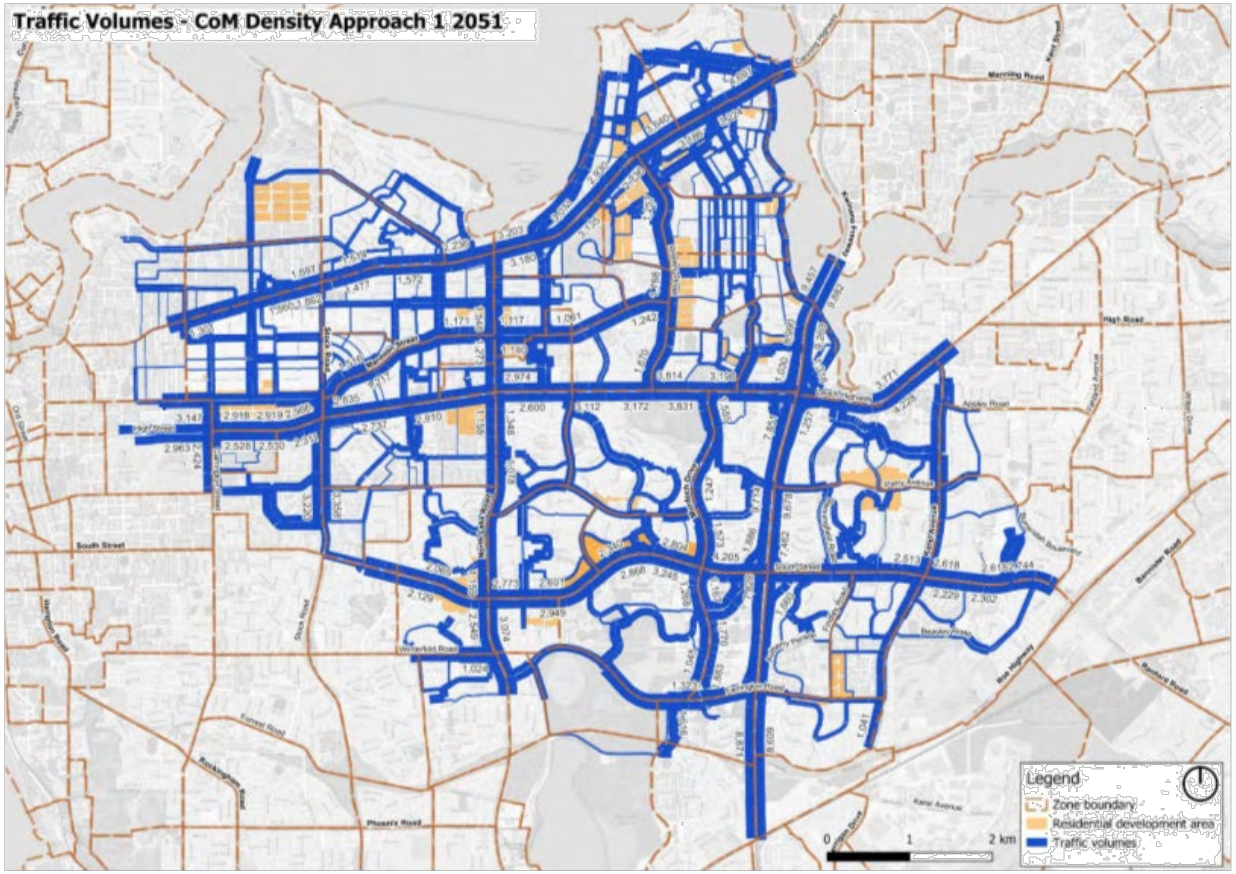


Figure 4.37 Forecast network flows – 2051 Scenario 1

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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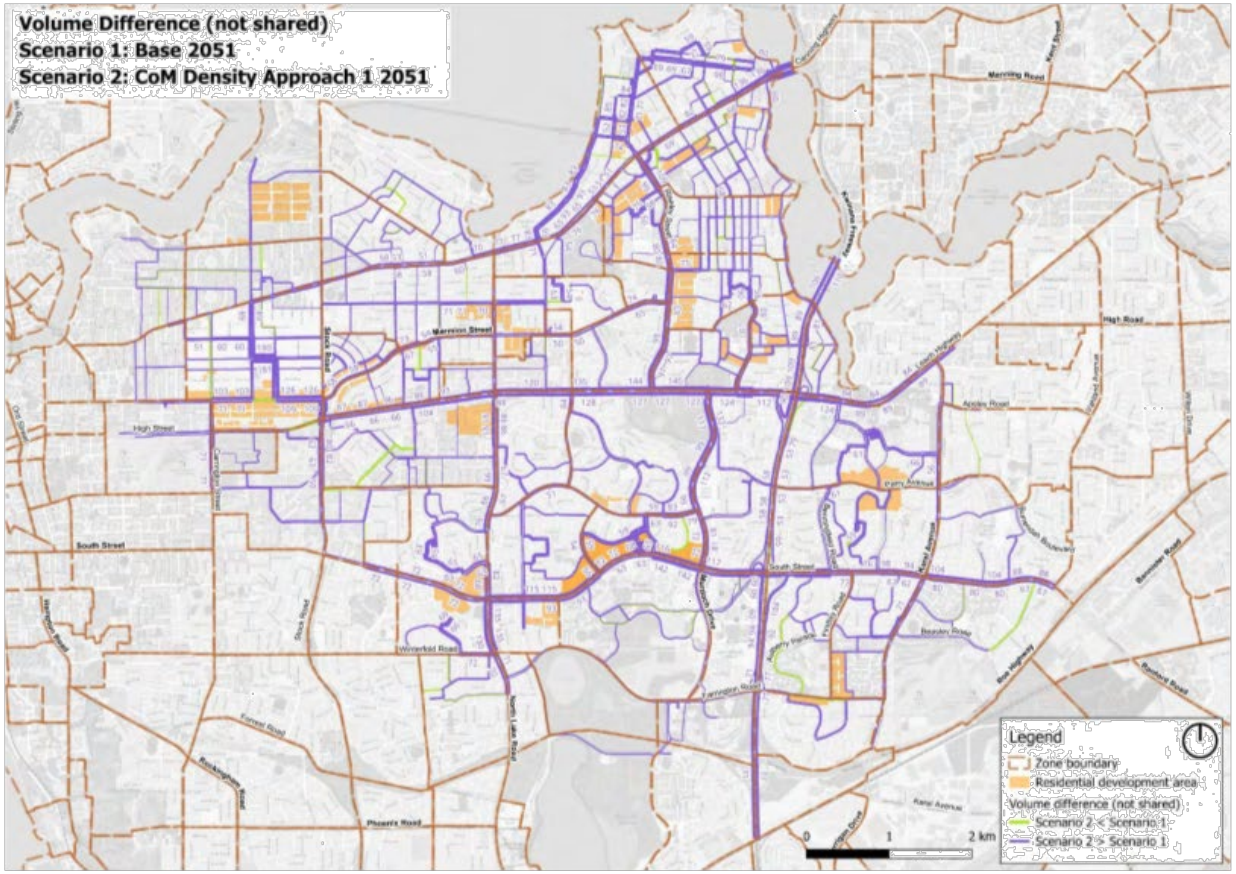


Figure 4.38 Change in network flows – 2051 Scenario 1 vs 2051 Base (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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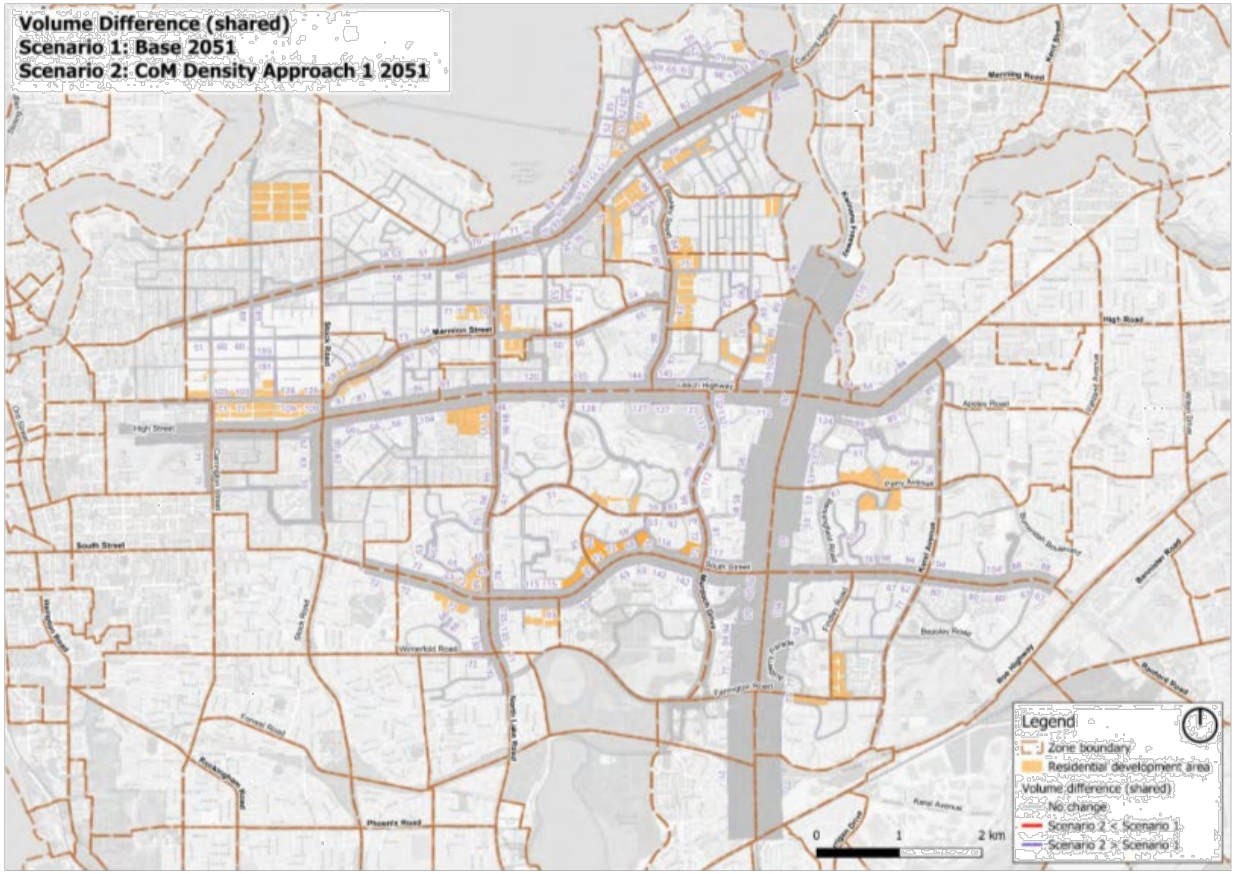


Figure 4.39 Change in network flows – 2051 Scenario 1 vs 2051 Base (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.10.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.40–Figure 4.41 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 extending west of North Lake Road. This is similar to the 2051 baseline scenario.
- Leach Highway east of Riseley Street, exceeding capacity. This is similar to the 2051 baseline scenario.
- South Street between Murdoch Drive and Kwinana Freeway, exceeding capacity. This is similar to the 2051 baseline scenario.

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.40–Figure 4.41 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. However, it is overall similar to the 2051 baseline scenario. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily and overall similar to the 2051 baseline scenario. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 and 2041 baseline scenarios, with increasing conflicting traffic and therefore further reduced frequency of safe gaps. However, the impact of this is similar to the 2051 baseline scenario.

Additional maps, including zoomed-in extracts are provided in Appendix C6.

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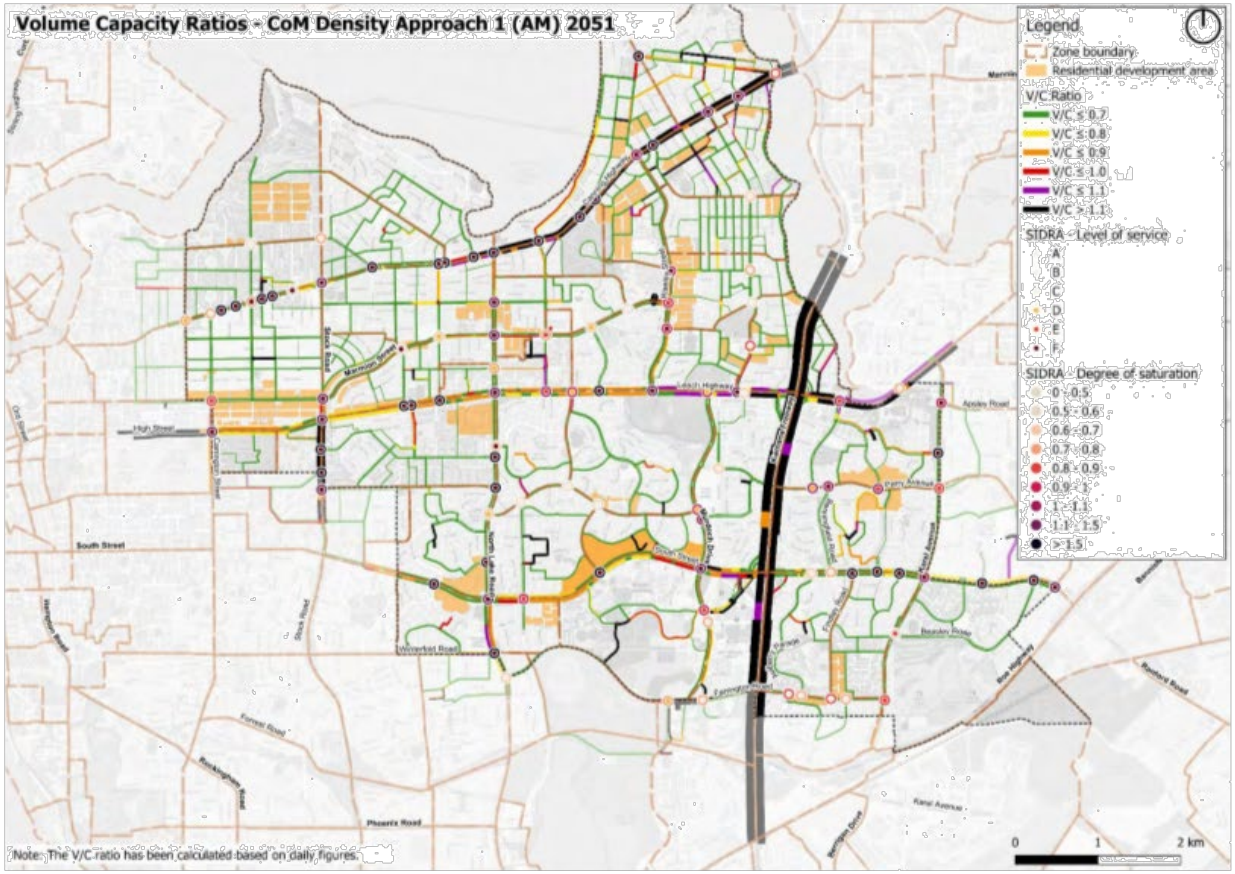


Figure 4.40 Forecast network volume-capacity ratios – 2051 Scenario 1 AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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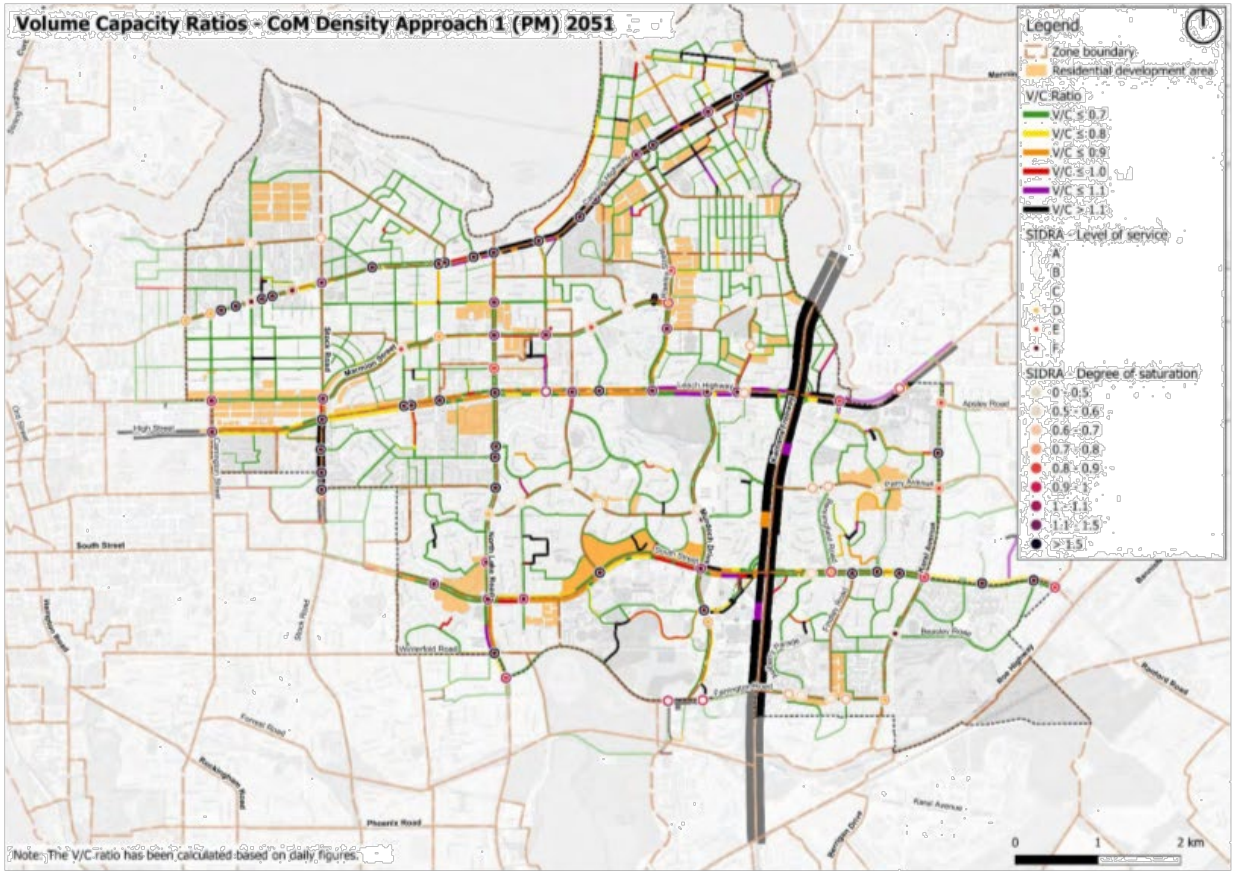


Figure 4.41 Forecast network volume-capacity ratios – 2051 Scenario 1 PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.11 2051 scenario 2 ("CoM Density Approach 2")

4.11.1 Forecast network flows

Figure 4.42 summarises the change in traffic flows on key corridors between the 2026 and 2051 scenario 2. This highlights that additional changes to the proposed LPS6 would not lead to significantly different traffic flows compared to the 2051 scenario 1 on the key corridors of Canning Highway, Leach Highway, South Street and Marmion Street.

Figure 4.43 summarises the 2051 scenario 2 traffic flows within the City of Melville. These flows are represented for the estimated peak hour flows, factored from a daily demand (where Demand refers to the people / drivers who would like to drive the corridor). This network flow diagram for 2051 scenario 2 are similar to the 2051 baseline results and 2051 scenario 1 results. This is further supported by Figure 4.44–Figure 4.45 which summarise the forecast change in traffic flows across the City of Melville between the 2051 baseline scenario and 2051 scenario 2. These flow difference plots highlight the relatively small change in traffic volumes on the key road corridors within the City of Melville which are in the order of 100–300 vehicles/hour/direction or less.

Additional maps, including zoomed-in extracts are provided in Appendix A4 and B6.

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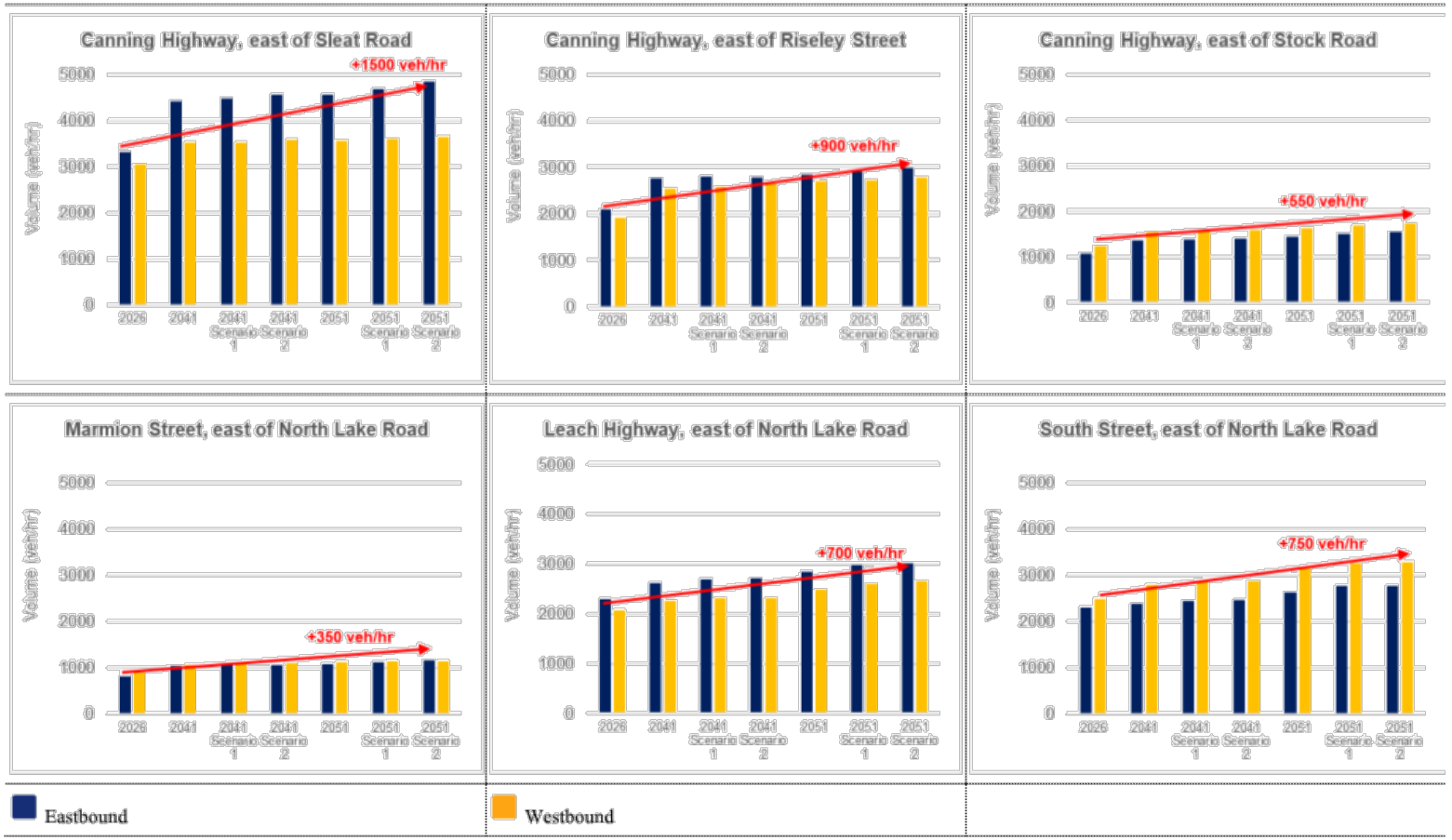


Figure 4.42 Forecast flows on key corridors – 2026 vs 2051 Scenario 2

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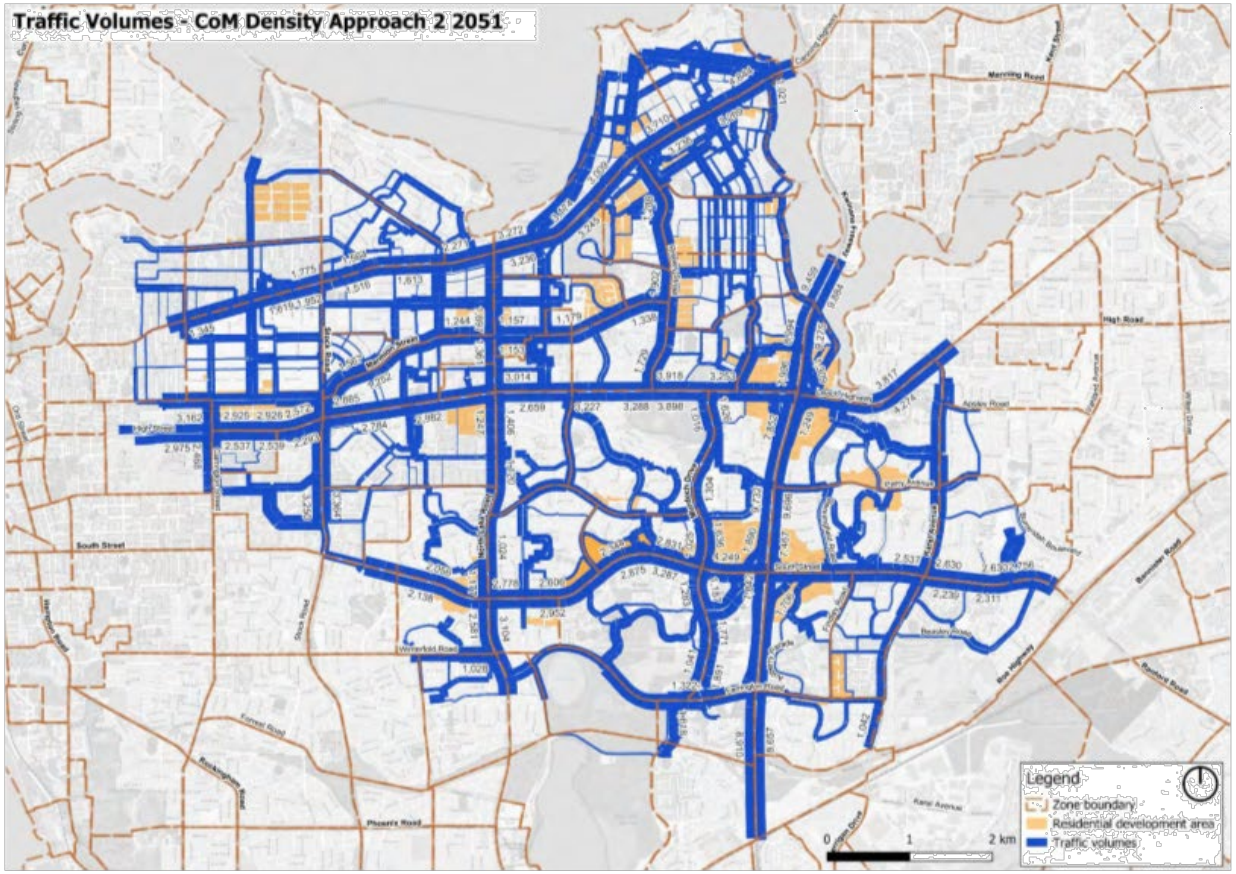


Figure 4.43 Forecast network flows – 2051 Scenario 2

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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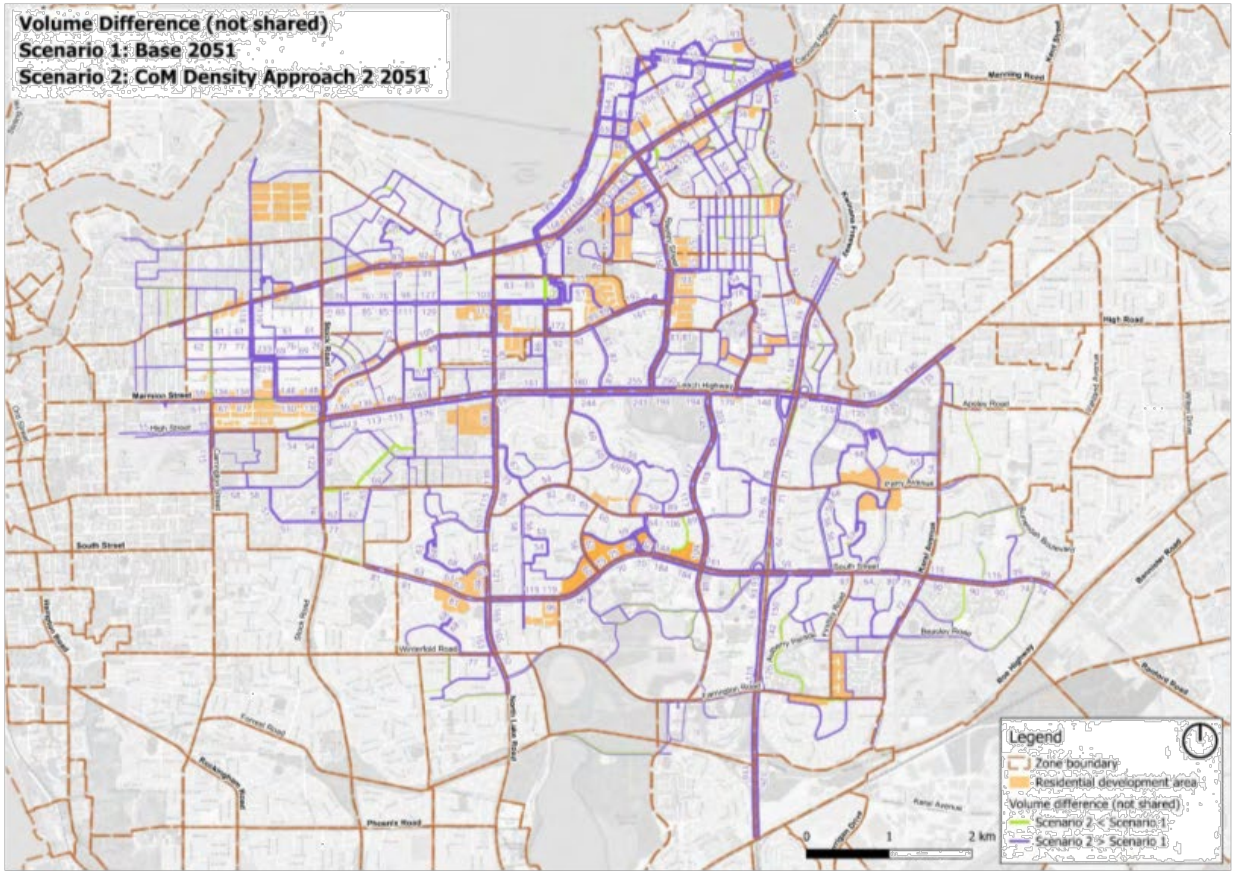


Figure 4.44 Change in network flows – 2051 Scenario 2 vs 2051 Base (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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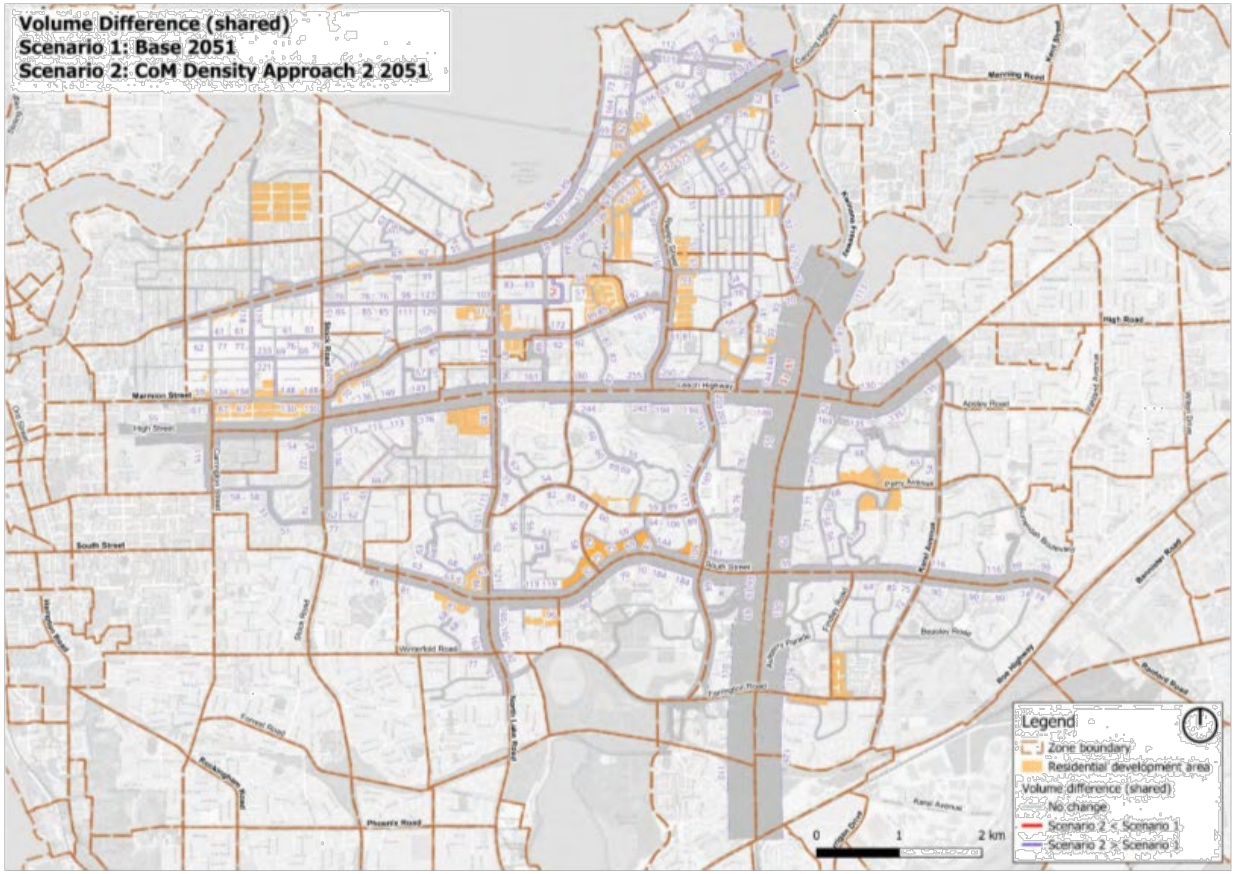


Figure 4.45 Change in network flows – 2051 Scenario 2 vs 2051 Base (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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4.11.2 *Forecast network congestion and intersection performance*

The VCR diagrams in Figure 4.46–Figure 4.47 highlight the key road corridors that are nearing or at capacity within the City of Melville, including:

- Canning Highway east of North Lake Road, exceeding capacity, with the parts of the corridor with V/C > 1.1 extending west of North Lake Road. This is similar to the 2051 baseline scenario and 2051 scenario 1.
- Leach Highway east of Riseley Street, exceeding capacity. This is similar to the 2051 baseline scenario and 2051 scenario 1.
- South Street between Murdoch Drive and Kwinana Freeway, exceeding capacity. This is similar to the 2051 baseline scenario and 2051 scenario 1.

Note: These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

The SIDRA intersection results in Figure 4.46–Figure 4.47 indicate that most intersections along the Canning Highway are performing unsatisfactorily at LoS F during the AM and PM peak periods. However, it is overall similar to the 2051 baseline scenario and 2051 scenario 1. In addition, many intersections along Leach Highway and South Street are also performing unsatisfactorily and overall similar to the 2051 baseline scenario and 2051 scenario 1. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the 2026 and 2041 baseline scenarios, with increasing conflicting traffic and therefore further reduced frequency of safe gaps. However, the impact of this is similar to the 2051 baseline scenario and 2051 scenario 1.

Additional maps, including zoomed-in extracts are provided in Appendix C7.

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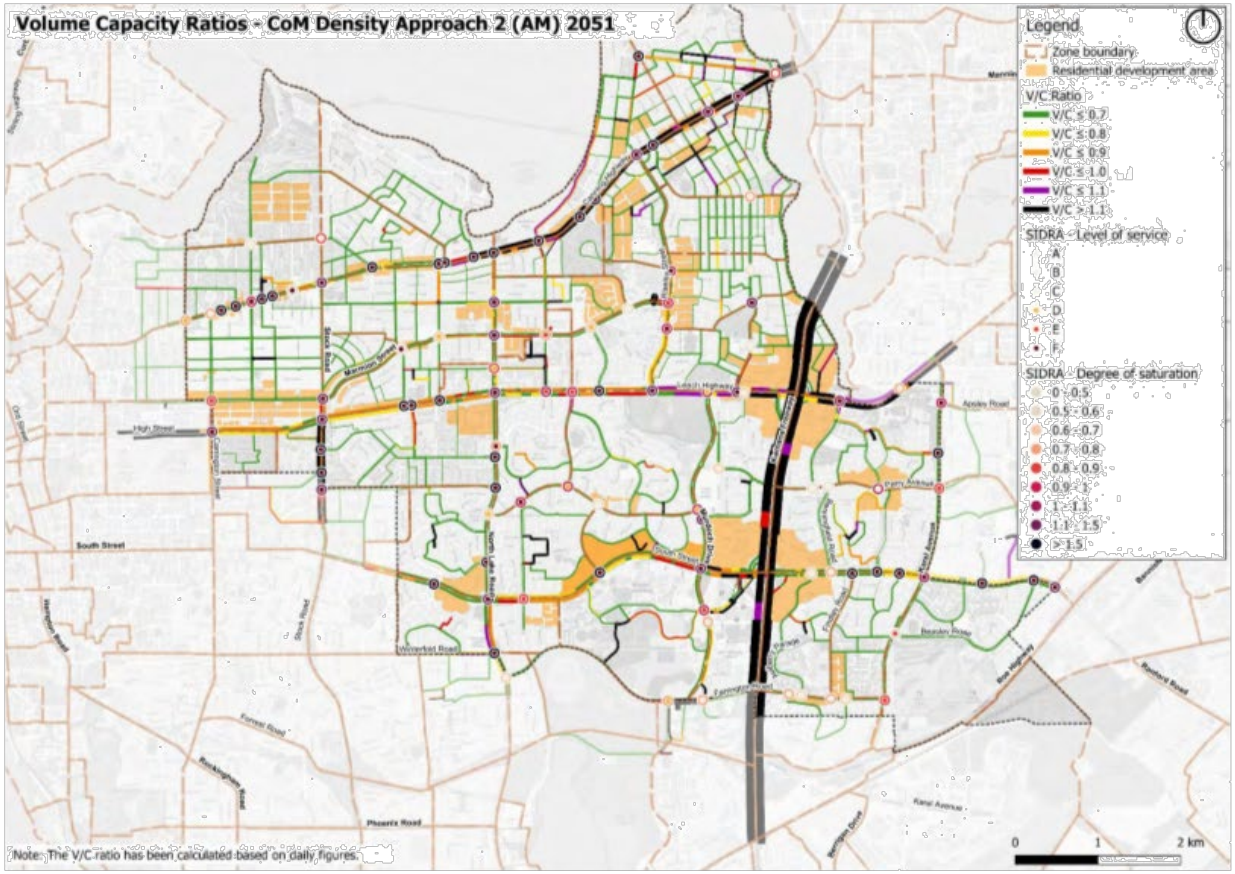


Figure 4.46 Forecast network volume-capacity ratios – 2051 Scenario 2 AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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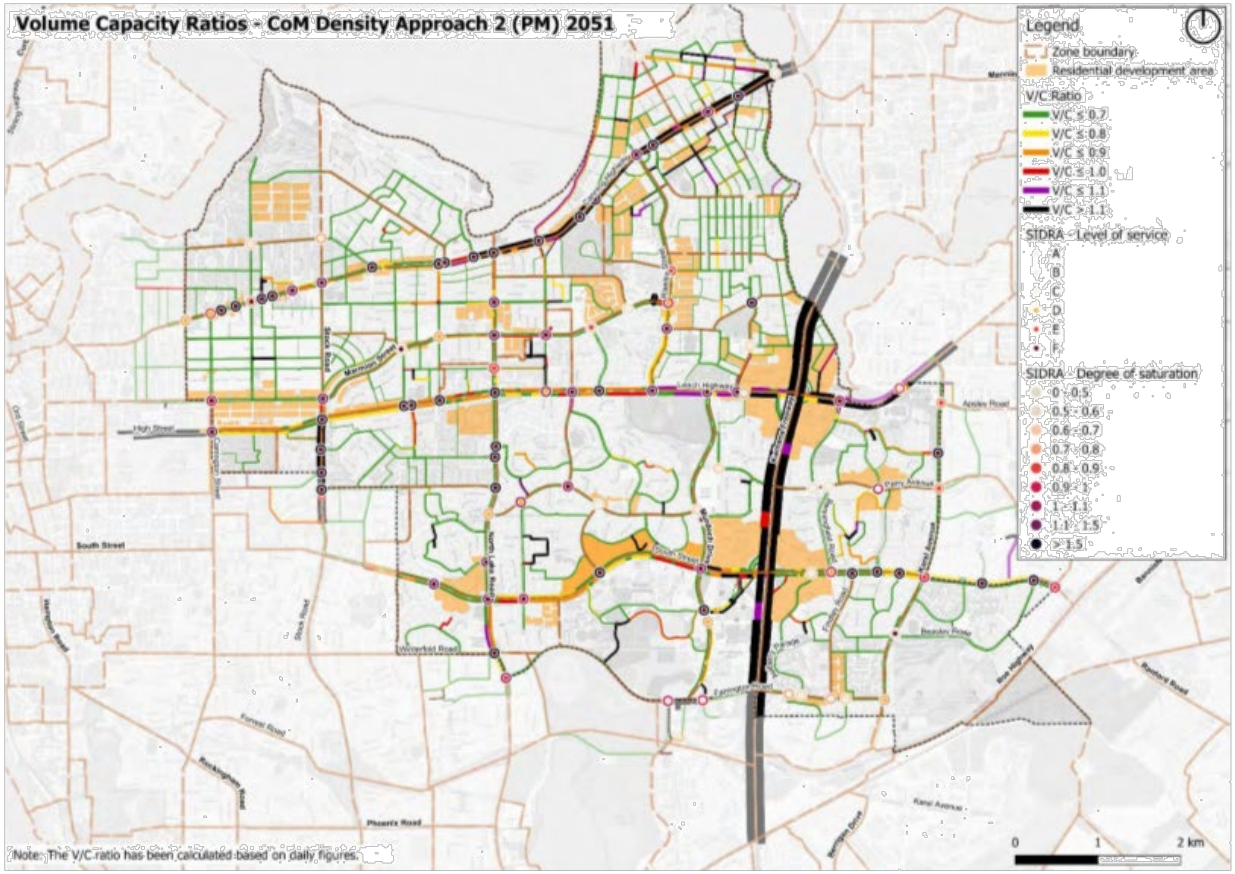


Figure 4.47 Forecast network volume-capacity ratios – 2051 Scenario 2 PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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4.12 Additional considerations

4.12.1 Intervention methodologies

The methodology employed for this Study builds upon the Main Roads WA strategic modelling of vehicular demand. Demand rates in this model are determined at their source in the form of a Volume-capacity ratio (VCR), which indicates the level of congestion for roads within the City of Melville. VCRs are the ratio of the forecast peak hour volume versus the estimated road capacity (based on the number of lanes and road type) and can be interpreted as follows:

The methodology employed for this Study builds upon the Main Roads WA strategic modelling of vehicular demand. The generation rates in this model are determined at their source and related entirely to existing and projected development yields. This form of modelling allows traffic to be assigned to the network based on the capacity of particular routes as an estimate of the fastest path, but traffic is not strictly limited to that capacity.

The ratio of modelled traffic volumes to available capacity is expressed as the volume-capacity ratio (VCR). This value provides an indication of the potential congestion along sections of the road network and at intersections within the City of Melville *if those trips were to occur*.

For the purpose of this assessment, WSP has modelled the impacts of future growth under baseline and LSP6 scenarios to identify corridors and intersections that would 'fail' under these conditions.

Link 'failure'

Where VCR along a link exceeds 1.0, this reflects a peak traffic demand that is greater than the practical capacity of the road. This results in broad congestion effects along the corridor (slow speeds, lengthy intersection delays, etc). This behaviour is consistent with the existing function of Canning Highway, east of Riseley Street, during the busiest 30 minutes in the AM peak.

To some extent, over-capacity corridors are self-regulating. Drivers experiencing heavy peak hour congestion react by changing their route, by travelling at a different time of day ('peak spreading', or by changing modes. These mitigating effects work only where there are viable alternatives for drivers. Measures that can be used to maintain a reasonable level of service include:

- High-quality public transport: This may involve switching to bus services along the same route, or rerouting via rail. Mode shift is supported where public transport is given some form of priority (bus lanes, queue jumps, etc.). Drivers travelling longer distances in congested environments extract more value from public transport alternatives. This means that drivers travelling through the LGA (with no local origin or destination) are more likely to use public transport alternatives to avoid congestion.
- Local activation: Many trips are taken because there is not a viable or attractive destination nearby. Intensifying and diversifying the types of land uses within the local Activity Centre gives people an alternative to driving long-distance in peak periods. People who live close to dense Activity Centres are much more likely to walk and cycle to those destinations than drive.
- Road capacity (duplication): Congestion occurs when demand exceeds supply. While the above measures affect demand for driving, adding traffic lanes increases the supply of road space during peak periods. This measure should be treated with caution – congestion itself acts to dampen demand. Adding additional lanes, even without development growth, can be expected to induce additional peak hour traffic, potentially back to the same level as before the lane was added. In addition, the extra traffic 'unlocked' by the road upgrade fills the surrounding streets, resulting in more congestion throughout the City.

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Intersection 'failure'

Where VCR is greater than 1.0 an intersection can be considered to have 'failed'. The mechanism of failure and potential mitigation measures depend on the form of the intersection.

- **Signalised Intersections:** Due to the flexibility of signalised intersections to adjust to traffic flows, a well-designed traffic light generally 'fails' only when total volumes reach a certain level. Increasing traffic along the major road results in the primary through movement getting more green time, resulting in long delays for minor approaches.
  - Minor modification of a signalised intersection may be enough to address delays for individual turning movements, but if V/C ratios for the intersection as a whole approach 1.0, then only additional lanes will provide relief. This type of measure is valuable only when an individual intersection 'fails' along a corridor that otherwise operates within capacity.
  - Where two major roads intersect, high volumes of traffic may require grade separation to provide sufficient capacity. This intervention has a wide range of flow-on impacts that should be considered – on walking, riding, public transport, servicing and local access.
- **Roundabouts:** Roundabouts have a very high capacity, and are excellent at managing traffic flows where traffic is somewhat evenly distributed. However, if traffic gets too high on a single approach or turning movement, then the roundabout can 'fail'; effectively 'turning off' access by conflicting traffic. The result is excessive queues and delays on a single approach.
  - An example of this can be seen at the Murdoch Drive / Jennalup Rd roundabout, where u-turning vehicles on Murdoch Drive in the PM peak create poor outcomes for vehicles leaving the Murdoch Activity Centre.
  - Potential mitigation measures for this failure mode include:
  - Signals or signalised roundabout: Controlling traffic movements during peak periods to restore access to all approaches.
  - Trip diversion: Creating or improving alternative routes to reduce the demand for the critical movement.
- **Priority intersections:** The majority of priority intersections assessed for this study are constructed with a 'seagull' geometry. This allows vehicles to stop in the median, allowing drivers to cross to the centre and then turn right in two stages. While this form of priority intersection provides more capacity for right-turning movements, they are limited to one or two cars at a time. As congestion increases, there are fewer available gaps in traffic, and opportunities for turning vehicles decrease. This leads to unsafe driving behaviours and increasing crash incidents, particularly for high-risk right-angle crashes.

4.12.2 *Changes in car ownership rates*

Resident Parking

While the majority of Melville residents (~95%) have access to a private vehicle, household vehicle ownership varies substantially. Data from the ABS Census 2021 has been used to show the relationship between dwelling size and vehicle ownership

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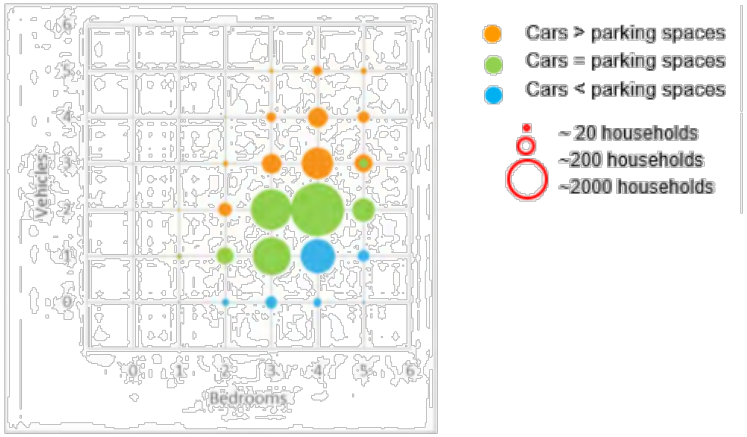


Figure 4.48 Melville LGA Household Characteristics – Detached Dwellings - Bedrooms vs Vehicle Ownership (ABS Census, 2021)

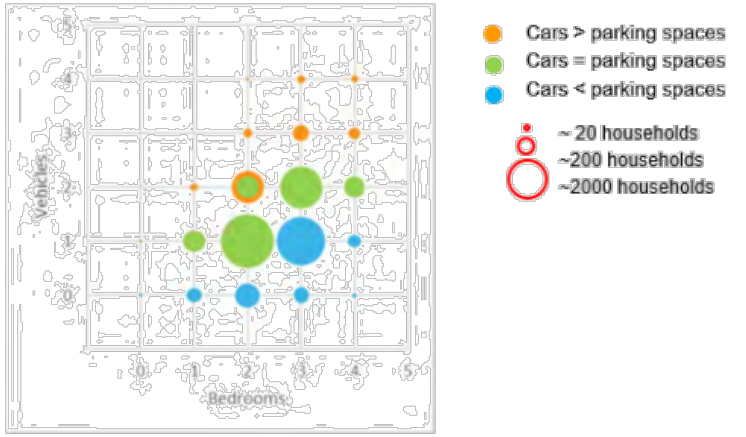


Figure 4.49 Melville LGA Household Characteristics – Apartments and Townhouses - Bedrooms vs Vehicle Ownership (ABS Census, 2021)

The results indicate that while the majority of single unit dwelling residents have 1 or 2 cars, a substantial number (22%) likely own more cars than they have parking for. Analysis of townhouse/terrace and apartment residents tells a different story, with only 6% of residents owning more cars than spaces, while 33% are likely to be paying for more parking spaces than they have cars.

This indicates a level of inequity across the ownership spectrum; some residents are paying for parking infrastructure they don't use, while other residents (who store their surplus vehicles on-street) are receiving benefits they don't pay for.

There is a strong relationship between residential density, car parking and trip generation, which largely determines the potential traffic impacts of development.

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The dense dataset provided by the *Victorian Integrated Survey of Travel and Activity (VISTA)* indicates that low density residential development and high private vehicle ownership create an environment with significantly greater household vehicle trip generation.

Average Household Vehicle Trip Generation Rates (VISTA)

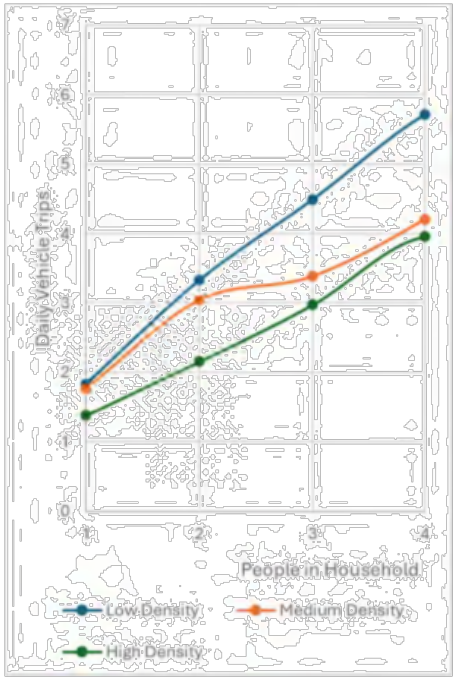


Figure 4.50 Average Household Vehicle Trip Generation Rates (VISTA)

As density intensifies, and particularly when residential vehicle ownership declines, vehicle trip generation drops and alternative transport mode shares increase. This occurs due to a number of reasons: smaller household sizes, greater accessibility to alternative transport, proximal activity and a reduced reliance on private motor vehicles. While multiple-unit apartment and townhouse development is expected to primarily occur along corridors and within Centres, the same effects in residential areas also promote sustainable transport outcomes locally.

These trends in behaviour present opportunities for Local Government to restrain parking for apartment developments in congested areas, as a measure to limit the impact of residential growth on peak hour trip generation.

4.12.3 Existing mode shares

4.12.3.1 Existing journey to work mode share – Melville residents

A detailed assessment of existing Journey to Work (JtW) behaviour, as recorded in the ABS Census of 2021, has been undertaken for the City of Melville, investigating the choices by residents of the City and people employed within the City. The analysis used considers both the selected modes and the distance travelled, with results illustrated in Figure 4.51.

Melville residents generally rely on private vehicle transport for the majority of journeys to work (86%). Despite most trips being under 15km, public transport provides relatively little for the overall mobility task.

This may be a result of the form of public transport provided, relying primarily on buses operating within congested corridors or along coverage routes, with few advantages over driving. Similarly, the relatively short distance to the Perth CBD means that driving is still competitive with train travel, particularly when combined with the need for bus interchange.

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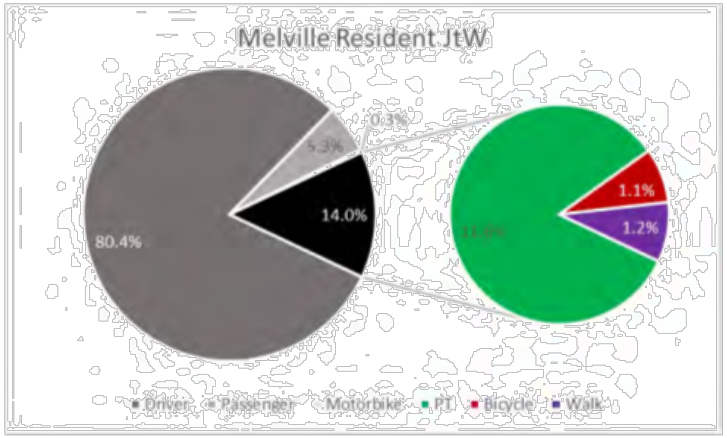


Figure 4.51 Existing journey-to-work mode shares for Melville residents (ABS Census, 2021)

Existing journey to work mode share – Melville workers

The travel patterns for Melville employees show an even greater reliance on private vehicles. This is typical of suburban employment zones in Perth – public transport options tend to be oriented toward the Perth CBD in the morning and away in the afternoon. Combined with the reduced impacts of congestion (since drivers are heading in the opposite direction to traffic), this would make driving more attractive.

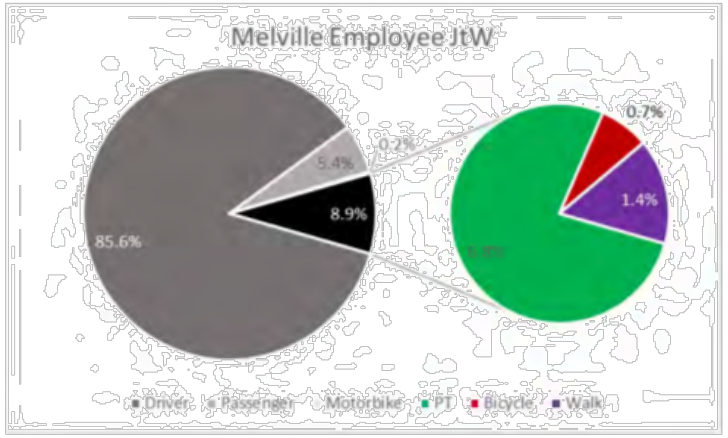


Figure 4.52 Existing journey-to-work mode shares for Melville employees (ABS Census, 2021)

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4.12.3.2 Potential modified journey to work mode share

The potential for mode shift by Melville residents and employees has also been investigated to determine whether a more sustainable transport environment can be achieved. To test this, a 20% reduction in overall 'car-as-driver' mode share has been modelled based on an extension of current mode choice parameters. This value represents a 'no net change' in journey to work driving trips through to the 2051 horizon (for Scenario 2).

4.12.3.3 Modified journey to work mode share - Melville residents

One potential outcome of this mode shift is shown below, illustrating the change in mode share for journeys of different lengths.

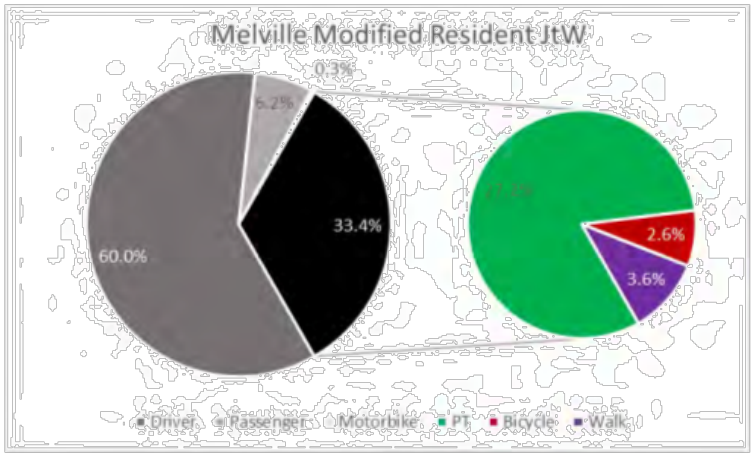


Figure 4.53 Modified journey-to-work mode shares for Melville residents

The modified resident journey to work mode shares generally rely on public transport to carry the majority of the change. At the highest development yield projections assessed, this would mean about 3 times as many residents taking bus and train to access their work locations by 2051, from about 8,700 trips per day to 27,000 trips per day. The resulting public transport mode share proportion is consistent with highly-connected suburban areas.

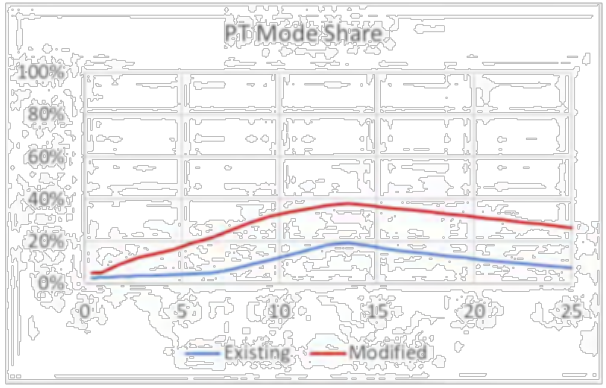


Figure 4.54 Public transport mode share by kilometre distance - Melville residents

To achieve this level of growth would require improvements to bus infrastructure, including a substantial increase in service frequency and upgrades to key corridors (e.g. bus lanes on Canning Highway, South Street) to provide space for higher-capacity public transport.

Increases in active transport are likely to come from activity centre development, putting more Melville residents close to work. These modes are only likely to be valid for short distance trips, and therefore have a limited impact on overall mode shift.

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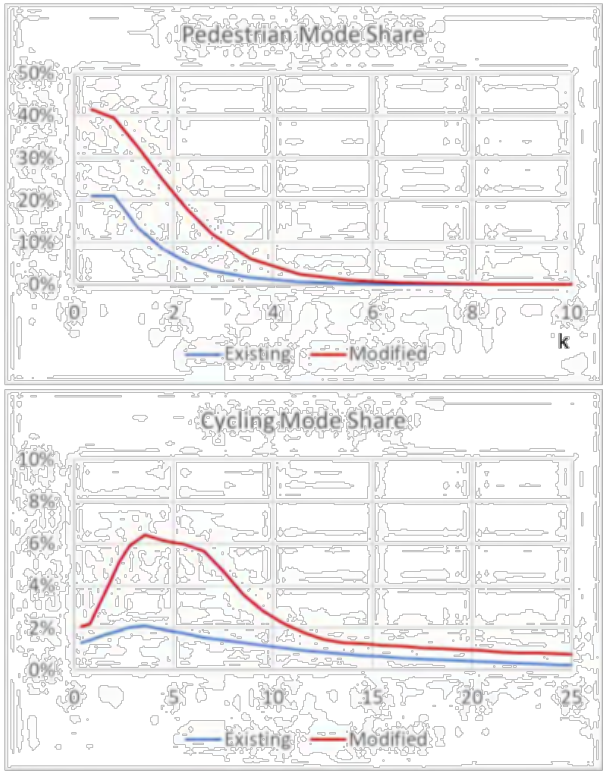


Figure 4.55 Active transport mode shares by kilometre distance - Melville residents

Active transport and public transport modes all rely on high quality, safe and connected paths. A comprehensive program of path upgrades and amenity improvements would support residents in switching modes to more sustainable options.

While the above changes are significant, the majority of journeys to work would still use private vehicles, as shown below.

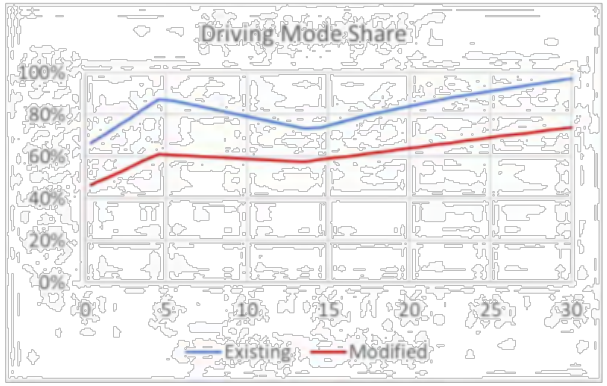


Figure 4.56 Driving mode share by kilometre distance - Melville residents

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4.12.3.4 Modified journey to work mode share - Melville employees

A similar exercise has been undertaken for employees in the City of Melville, using a 65% target mode share for driving.

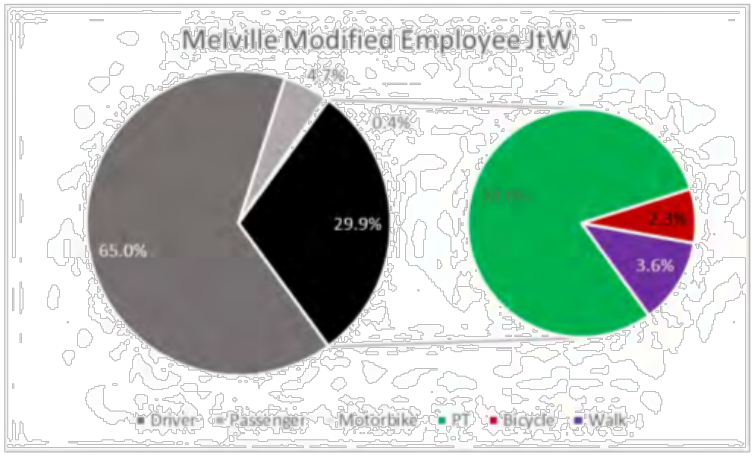


Figure 4.57 Modified journey-to-work mode shares for Melville employees

While outcomes for walking and riding movements are predictably similar (the majority of these workers both live and work in Melville), there is a very different public transport profile. Employees come to Melville from home origins across the Perth Metropolitan Area, which increases their exposure to congestion beyond the City. This makes it more likely that they will shift to public transport modes as an alternative to driving, where infrastructure (connecting bus services, park and ride and high-quality transit) is available.

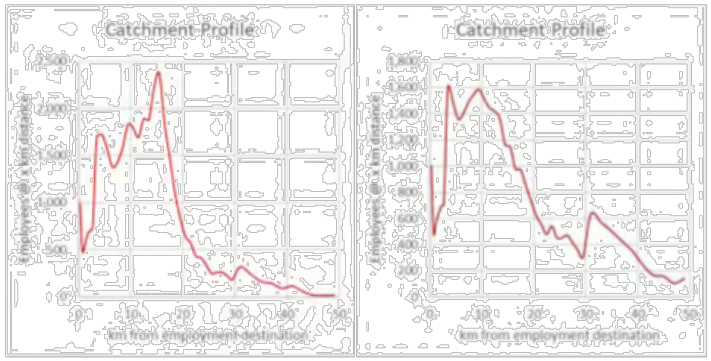


Figure 4.58 Existing catchment profiles for Melville residents (left) and employees (right)

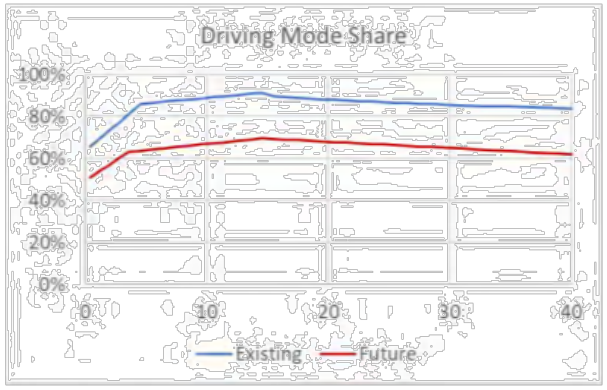


Figure 4.59 Driving mode share by distance - Melville employees

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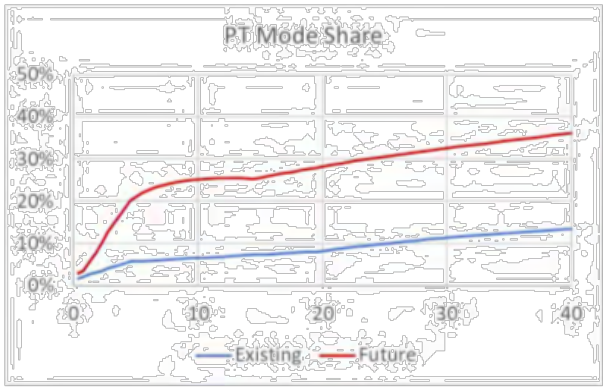


Figure 4.60 Public transport mode share by distance - Melville employees

4.12.4 *Increased electric vehicle uptake*

Electric vehicles operate generally as a direct replacement for standard passenger vehicles. This means that from a transport and congestion perspective, the uptake in EVs is very unlikely to have a positive effect on road network operation.

The high capital cost, combined with lower ongoing costs and a perceived reduction in negative impacts (air pollution, fossil fuel use, etc.), has the potential to *increase* the vehicle kilometres travelled (vkt) by EV owners.

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4.13 Case studies

4.13.1 Stirling Highway at Nedlands

Figure 4.61 compares the Canning Highway corridor at Applecross and North Lake Road to the Stirling Highway at Nedlands. There are many parallels between the two corridors, with both having 2–3 lanes in each direction, similar traffic volumes, and providing access to/from adjacent suburbs and activity centres. Both are also constrained by the available road reserve for any works to increase capacity / throughput.

It also highlights the difference in the streetscape between these two corridors, particularly in terms of the impact of greenery (trees and grassed verges) on how the corridor can be perceived. The Stirling Highway corridor, with minimal greenery, appears more akin to an urban arterial road. The Canning Highway corridor, with grassed verges and some trees and shrubs, appears more akin to an urban corridor.

The Stirling Highway also has fewer opportunities for pedestrians to cross. A painted median is provided, allowing pedestrians to stage their crossing. However, they provide less protection compared to a raised median or refuge islands.

The Canning Highway has a wide raised median, which provides the ability for pedestrians to stage their crossing. However, the raised medians would be challenging for people requiring level access (e.g. vulnerable users, wheelchairs).



Source: Google Maps StreetView (Images), Main Roads WA Traffic Map (data)

Figure 4.61 Case study – Stirling Highway at Nedlands

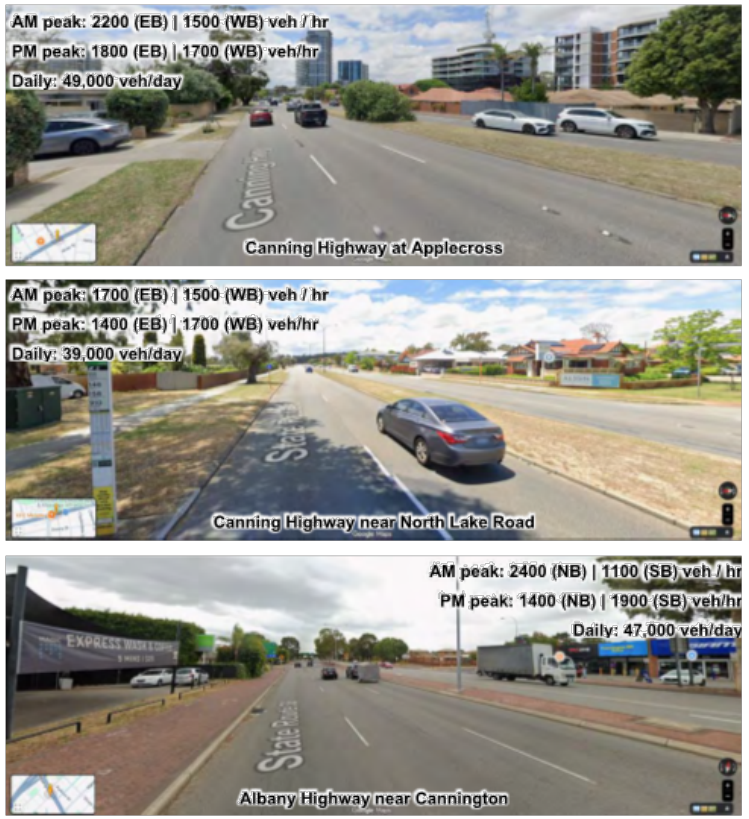
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4.13.2 *Albany Highway at Cannington*

Figure 4.62 compares the Canning Highway corridor at Applecross and North Lake Road to the Albany Highway at Cannington. There are many parallels between the two corridors, with both having 2–3 lanes in each direction, similar traffic volumes, and providing access to/from adjacent suburbs and activity centres. Both are also constrained by the available road reserve for any works to increase capacity / throughput.

It also highlights the difference in the streetscape between these two corridors, particularly in terms of the impact of greenery (trees and grassed verges) on how the corridor can be perceived. The Albany Highway corridor, with minimal greenery, appears more akin to an urban arterial road. The Canning Highway corridor, with grassed verges and some trees and shrubs, appears more akin to an urban corridor.

Both corridors provide raised medians to allow pedestrians to stage their crossing. However, the raised medians would be challenging for people requiring level access (e.g. vulnerable users, wheelchairs).



Source: Google Maps StreetView (Images), Main Roads WA Traffic Map (data)

Figure 4.62 Case study – Albany Highway at Cannington

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4.13.3 Parramatta Road (Sydney) at Burwood

Figure 4.63 compares the Canning Highway corridor at Applecross to Parramatta Road in Sydney at Summer Hill and Leichhardt. Parramatta Road highlights the potential streetscape outcomes for the Canning Highway corridor, given that both corridors have similar traffic volumes. There are many parallels between the two corridors, with both having 2–3 lanes in each direction, similar traffic volumes, and providing access to/from adjacent suburbs and activity centres. Both are also constrained by the available road reserve for any works to increase capacity / throughput.

Figure 4.64 shows the MRWA proposed 'duck and dive' for the Canning Highway at Applecross. Figure 4.66 shows a similar (now defunct) scheme that was proposed for Parramatta Road in c.2016. This also highlights that similar solutions have been considered for both corridors, with this treatment no longer being considered for Parramatta Road.

Alternative streetscapes are presented in Figure 4.65 (from c.2013) and Figure 4.67 (from c.2022). These highlighted the potential to improve public transport solutions to support improved capacity and throughput along the corridor. The 2013 scheme proposed centre-running light rail and kerb-side bicycle lanes, while the 2022 scheme proposed kerbside bus lanes. The 2022 scheme has parallels with the proposed eastbound bus lanes on the Canning Highway that are currently being designed and subject to further consideration and approval. These schemes highlight that many different outcomes are possible to improving capacity and throughput of the Canning Highway corridor. However, this requires trade-offs between capital cost, construction impacts and local amenity. They also highlight the importance of urban streetscape improvements to support the road corridor works and support them as a place for people.



Source: Google Maps StreetView (Images), Transport for NSW Traffic Volume Viewer (data)

Figure 4.63 Case study – Parramatta Road (Sydney)

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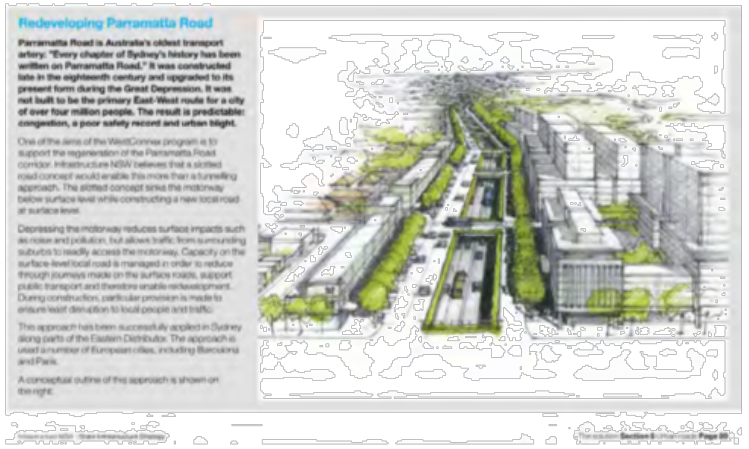
Source: Main Roads WA via City of Melville

Figure 4.64 Canning Highway "duck and dive" proposal



Source: Parramatta Road urban design competition (McGregor Coxall, c. 2013)

Figure 4.65 Parramatta Road urban design competition (c. 2013)



Source: NSW State Infrastructure Strategy (c. 2016 – now superseded), Infrastructure NSW

Figure 4.66 Parramatta Road urban transformation plan (c. 2016)



Source: Inner West Council (c.2022)

Figure 4.67 Parramatta Road urban transformation plan (c. 2022)

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5 Conclusions

5.1 Overview

WSP was commissioned by the City of Melville to complete a transport impact assessment of the proposed Local Planning Scheme 6 changes. This would involve the uplift of density limits around the City of Melville, in addition to overall expected growth in dwellings under iterative changes to the planning framework unrelated to LPS6 and potential developments around the Murdoch and Bull Creek railway stations, and the Booragoon shopping centre.

5.2 Scenarios assessed

Three development scenarios were considered for the future year scenarios of 2041 and 2051:

- Base scenario, accounting for the expected change in dwellings under business-as-usual assumptions for most of the City of Melville, plus iterative changes to the planning framework by the City of Melville to account for future targeted growth around the Murdoch and Bull Creek train stations, Petra Street precinct and Bull Creek shopping centre. This would represent an increase of around 8,400 dwellings between 2026 and 2051.
- Scenario 1 (or Density Approach 1) extends the Base scenario by adding the proposed LPS6 changes in addition to the forecast background growth. This would represent an increase of around 12,100 dwellings between 2026 and 2051.
- Scenario 2 (or Density Approach 2) extends on Scenario 1, by including additional demand from other areas in Melville previously considered for density change, which the City of Melville are now recommending be removed from the scope of the LPS6 changes. This considered density increases along Canning Highway and additional increases around the Melville City Centre (Booragoon). This would represent an increase of around 14,300 dwellings between 2026 and 2051.

5.3 Modelling overview

Traffic modelling was completed for the City of Melville and considered the impacts of these different scenarios on the key road corridors and intersections within the City of Melville.

This modelling included a network traffic assignment model to understand traffic flows across the road network within the City of Melville, and potential congestion areas based on the Volume-Capacity Ratio. In addition, intersection modelling for key intersections within the City of Melville was completed to understand the Degree of Saturation and Level of Service metrics.

5.4 Base scenario impacts

Overall, this modelling identified that most of the impact in terms of congestion or deteriorated traffic network performance would be experienced by 2041 with the Base scenario assumptions. By 2041, significant traffic demand growth is expected under the Base scenario on the Canning Highway and Leach Highway corridors (of around 500–1000 vehicles per hour per direction), and modest growth on Marmion Street and South Street (of around 100–200 vehicles per hour per direction). By 2051, there would be a smaller incremental increase in traffic demand on these corridors.

Under the Base scenario, Volume-Capacity Ratio over 1.1 is expected for the Canning Highway east of North Lake Road, highlighting that this section of road would significantly exceed its capacity and there would be extensive queuing and delay during peak periods. In addition, Leach Highway east of Riseley Street would be at or exceeding capacity, and South Street between Murdoch Drive and Kwinana Freeway would be at or exceeding capacity.

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Many intersections along Leach Highway and South Street are also performing unsatisfactorily. This highlights that while the VCR results indicate some sections of Leach Highway and South Street have some remaining capacity, the intersection operations are leading to relatively large delays for drivers.

Some of these intersections are priority-controlled intersections, which also indicates that drivers exiting side roads are not able to easily access the major arterial roads. As a result, this may lead to unsafe gap acceptance following impatience while waiting for a safe gap. This situation is likely worsened from the existing 2026 conditions, with increasing conflicting traffic and therefore further reduced frequency of safe gaps.

5.5 Scenario 1 (Density Approach 1) impacts

Overall, the traffic volume increases on key road corridors would be relatively small compared to the Base scenario. It is expected that an additional 250 vehicles/hour or less in 2051 would utilise the key road corridors compared to the Base scenario. This would represent a modest increase in traffic demand compared to the Base scenario.

However, it is noted that parts of the Canning Highway, Leach Highway and South Street would exceed capacity under the 2041 and 2051 Base scenarios, and this would continue under the dwelling growth assumptions of this scenario. In addition, many intersections perform unsatisfactorily at LoS E/F under the Base scenario, and this would continue under this development scenario.

5.6 Scenario 2 (Density Approach 2) impacts

Overall, the traffic volume increases on key road corridors would be relatively small compared to Scenario 1 (Density Approach 1). It is expected that an additional 100–200 vehicles/hour or less in 2051 would utilise the key road corridors compared to Scenario 1 (Density Approach 1). This would represent a modest increase in traffic demand compared to Scenario 1 (Density Approach 1).

However, it is noted that parts of the Canning Highway, Leach Highway and South Street would exceed capacity under the 2041 and 2051 Base scenarios, and this would continue under the dwelling growth assumptions of this scenario. In addition, many intersections perform unsatisfactorily at LoS E/F under the Base scenario, and this would continue under this development scenario.

5.7 Additional considerations

5.7.1 Intervention methodologies

Forecast network "failure" reflects locations where future demand is expected to exceed practical capacity if current travel behaviour continues unchanged. In this context, the modelling completed and the impacts identified for each scenario identify where intervention may be required, rather than implying that all forecast demand will materialise without adaptation.

The appropriate response will vary depending on the nature of the constraint. For over-capacity corridors, potential responses include improved public transport, more locally accessible land use patterns and, where justified, targeted road capacity upgrades. For intersections, responses may range from operational changes and minor upgrades through to signalisation, additional lanes, grade separation or traffic diversion. Overall, this supports a targeted, multi-modal response that balances network performance, local accessibility and the trade-offs associated with road capacity expansion.

5.7.2 Car ownership rates

Car ownership in the City of Melville remains high overall, however, it varies by dwelling type and household composition. Detached dwellings are associated with comparatively higher vehicle ownership and, in a significant proportion of cases, demand that exceeds available on-site parking. By contrast, townhouse and apartment households are less likely to exceed on-site parking provision and, in many instances, may be oversupplied with parking. This indicates an inefficient and potentially

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inequitable distribution of parking provision, whereby some households effectively subsidise unused parking while others rely on the use of on-street spaces.

There is also a clear relationship between residential density, vehicle ownership, parking supply and household vehicle trip generation. Evidence indicates that lower-density development and higher rates of vehicle ownership are associated with materially greater private vehicle trip-making, whereas higher-density development with lower car ownership supports reduced vehicle trip generation and a greater propensity for alternative travel modes. In this context, a more restrained approach to parking provision, particularly for apartment development in already congested locations, may represent an appropriate policy lever to moderate future peak period traffic impacts and support broader mode shift objectives.

5.7.3 Mode shares in Melville

Journey to work travel in the City of Melville is characterised by a strong reliance on private vehicles for both residents and employees, with public transport having a limited role despite many trips being relatively short. This reflects the current structure and competitiveness of the transport network, particularly where bus-based services operate in congested corridors, and where suburban employment patterns are not well aligned to existing public transport service patterns.

Any meaningful reduction in future driving demand would require a substantial shift toward public transport, supported by significant investment in service frequency, corridor priority measures and broader network integration. While increased walking and cycling can contribute to mode shift for shorter local trips, particularly around activity centres, these modes alone are unlikely to materially offset future growth in vehicle travel. Accordingly, achieving a more sustainable future mode share will depend on major improvements in public and active transport connectivity, quality and capacity.

5.7.4 Electric vehicle uptake

Increased uptake of electric vehicles is not expected to materially impact road network performance or traffic congestion within the City of Melville. Electric vehicles function largely as a direct substitute for conventional passenger vehicles and therefore continue to consume road space in the same way as internal combustion engine vehicles.

While electric vehicles may deliver environmental benefits, their lower operating costs and reduced perceived negative impacts may encourage additional vehicle use and increase vehicle kilometres travelled.

As a result, greater electric vehicle adoption should not be regarded as a congestion mitigation measure, and it does not reduce the need for broader transport interventions aimed at moderating private vehicle demand and supporting more sustainable travel behaviour.

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Appendix A

Forecast network flows

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A0 Overview

This section summarises the peak hour network flows from the traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

The results are summarised in:
(note: *section numbers and names are clickable links*)

Section A1: 2026 existing conditions

Section A2: 2041 baseline

Section A3: 2041 scenario 1 ("core growth areas")

Section A4: 2041 scenario 2 ("additional growth")

Section A5: 2051 baseline

Section A6: 2051 scenario 1 ("core growth areas")

Section A7: 2051 scenario 2 ("additional growth").

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A1 2026 existing conditions

This section summarises the peak hour network flows from the 2026 existing conditions traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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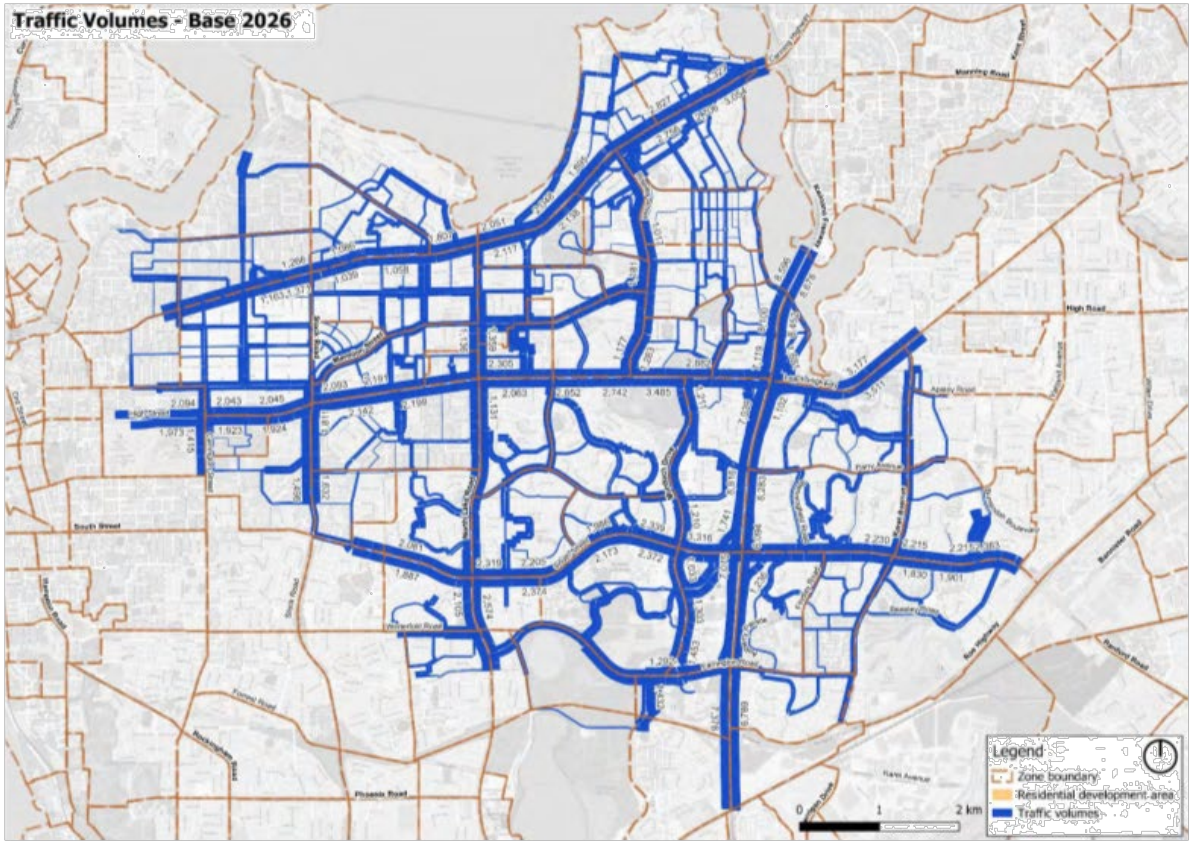


Figure A.1 Existing network flows – 2026 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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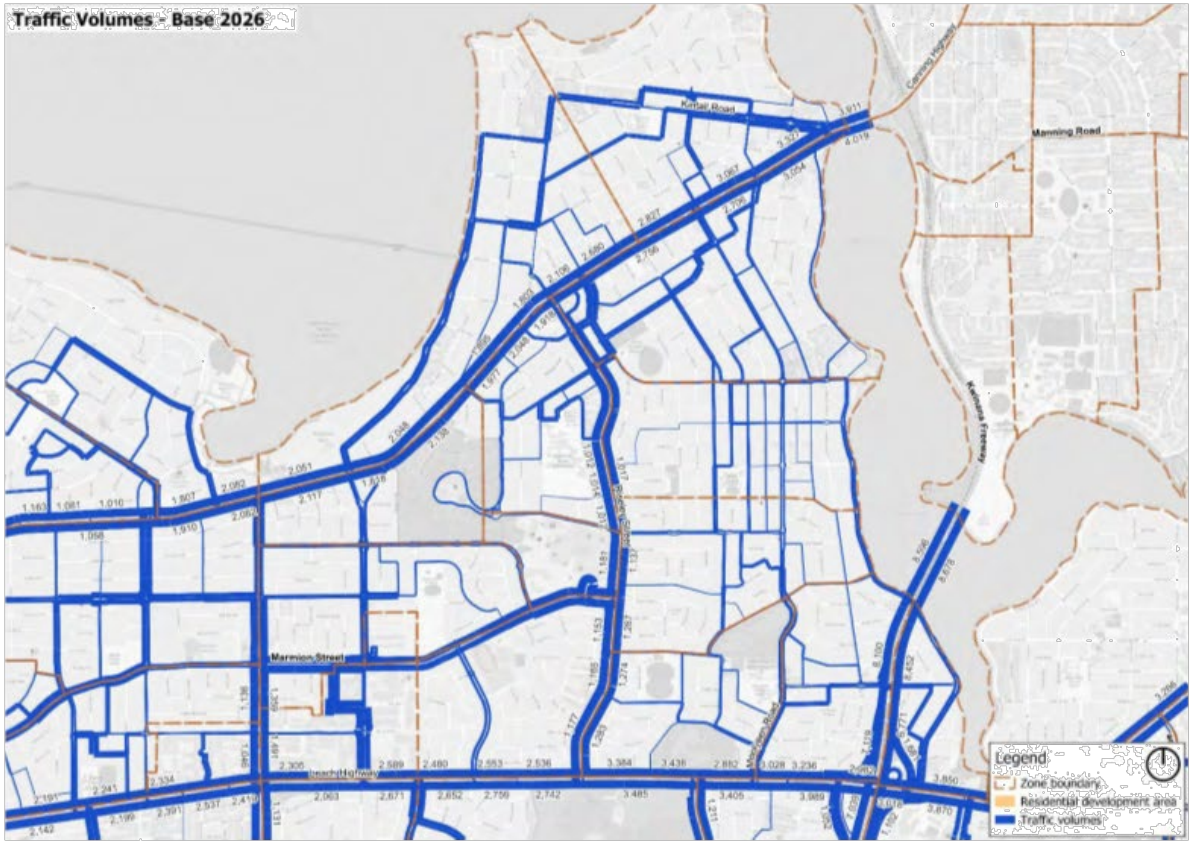


Figure A.2 Existing network flows – 2026 Base (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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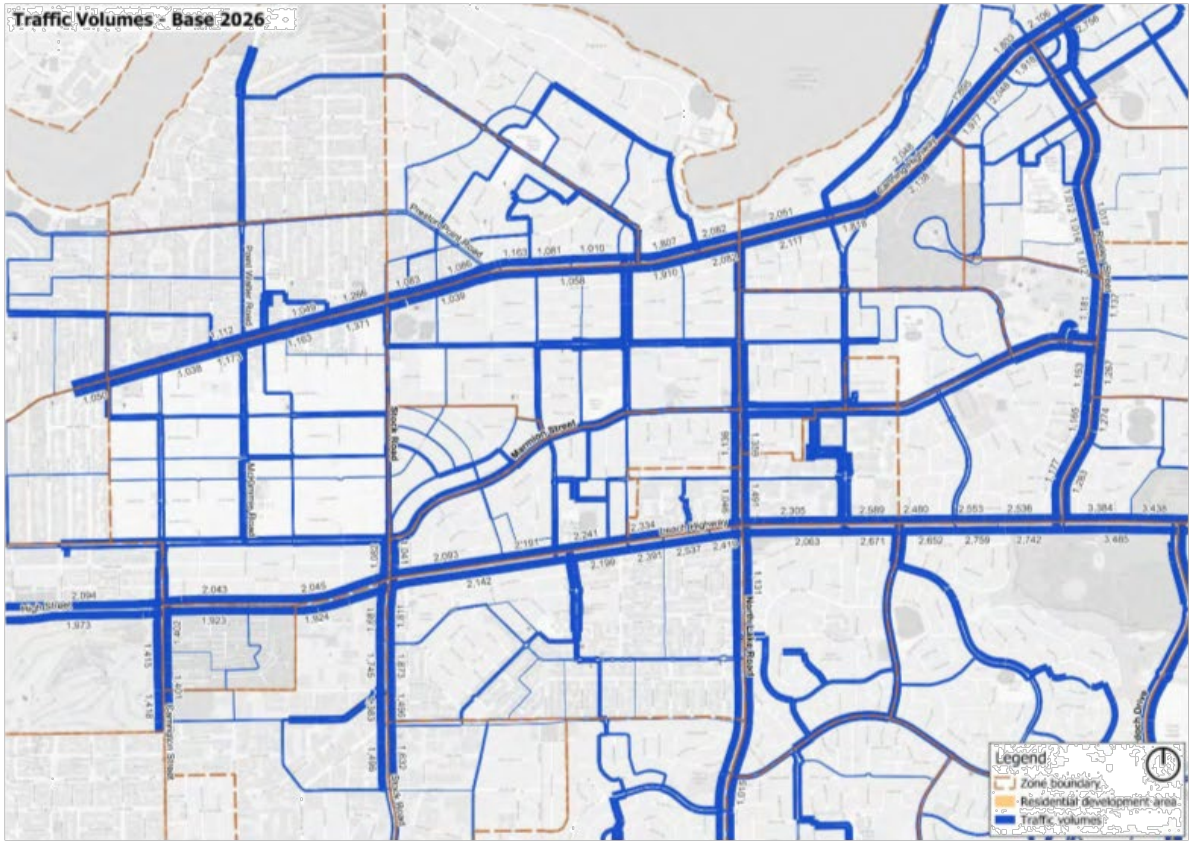


Figure A.3 Existing network flows – 2026 Base (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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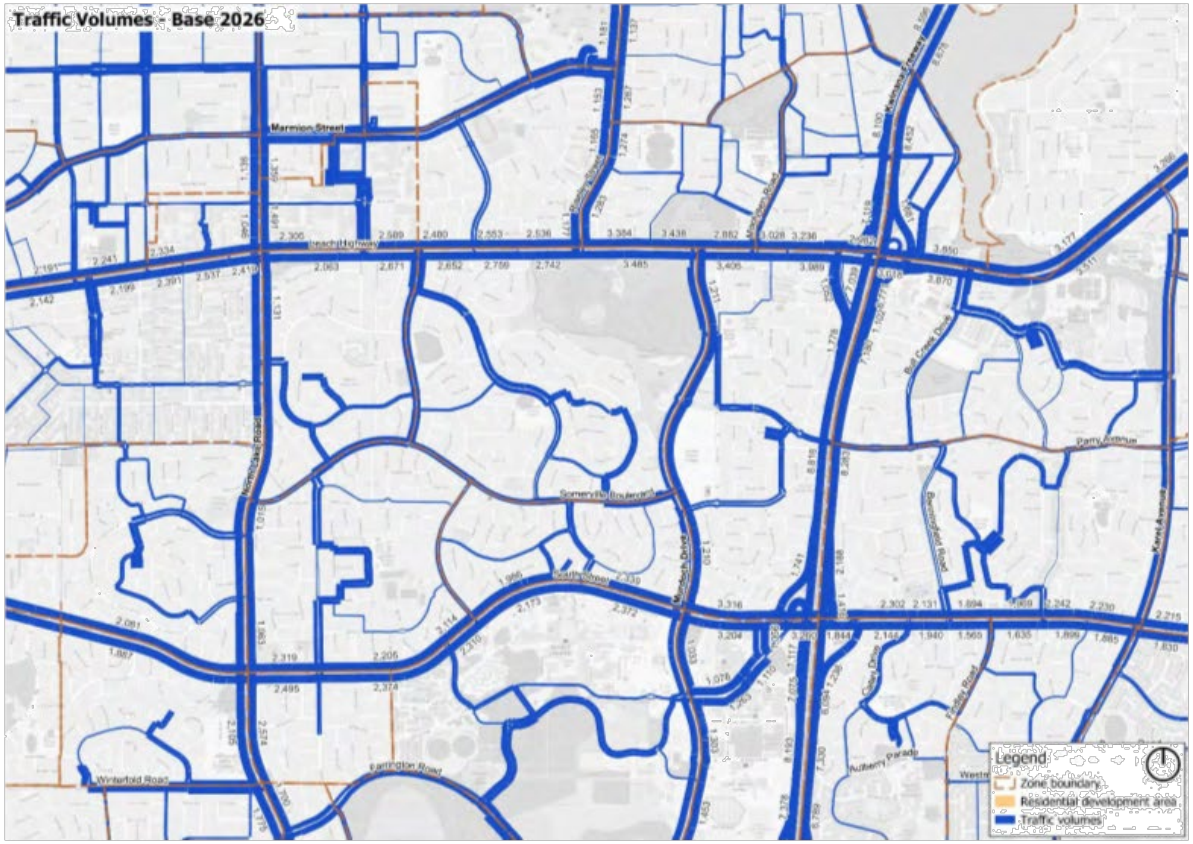


Figure A.4 Existing network flows – 2026 Base (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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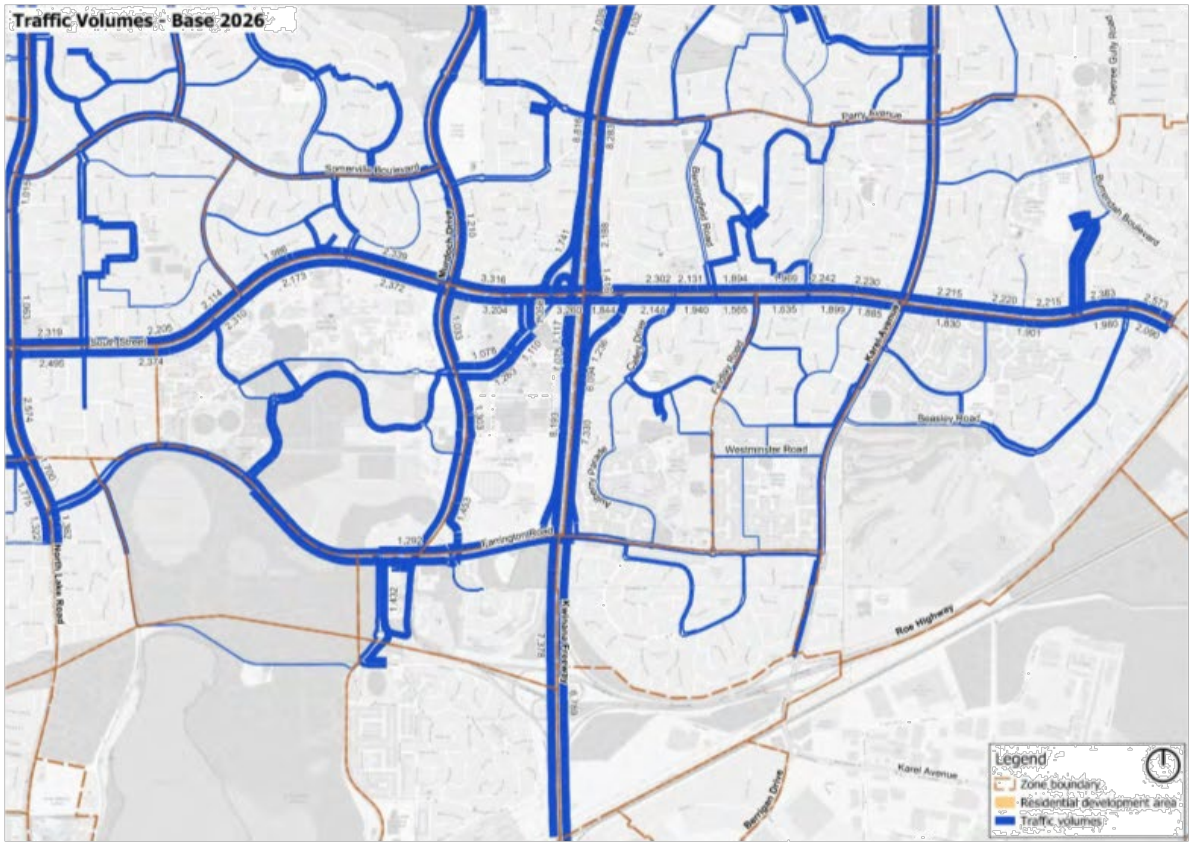


Figure A.5 Existing network flows – 2026 Base (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A2 2041 baseline

This section summarises the peak hour network flows from the 2041 baseline traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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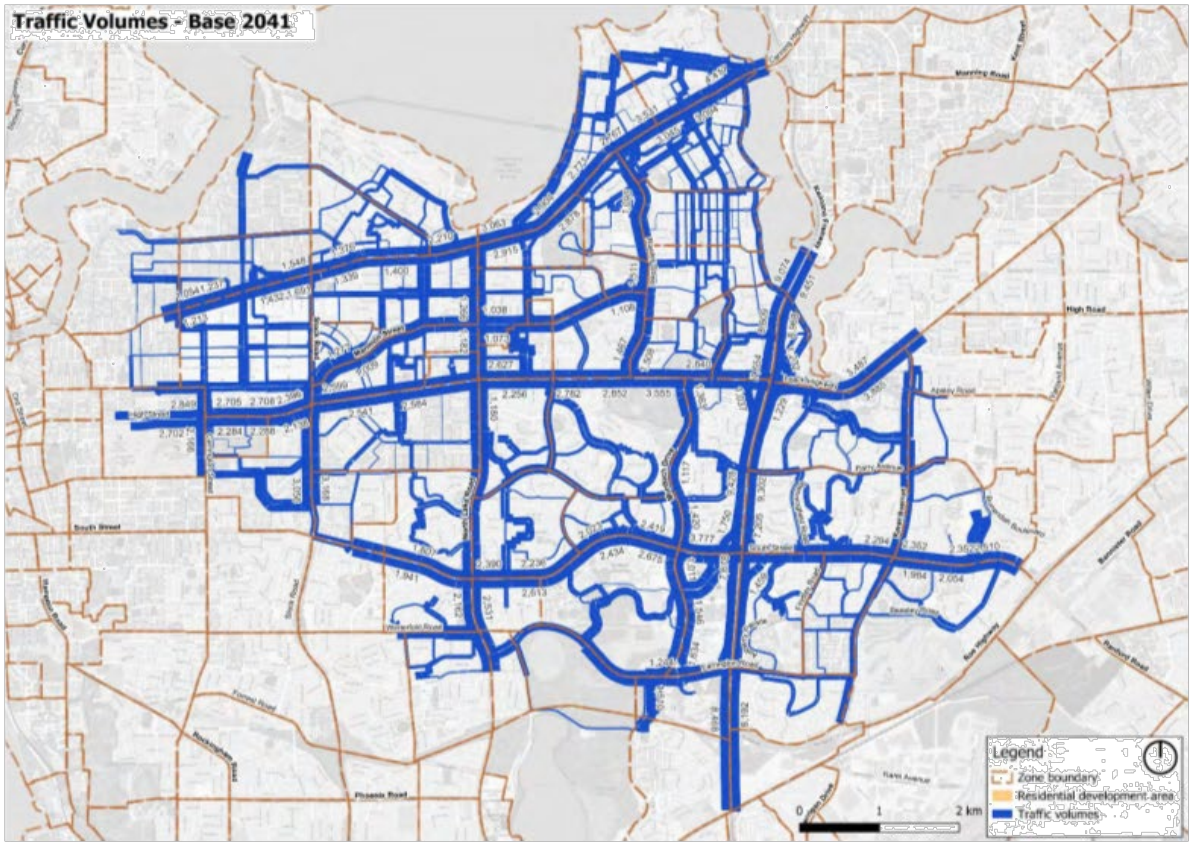


Figure A.6 Existing network flows – 2041 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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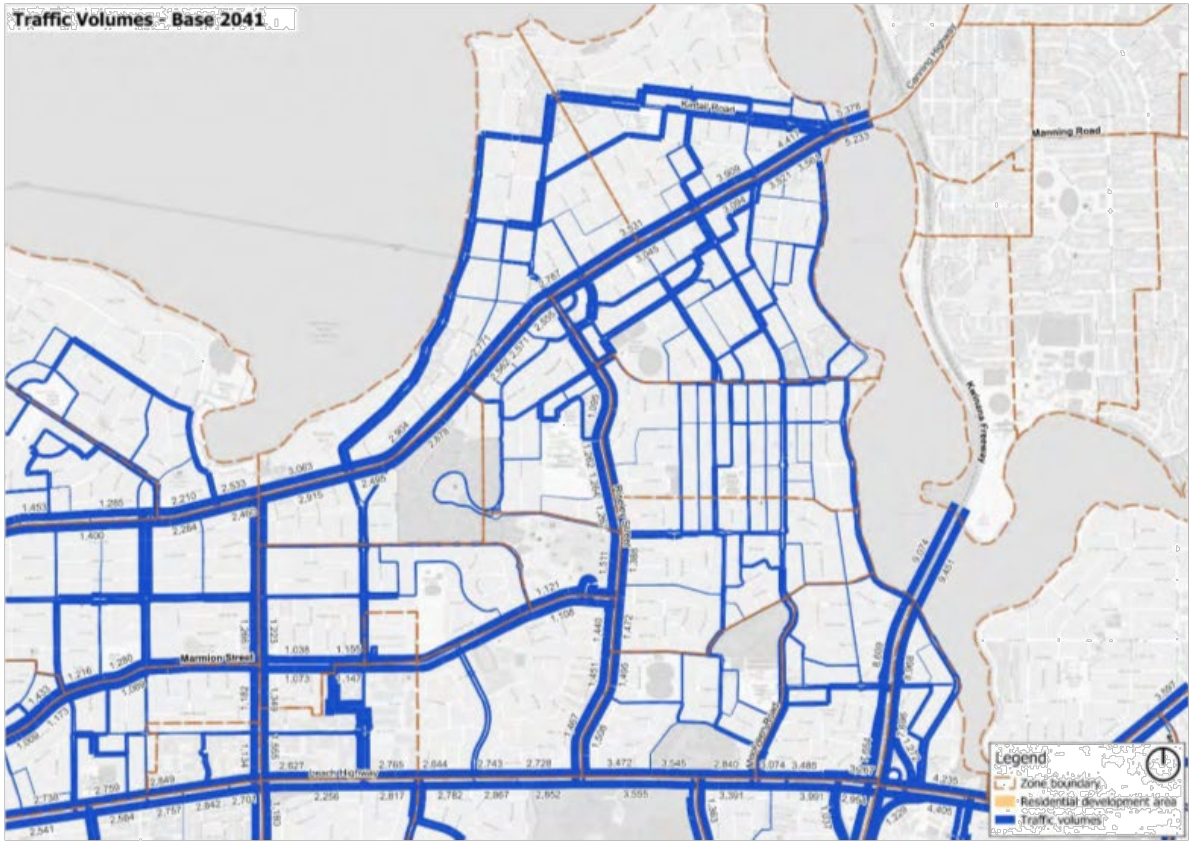


Figure A.7 Existing network flows – 2041 Base (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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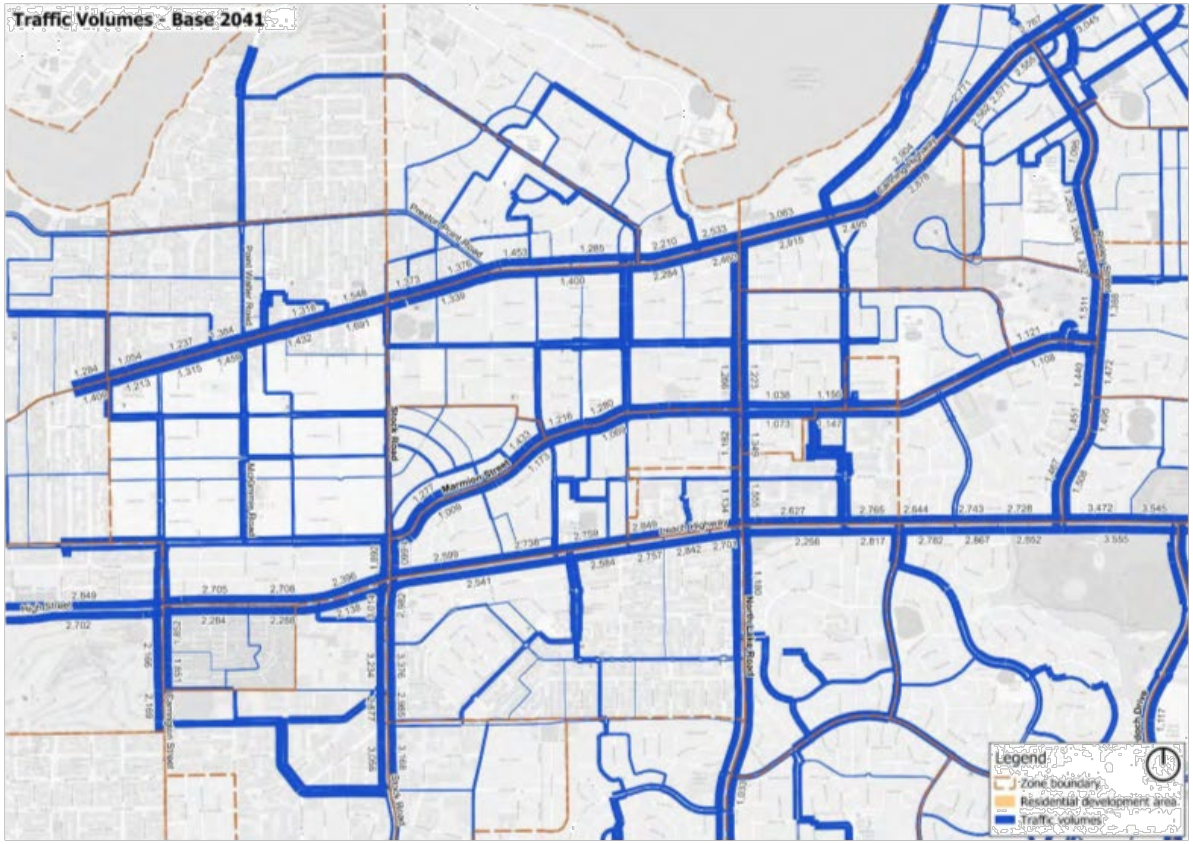


Figure A.8 Existing network flows – 2041 Base (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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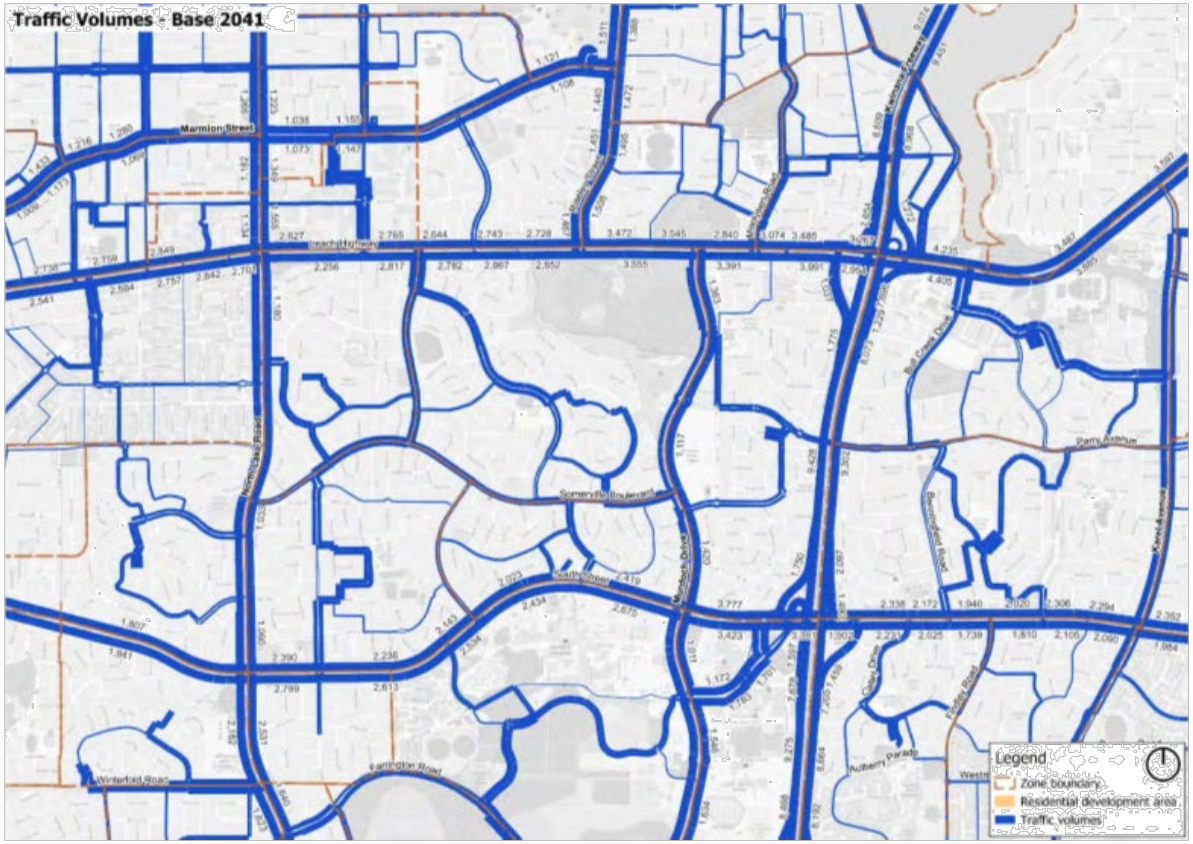


Figure A.9 Existing network flows – 2041 Base (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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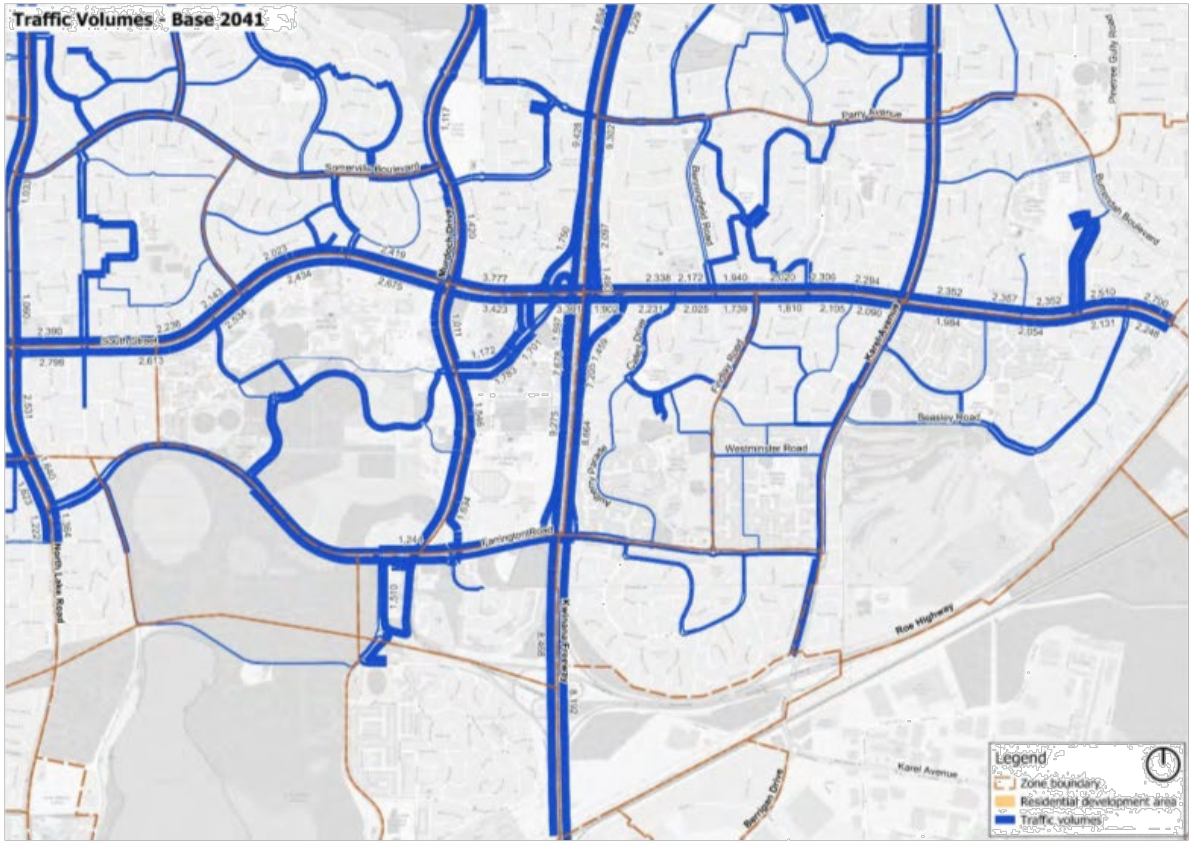


Figure A.10 Existing network flows – 2041 Base (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A3 2041 scenario 1 (“core growth areas”)

This section summarises the peak hour network flows from the 2041 scenario 1 (“core growth areas”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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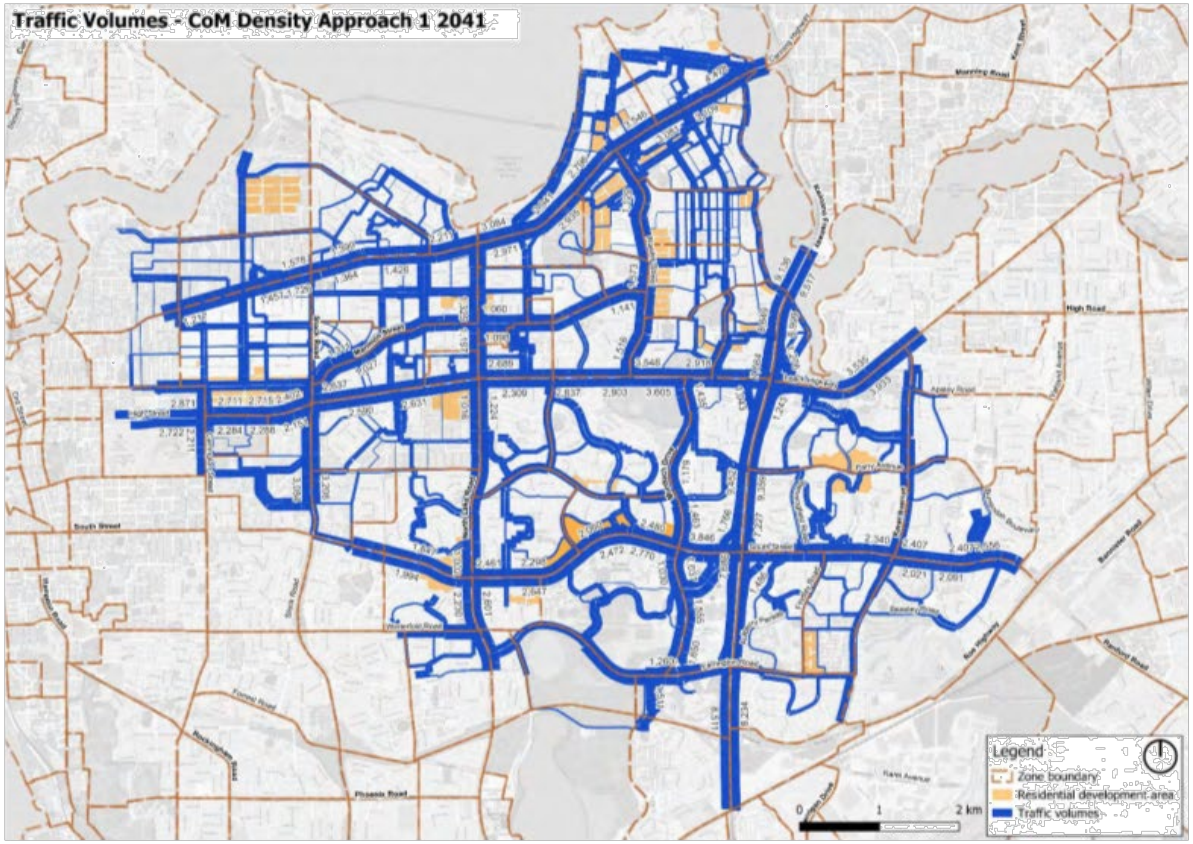


Figure A.11 Existing network flows – 2041 scenario 1 ("core growth areas")

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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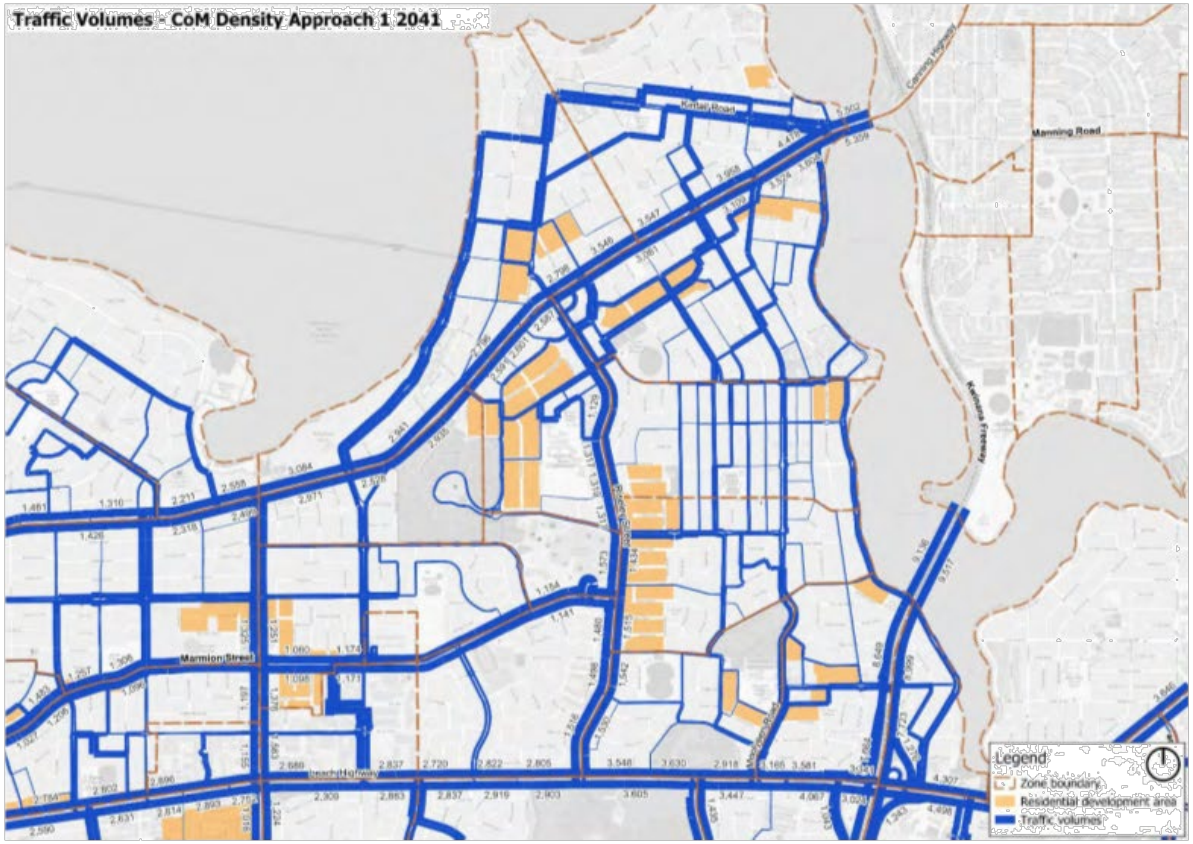


Figure A.12 Existing network flows – 2041 scenario 1 ("core growth areas") (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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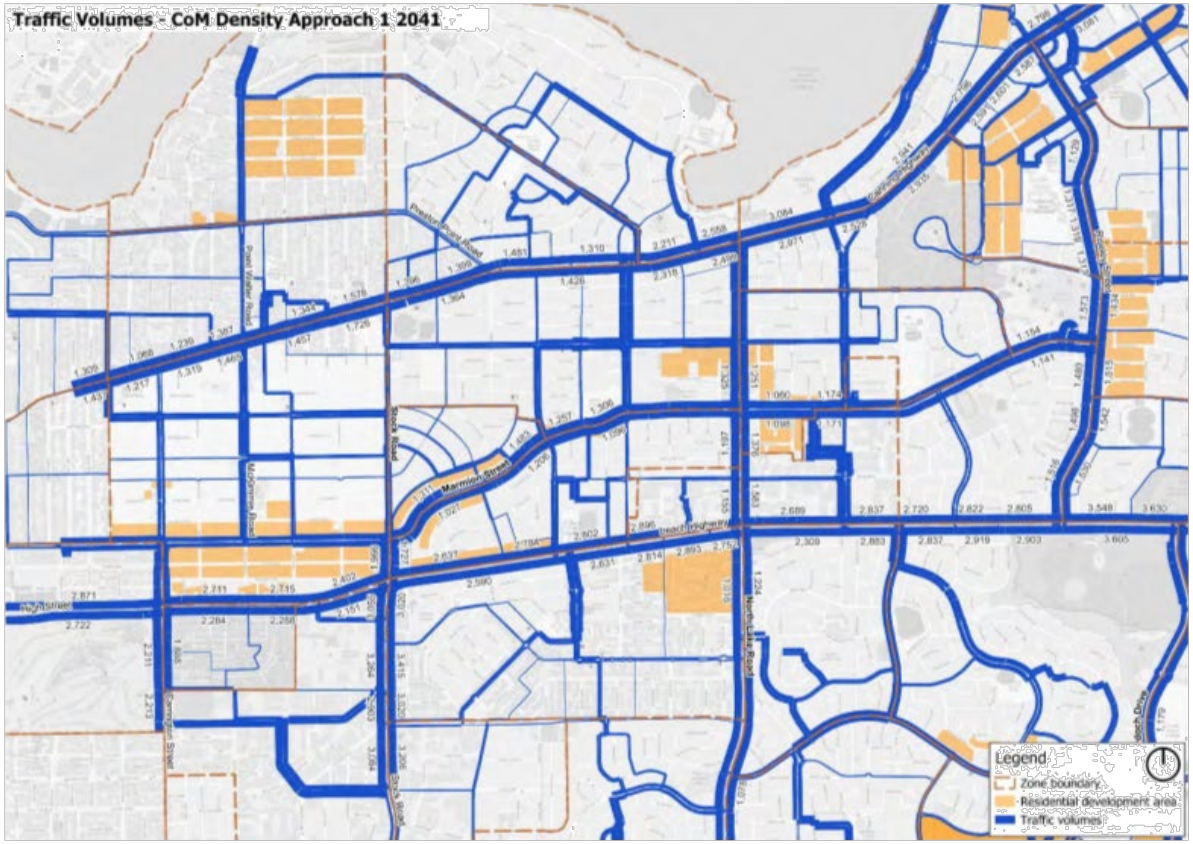


Figure A.13 Existing network flows – 2041 scenario 1 ("core growth areas") (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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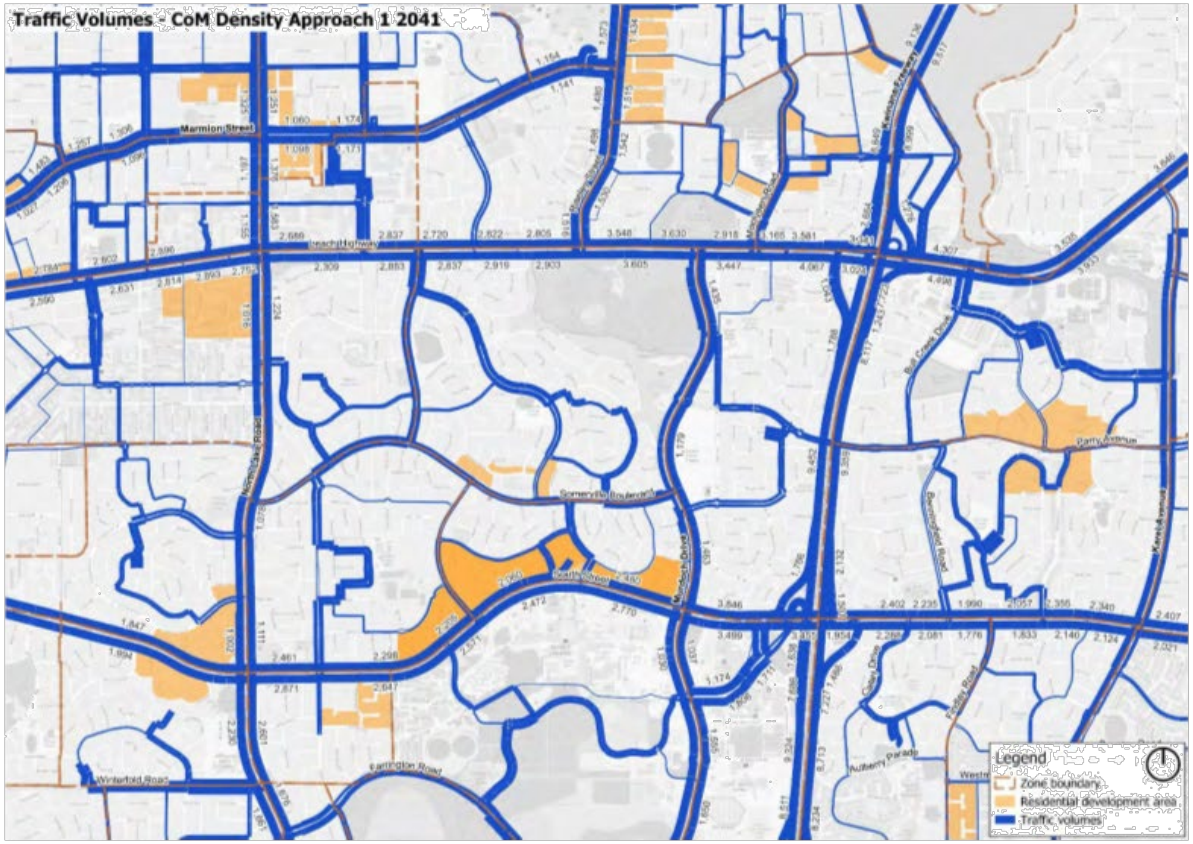


Figure A.14 Existing network flows – 2041 scenario 1 ("core growth areas") (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

OFFICIAL

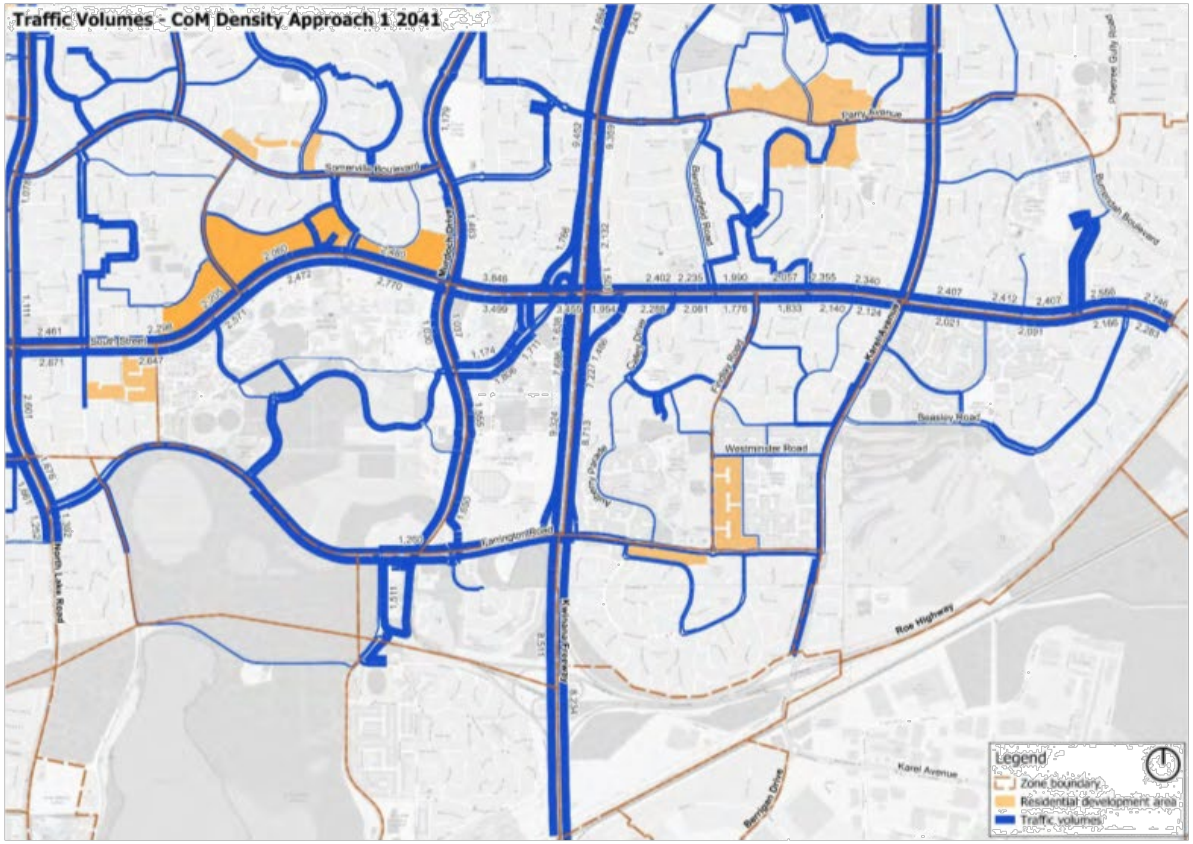


Figure A.15 Existing network flows – 2041 scenario 1 ("core growth areas") (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A4 2041 scenario 2 (“additional growth”)

This section summarises the peak hour network flows from the 2041 scenario 2 (“additional growth”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

OFFICIAL

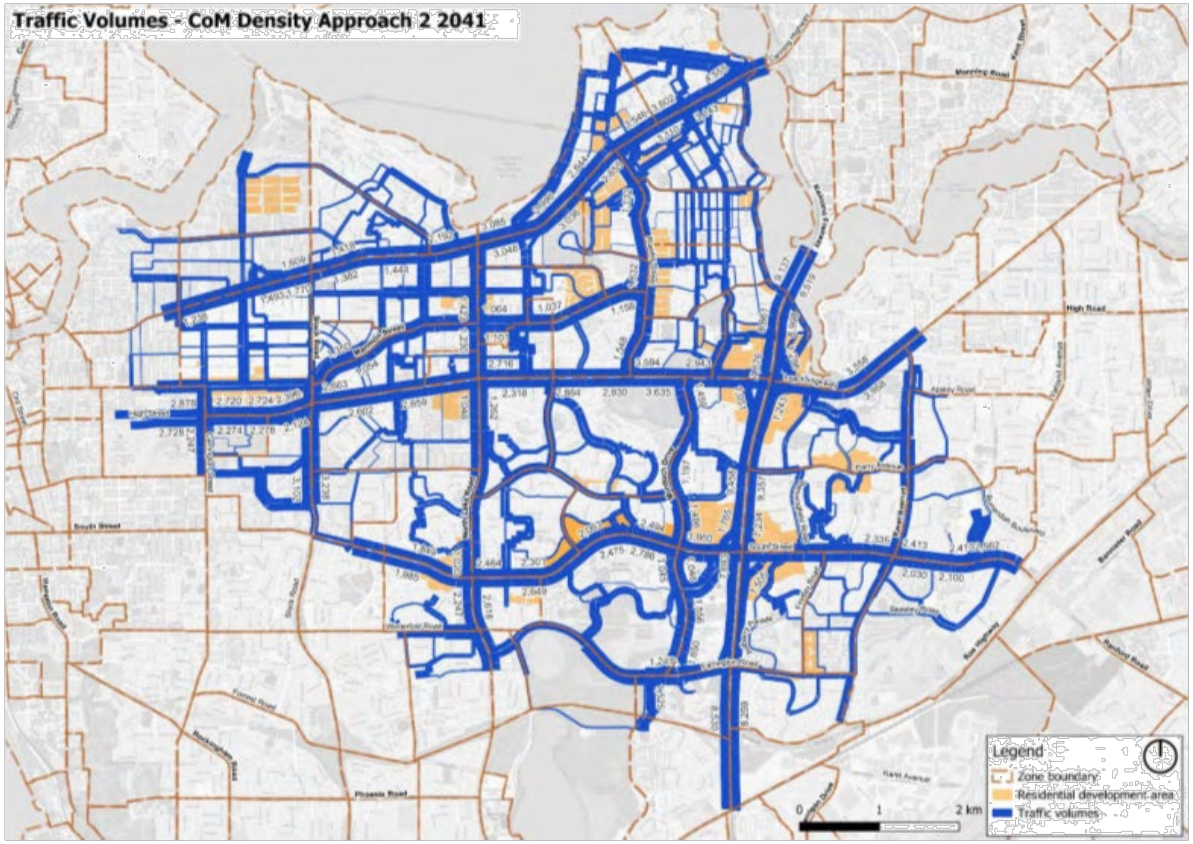


Figure A.16 Existing network flows – 2041 scenario 2 ("additional growth")

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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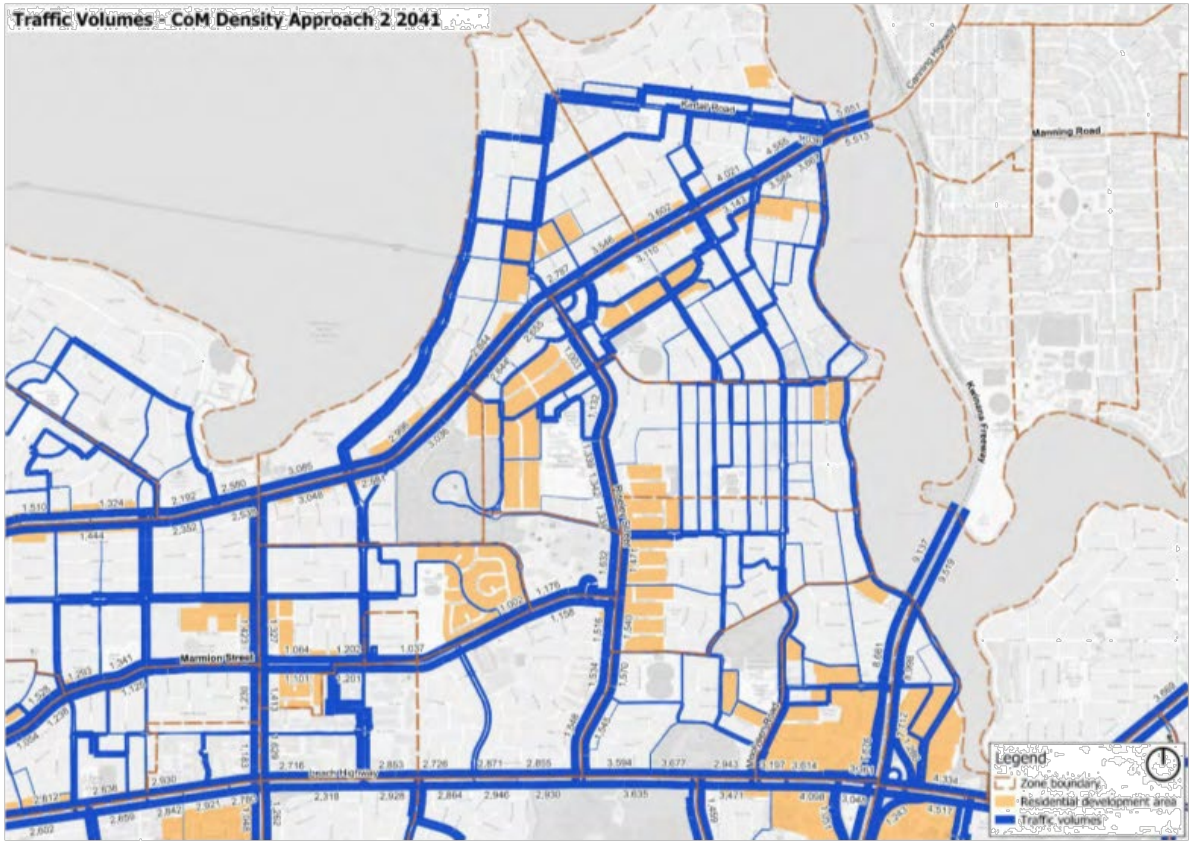


Figure A.17 Existing network flows – 2041 scenario 2 ("additional growth") (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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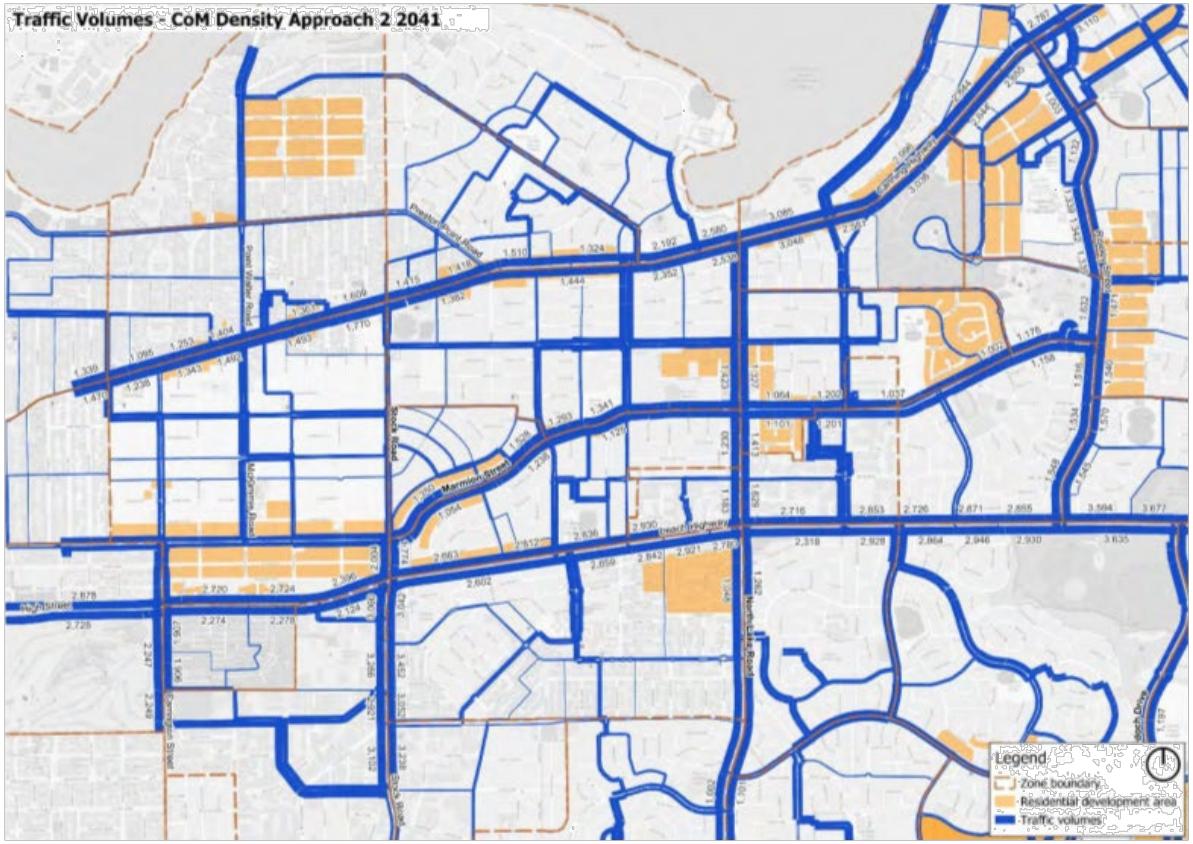


Figure A.18 Existing network flows – 2041 scenario 2 ("additional growth") (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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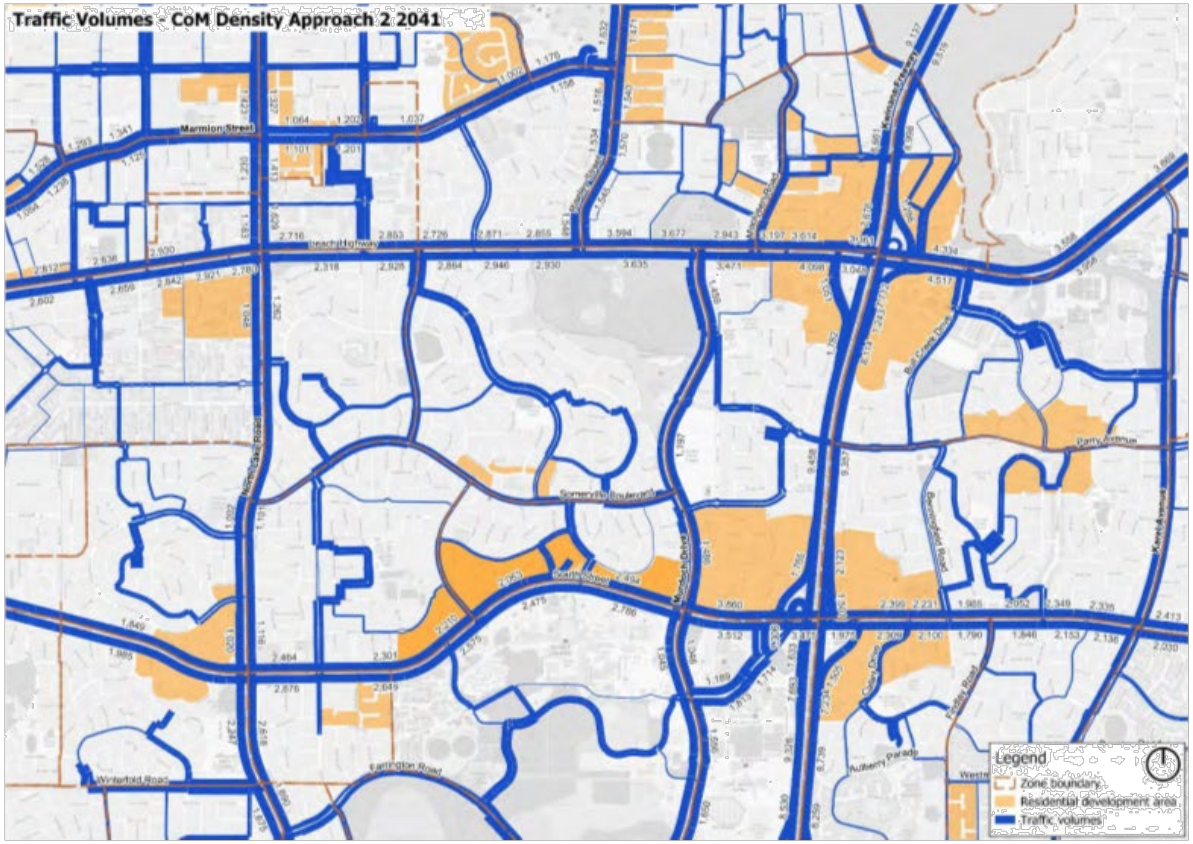


Figure A.19 Existing network flows – 2041 scenario 2 ("additional growth") (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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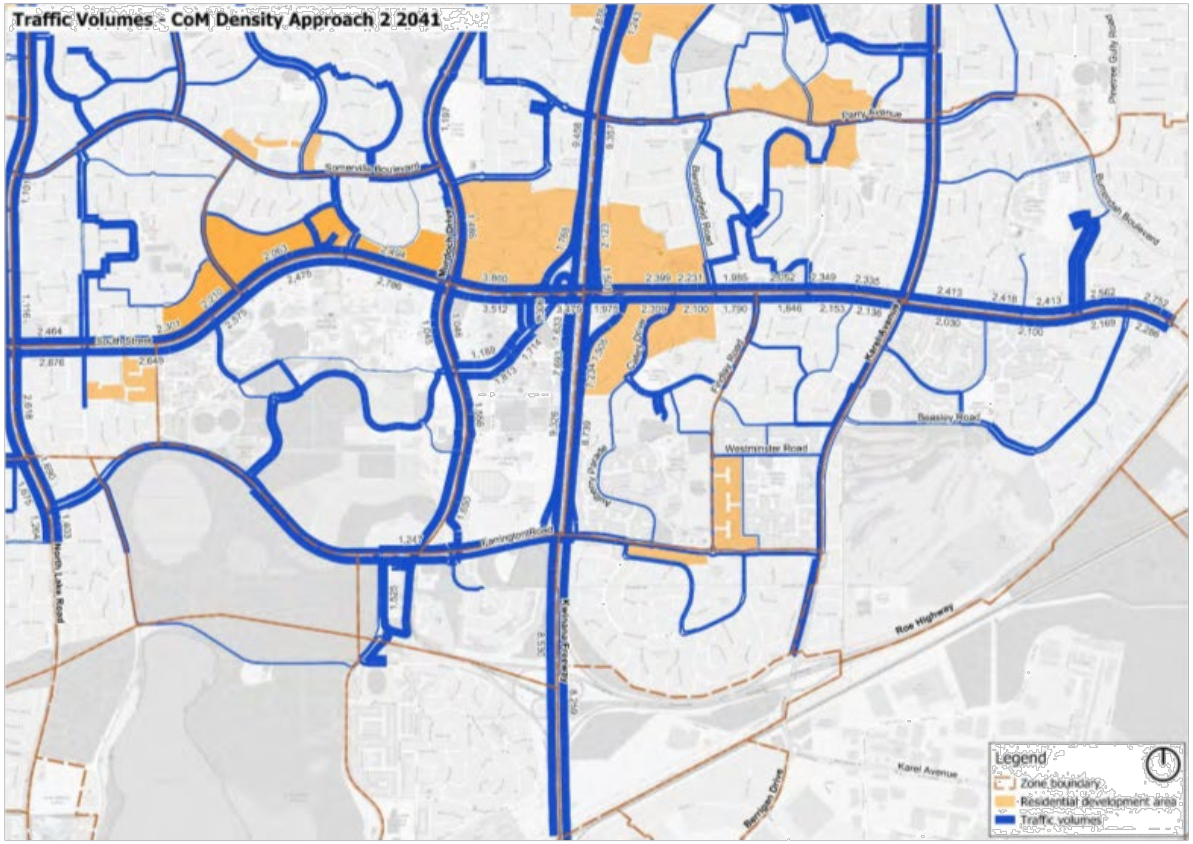


Figure A.20 Existing network flows – 2041 scenario 2 ("additional growth") (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A5 2051 baseline

This section summarises the peak hour network flows from the 2051 baseline traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

OFFICIAL

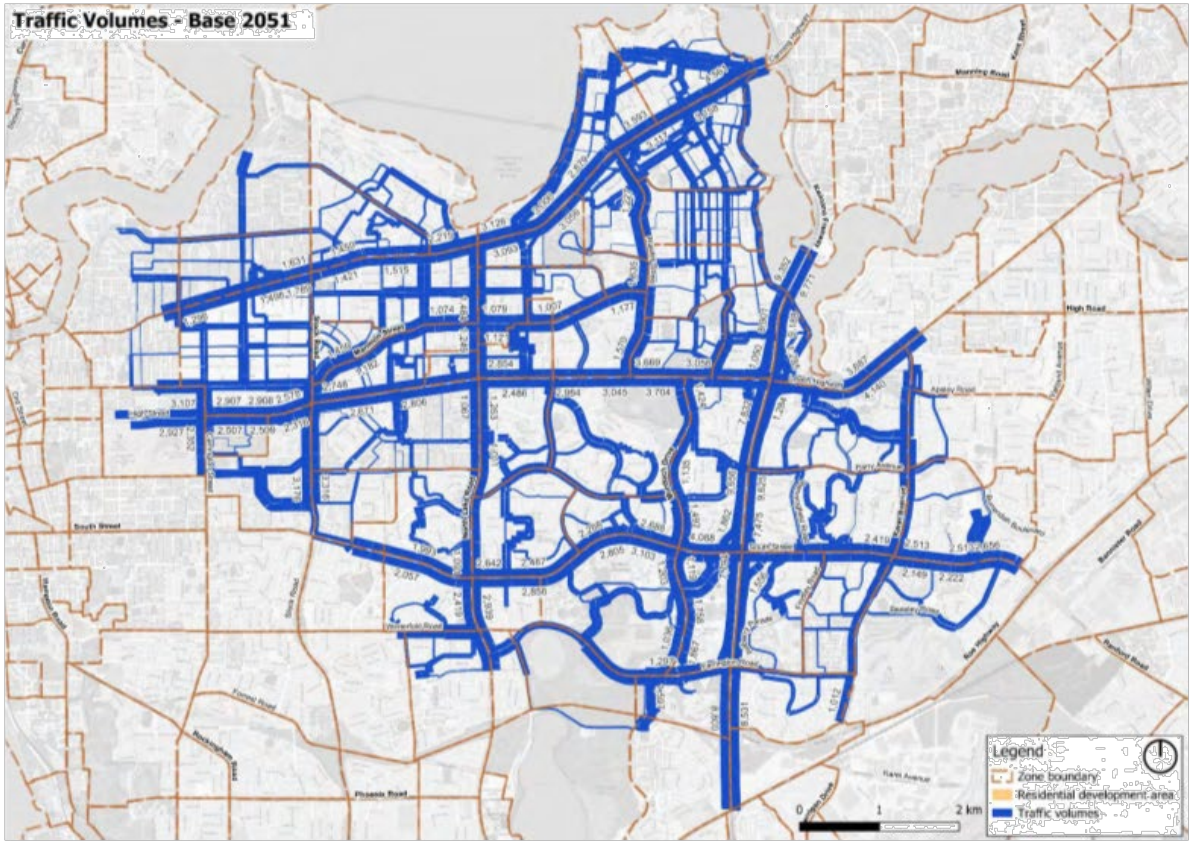


Figure A.21 Existing network flows – 2051 Base

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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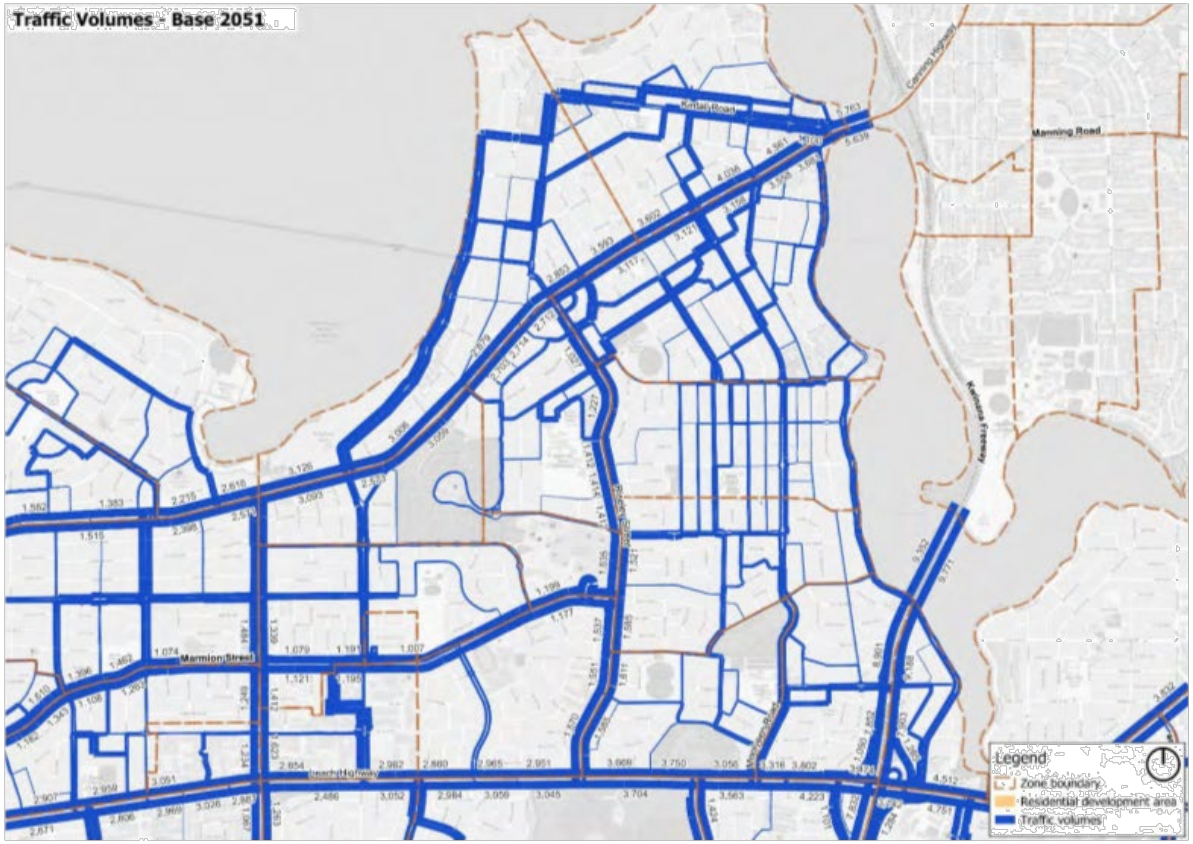


Figure A.22 Existing network flows – 2051 Base (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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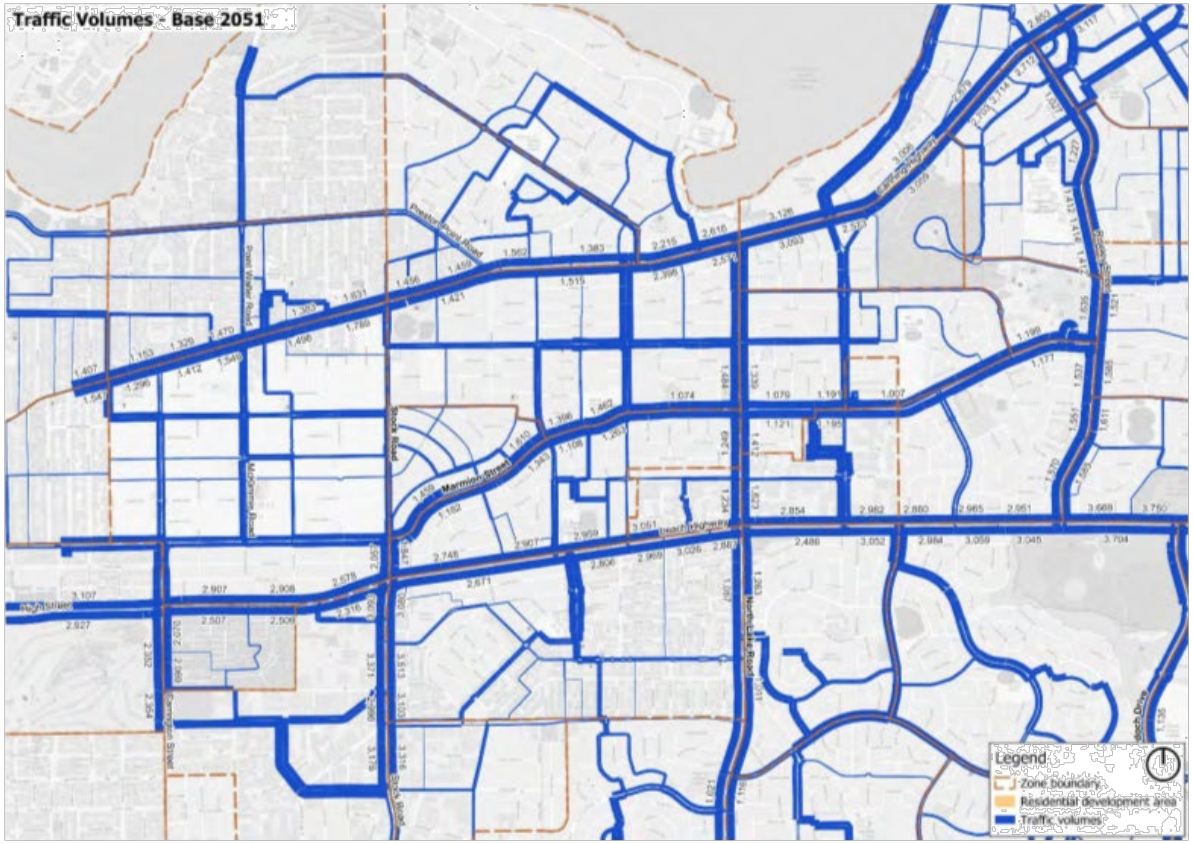


Figure A.23 Existing network flows – 2051 Base (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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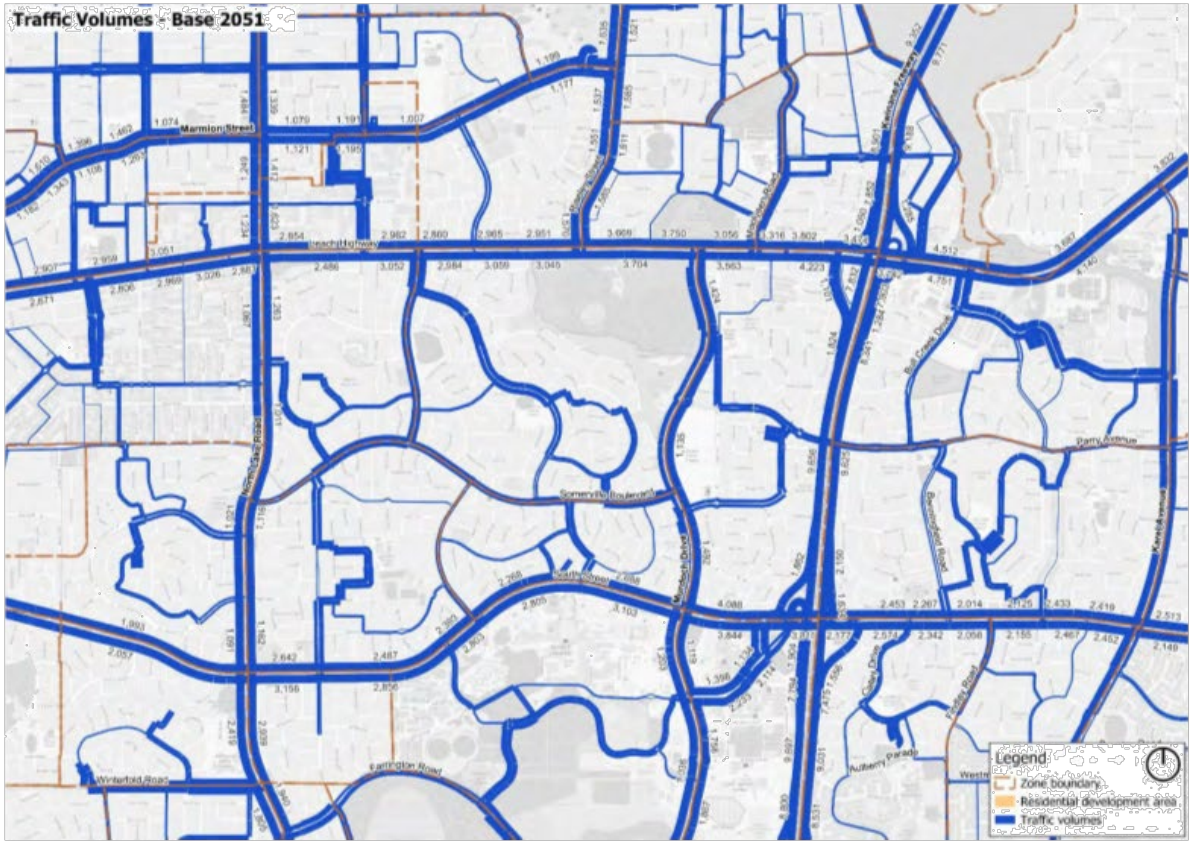


Figure A.24 Existing network flows – 2051 Base (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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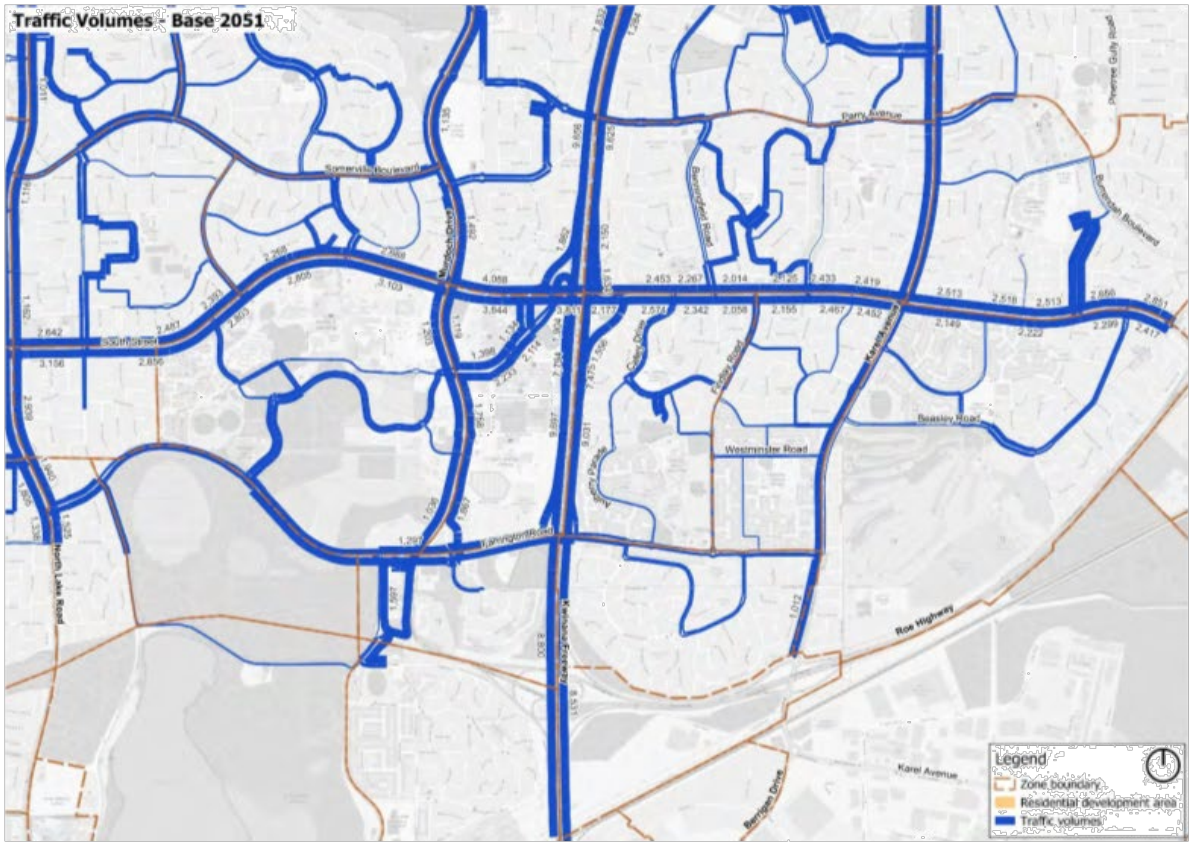


Figure A.25 Existing network flows – 2051 Base (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A6 2051 scenario 1 (“core growth areas”)

This section summarises the peak hour network flows from the 2051 scenario 1 (“core growth areas”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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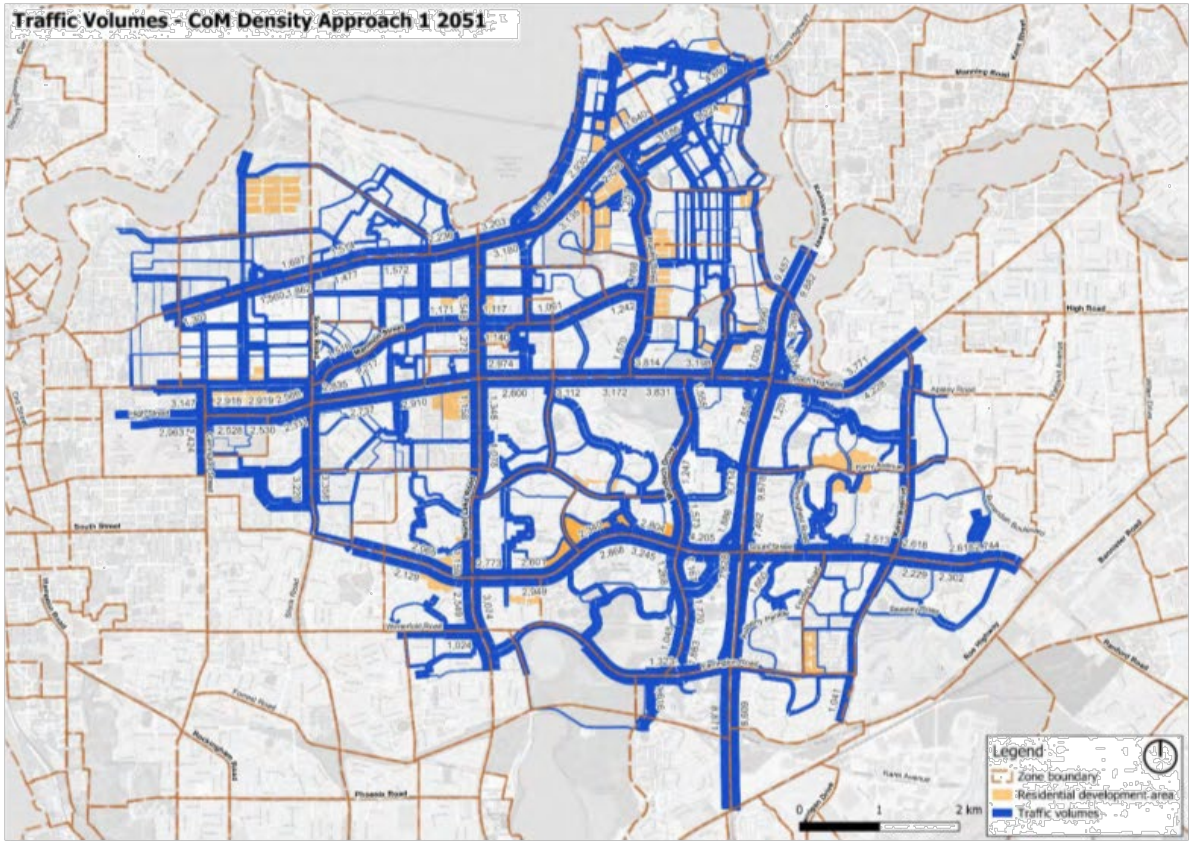


Figure A.26 Existing network flows – 2051 scenario 1 ("core growth areas")

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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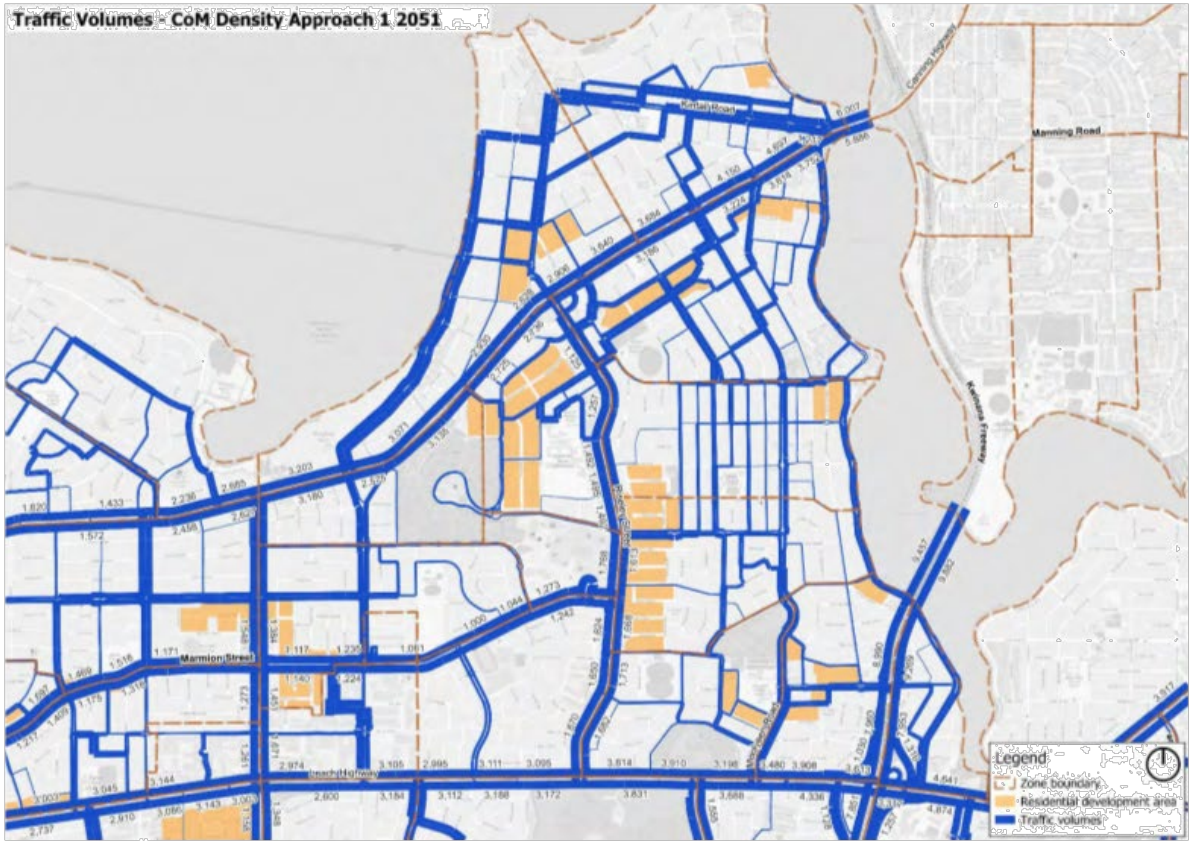


Figure A.27 Existing network flows – 2051 scenario 1 ("core growth areas") (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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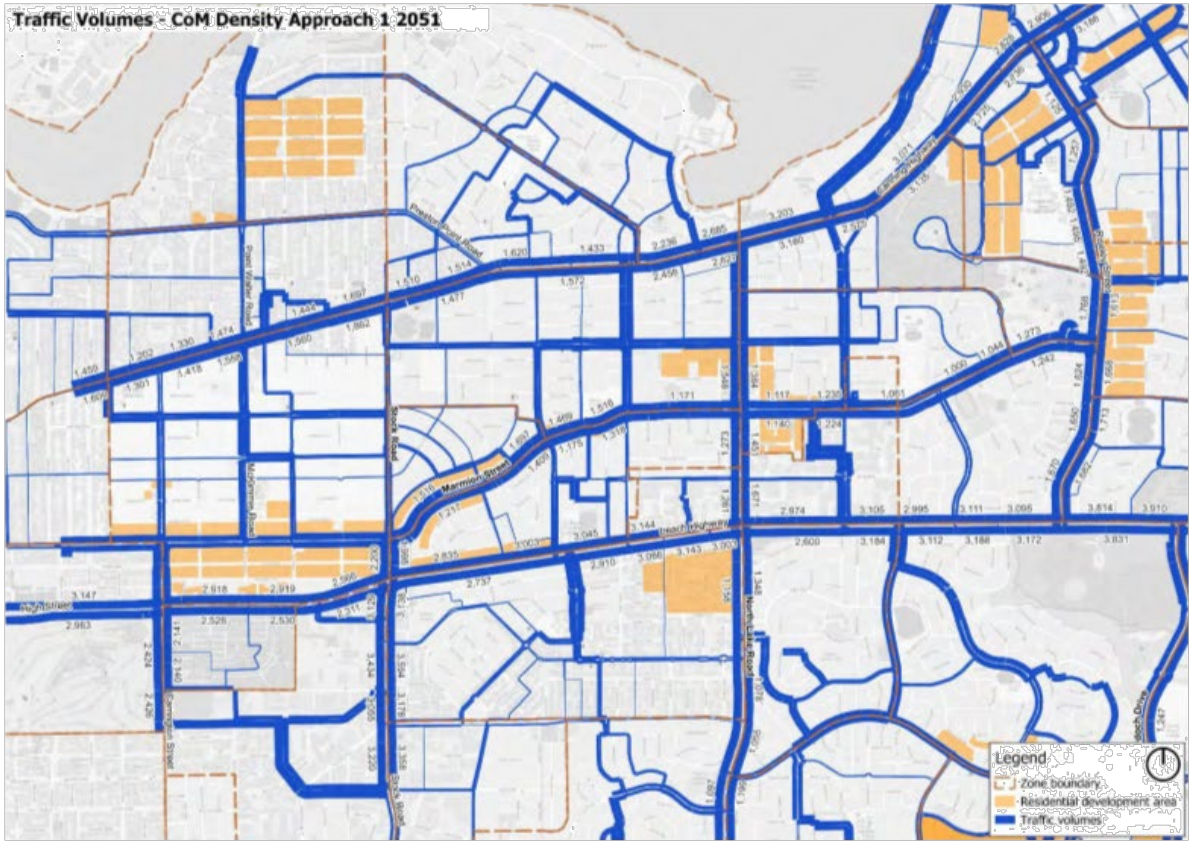


Figure A.28 Existing network flows – 2051 scenario 1 ("core growth areas") (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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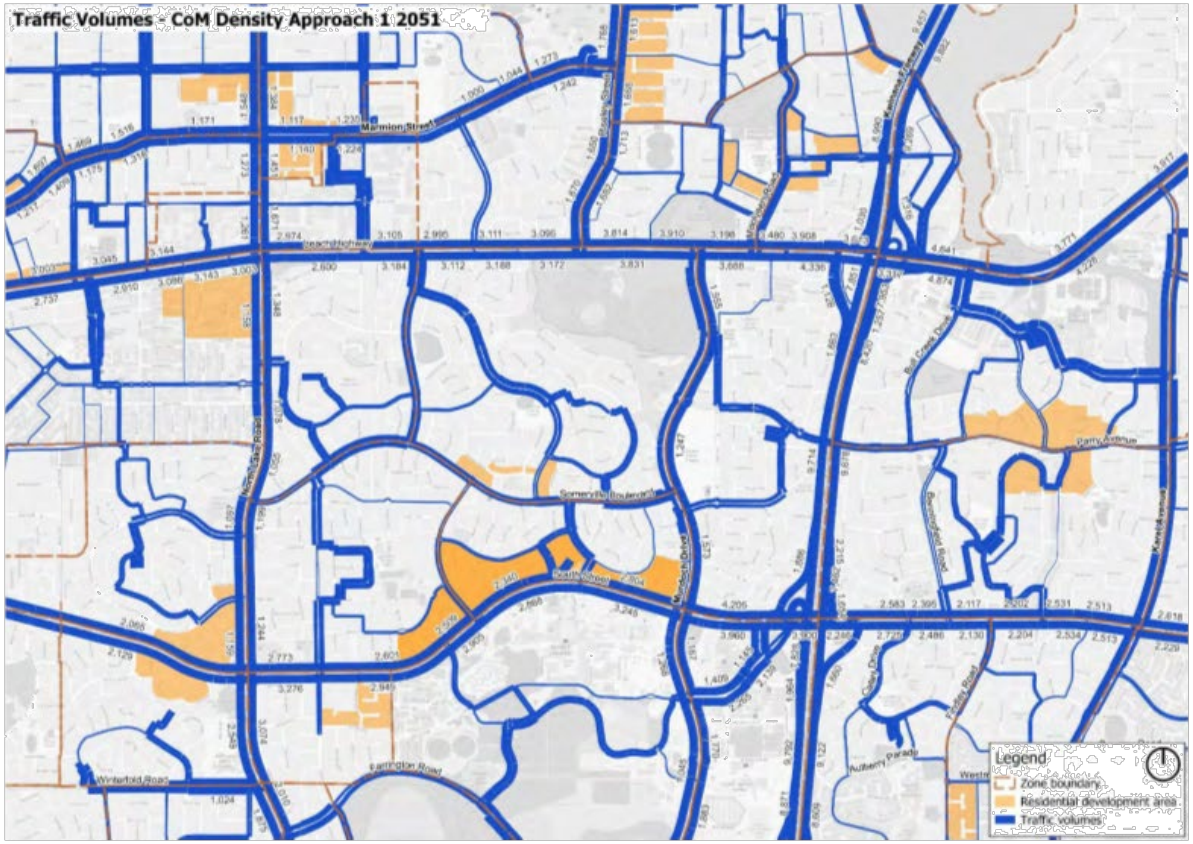


Figure A.29 Existing network flows – 2051 scenario 1 ("core growth areas") (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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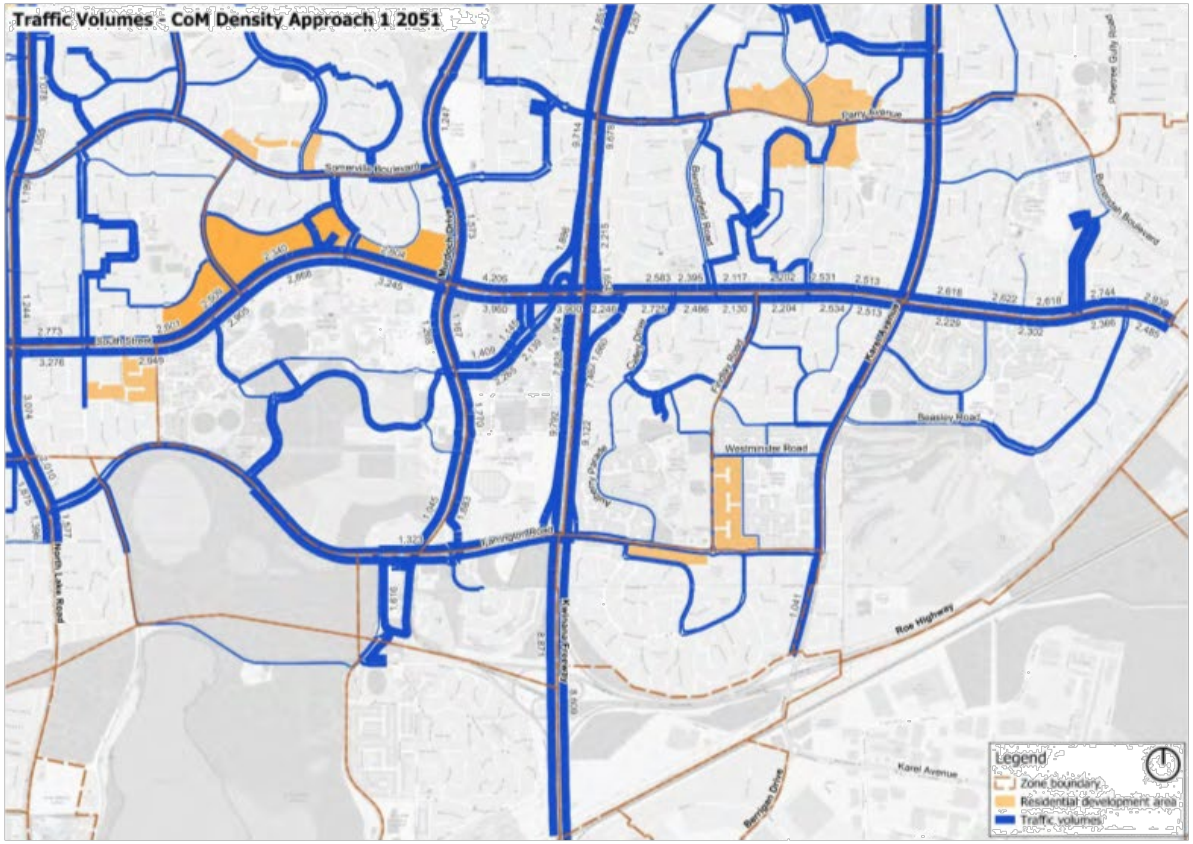


Figure A.30 Existing network flows – 2051 scenario 1 ("core growth areas") (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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A7 2051 scenario 2 (“additional growth”)

This section summarises the peak hour network flows from the 2051 scenario 1 (“additional growth”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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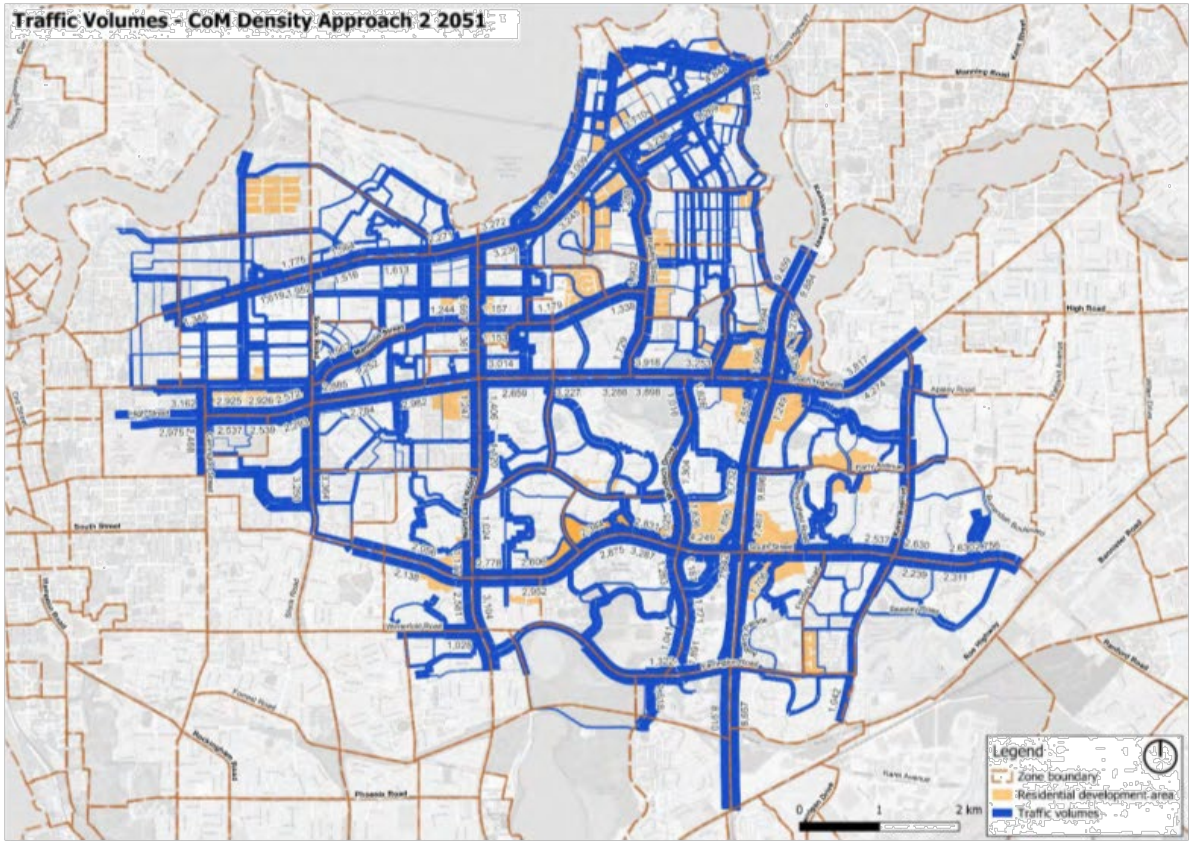


Figure A.31 Existing network flows – 2051 scenario 2 ("additional growth")

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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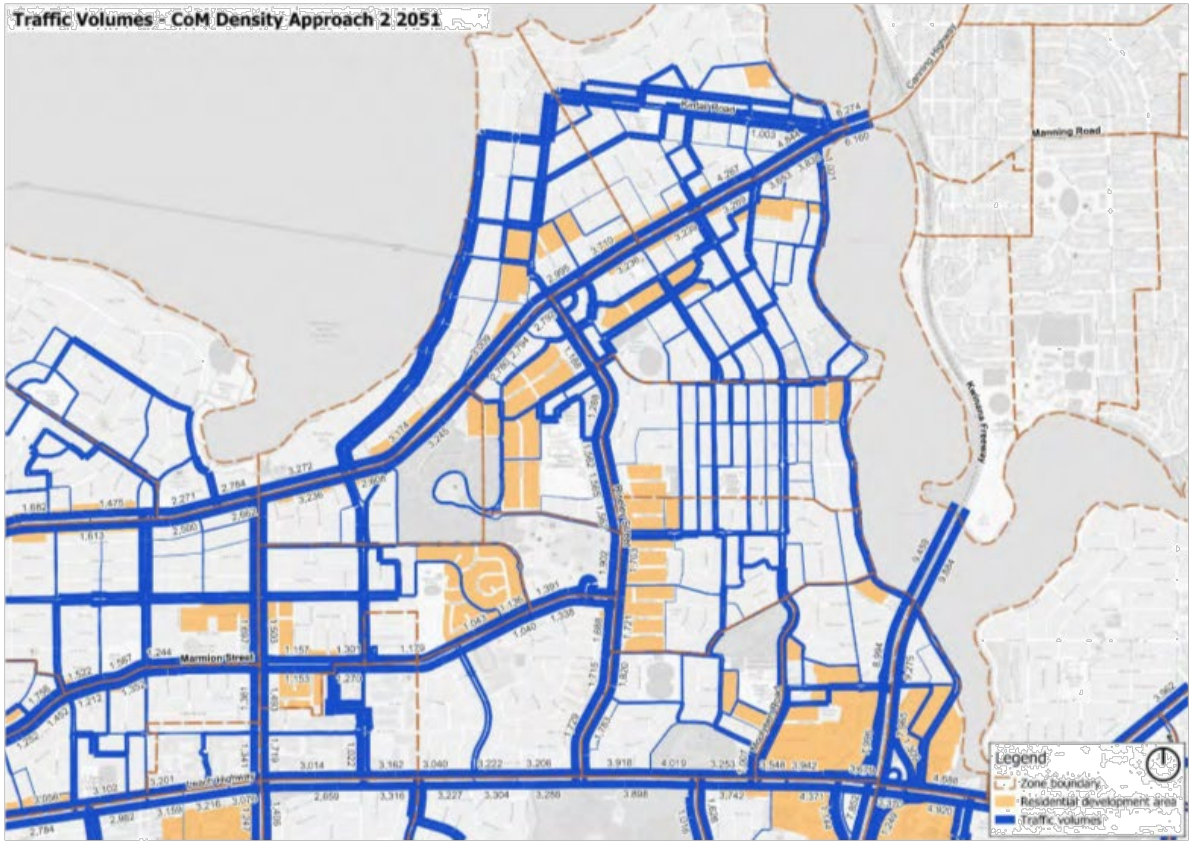


Figure A.32 Existing network flows – 2051 scenario 2 ("additional growth") (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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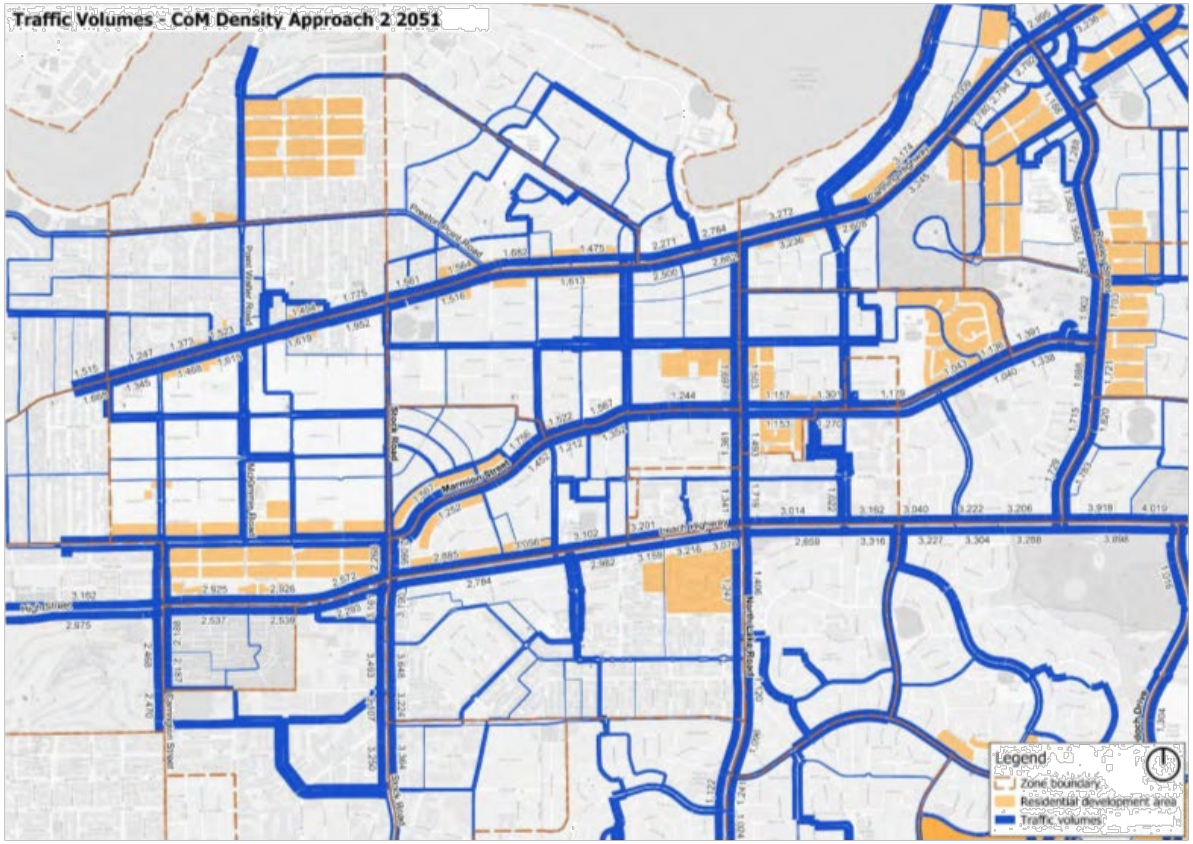


Figure A.33 Existing network flows – 2051 scenario 2 ("additional growth") (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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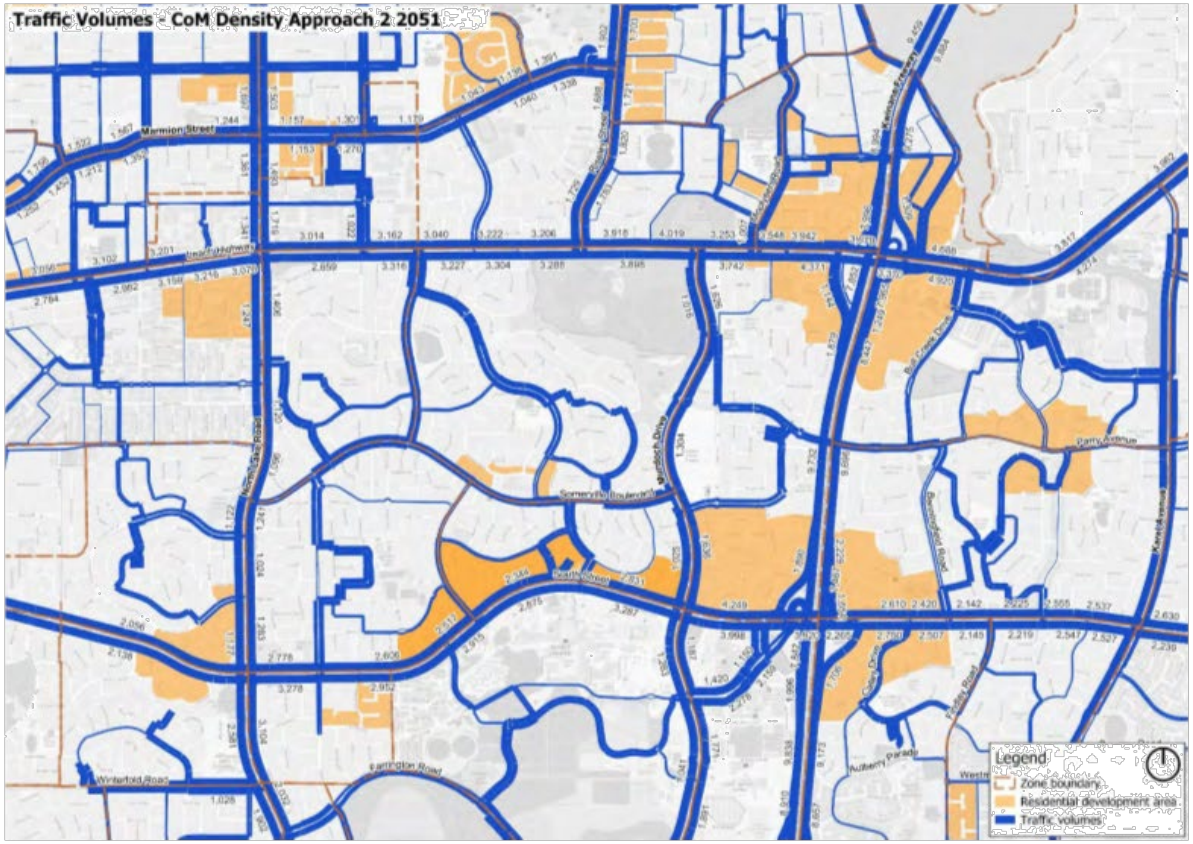


Figure A.34 Existing network flows – 2051 scenario 2 ("additional growth") (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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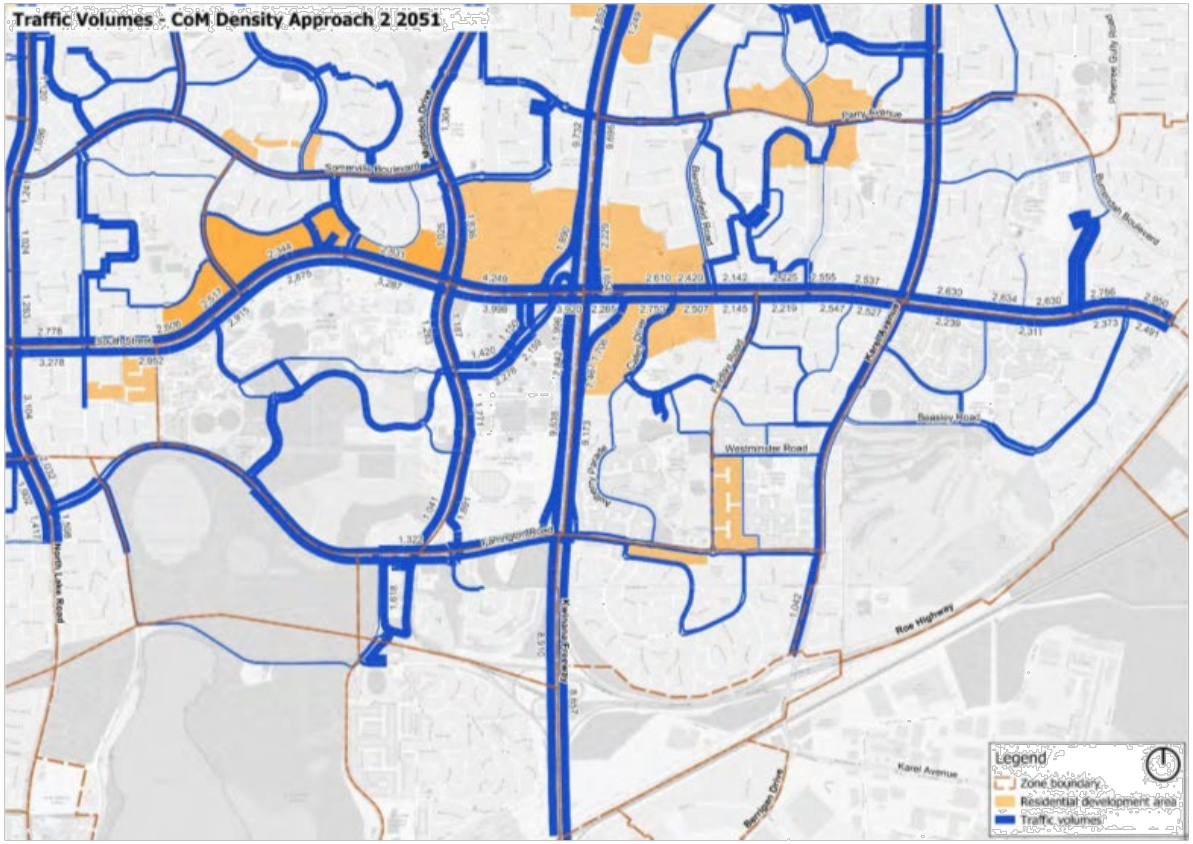


Figure A.35 Existing network flows – 2051 scenario 2 ("additional growth") (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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Appendix B

Forecast network flow differences between scenarios

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B0 Overview

This section summarises how network traffic flows change between scenarios. They indicate the roads that new traffic is using in each scenario (and its additional volume), and also traffic re-routing (e.g. to avoid congested areas). There are two types of flow difference plots:

"not shared" – this only presents the difference in traffic flows between two scenarios, without any context of relative difference to the baseline scenario

"shared" – this overlays the difference in traffic flows (from the "not shared" plot) on top of the baseline scenario flow. This provides context for the relative difference to the baseline scenario. For example, the additional traffic may be 100 vehicles, however, the underlying baseline flow may be 2000 vehicles.

These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

The results are summarised in:
(note: *section numbers and names are clickable links*)

Section B1: 2041 baseline versus 2026 existing conditions

Section B2: 2041 scenario 1 ("CoM Density Approach 1") versus 2041 baseline

Section B3: 2041 scenario 2 ("CoM Density Approach 2") versus 2041 baseline

Section B4: 2051 baseline versus 2026 existing conditions

Section B5: 2051 scenario 1 ("CoM Density Approach 1") versus 2051 baseline

Section B6: 2051 scenario 2 ("CoM Density Approach 2") versus 2051 baseline.

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B1 2041 baseline versus 2026 existing conditions

This section summarises the difference in peak hour network flows between the 2041 baseline and the 2026 existing conditions traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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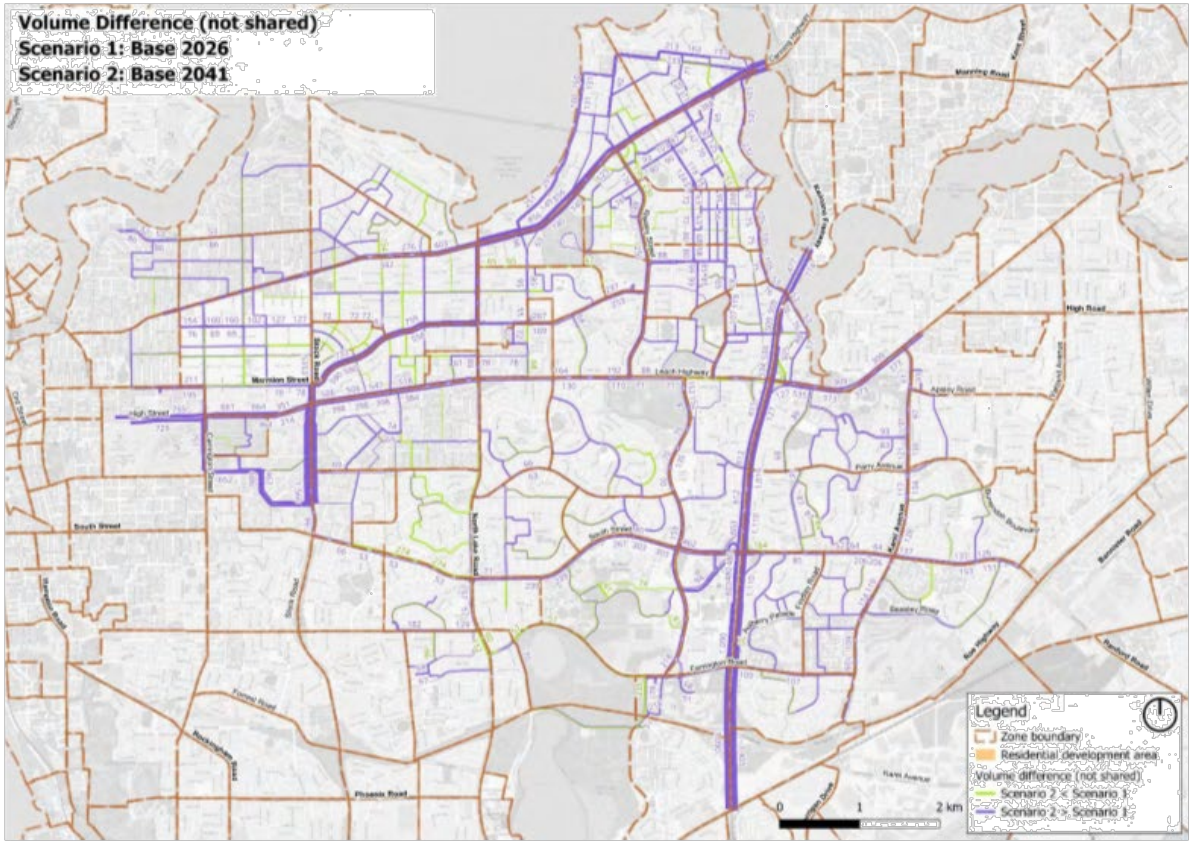


Figure B.1 Change in network flows – 2041 Base vs 2026 Existing (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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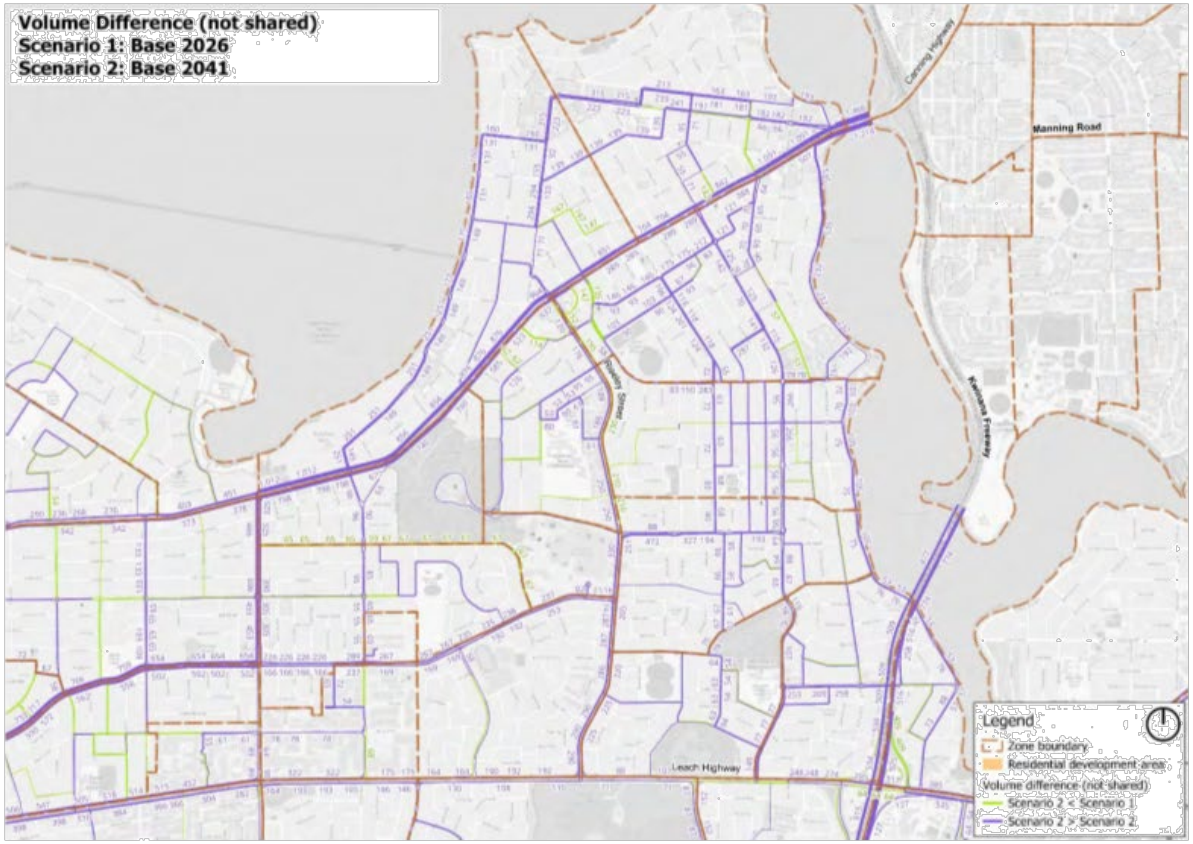


Figure B.2 Change in network flows – 2041 Base vs 2026 Existing (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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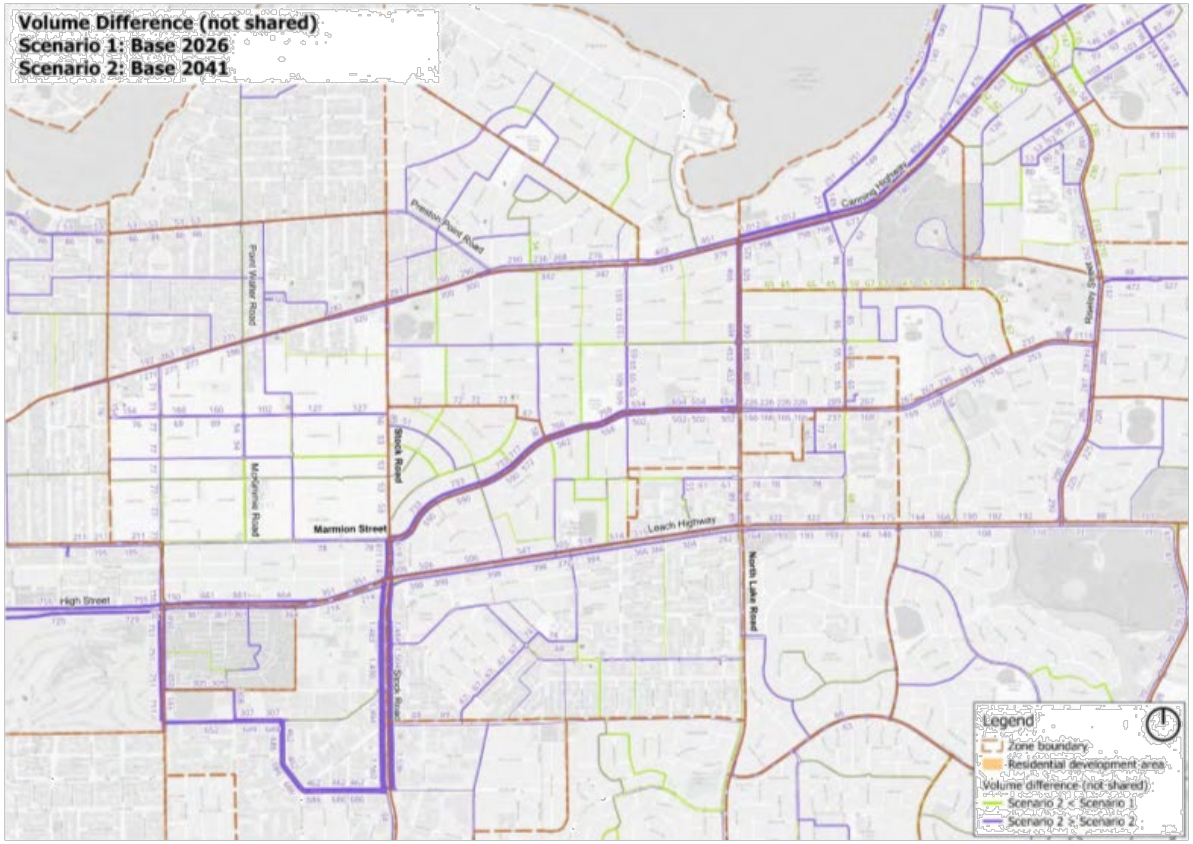


Figure B.3 Change in network flows – 2041 Base vs 2026 Existing (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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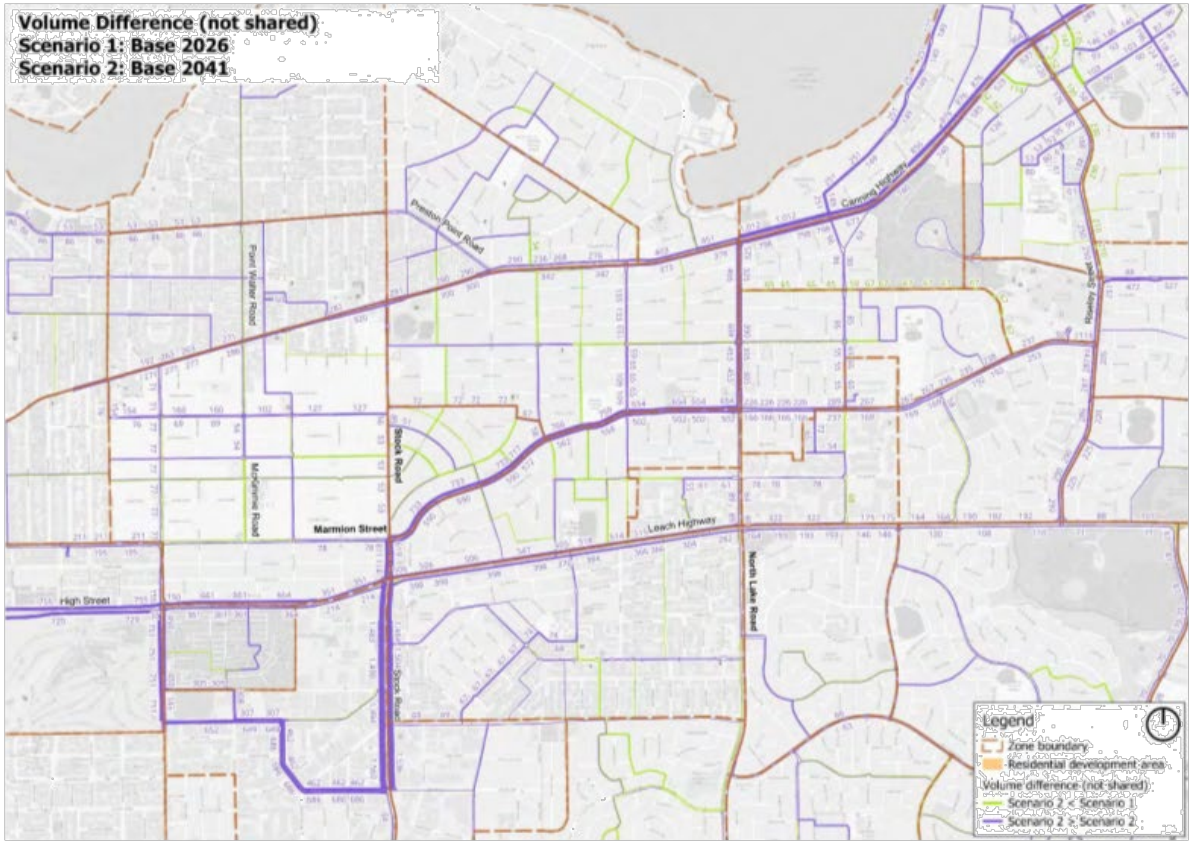


Figure B.4 Change in network flows – 2041 Base vs 2026 Existing (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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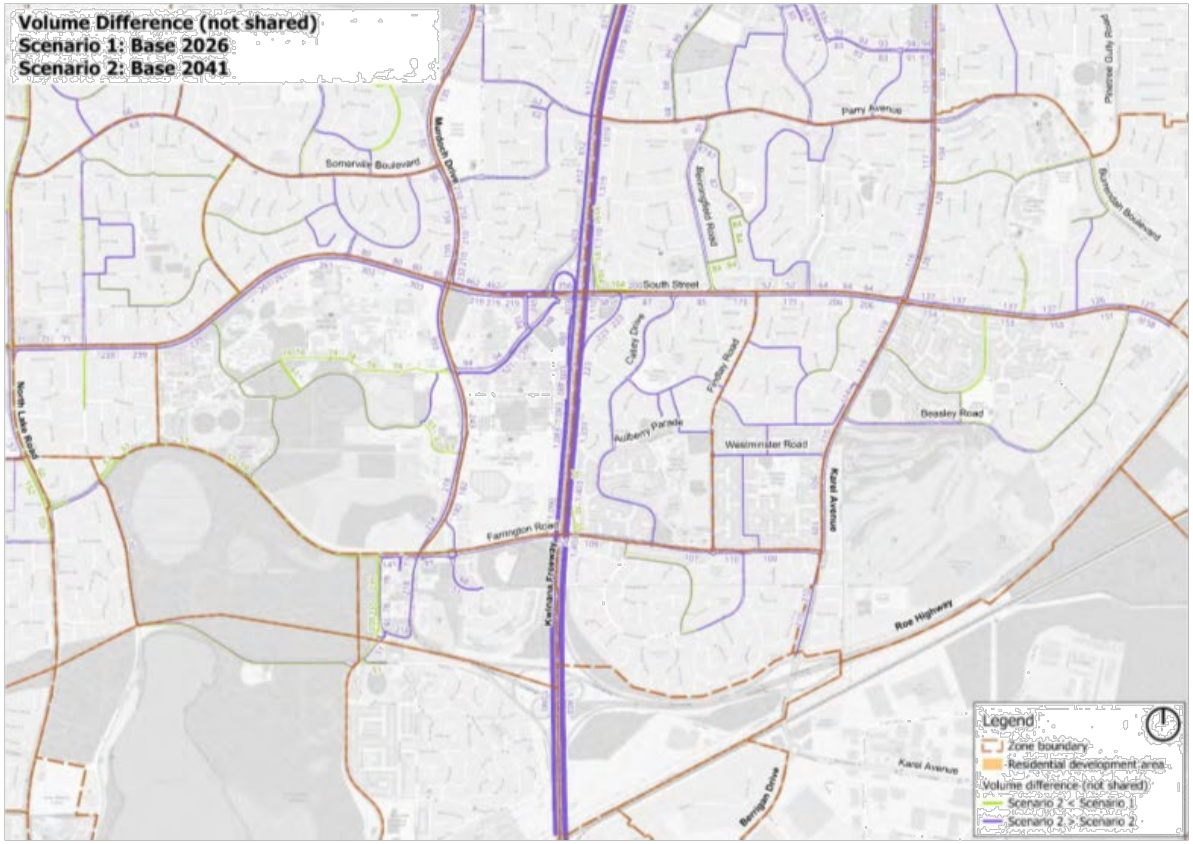


Figure B.5 Change in network flows – 2041 Base vs 2026 Existing (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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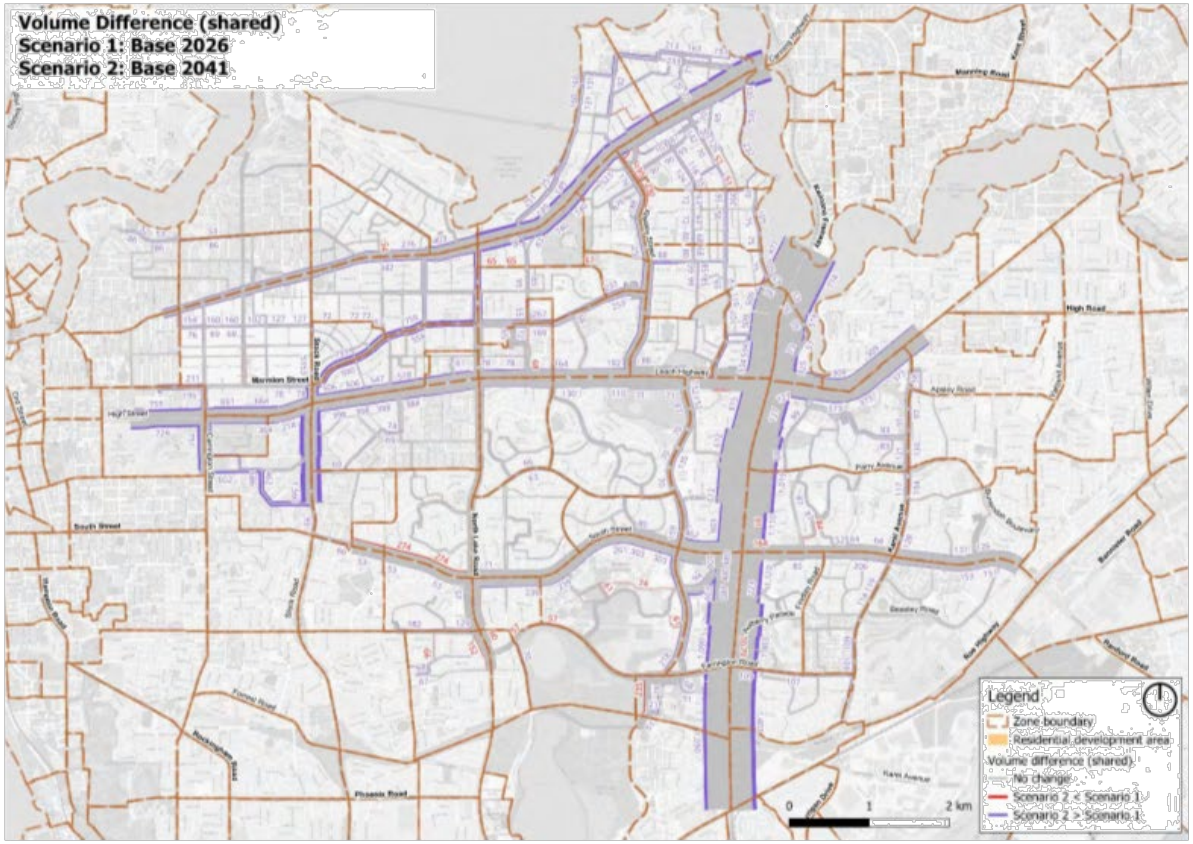


Figure B.6 Change in network flows – 2041 Base vs 2026 Existing (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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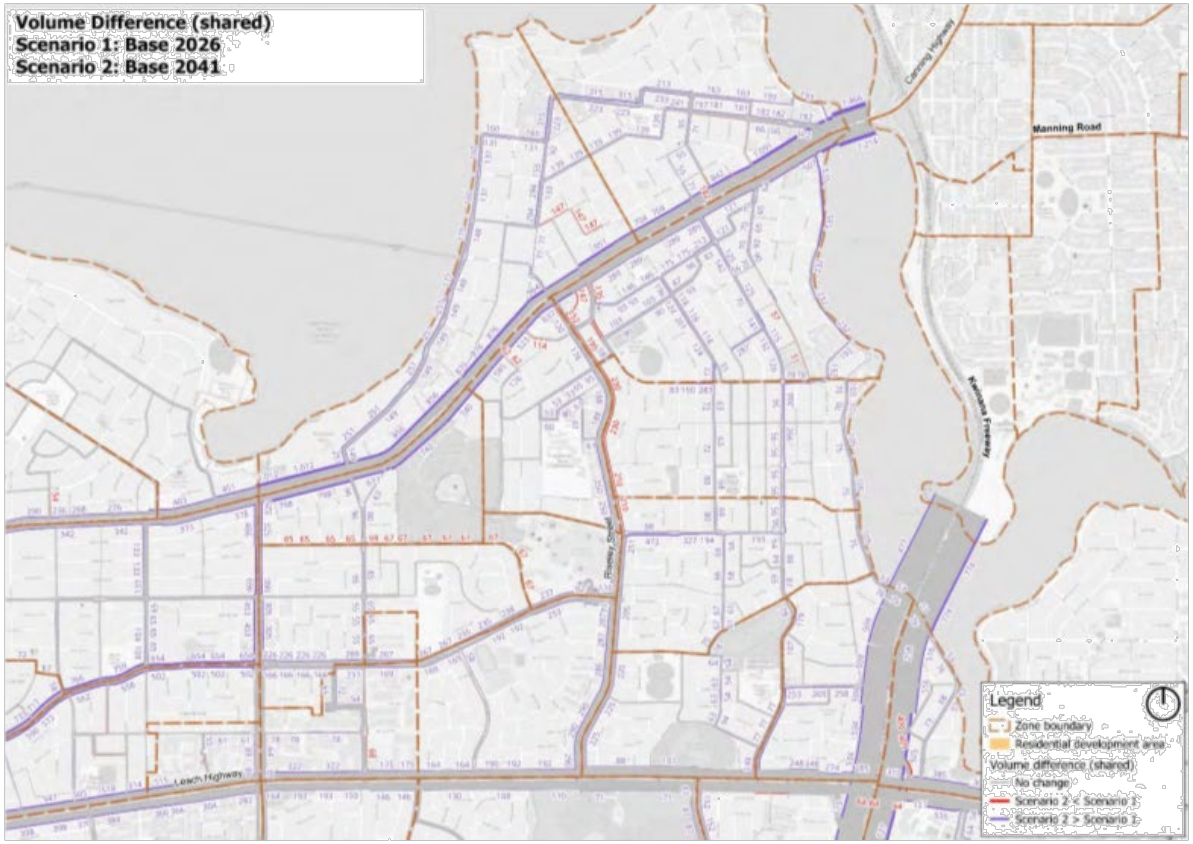


Figure B.7 Change in network flows – 2041 Base vs 2026 Existing (shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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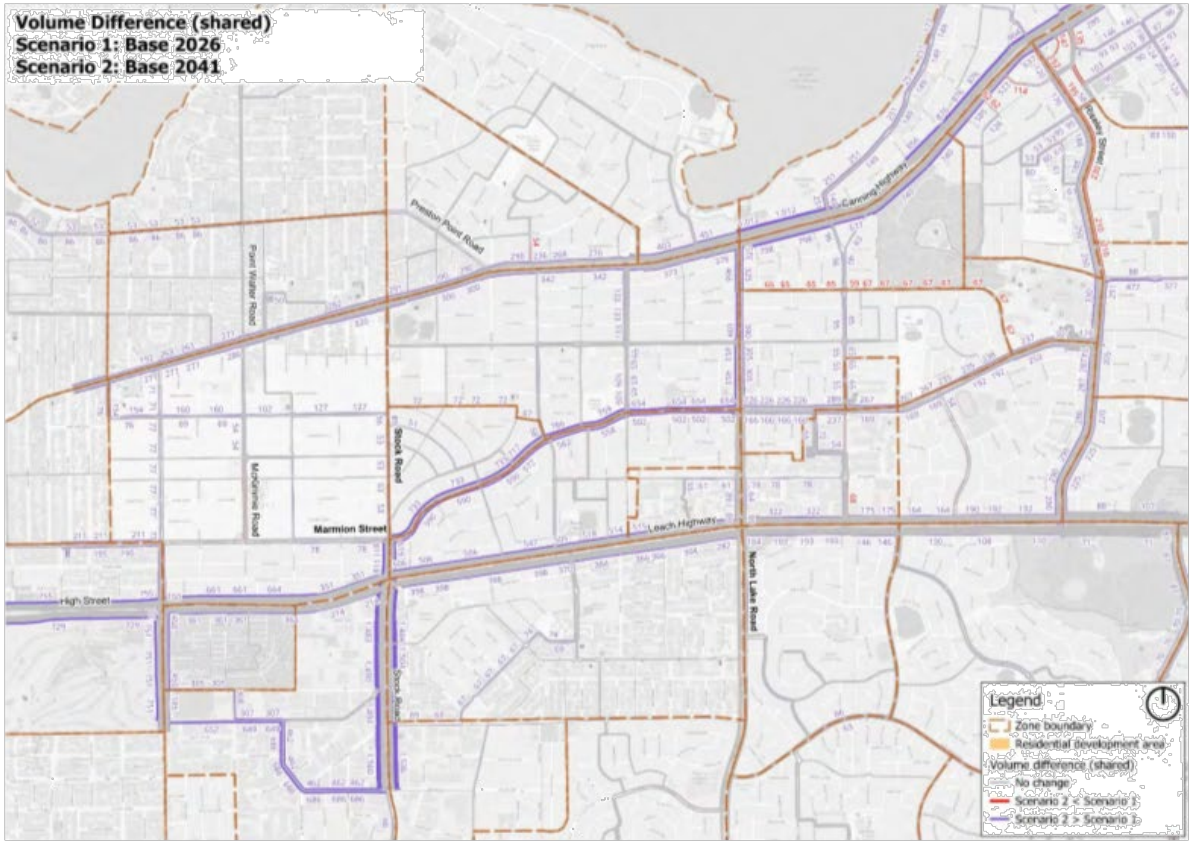


Figure B.8 Change in network flows – 2041 Base vs 2026 Existing (shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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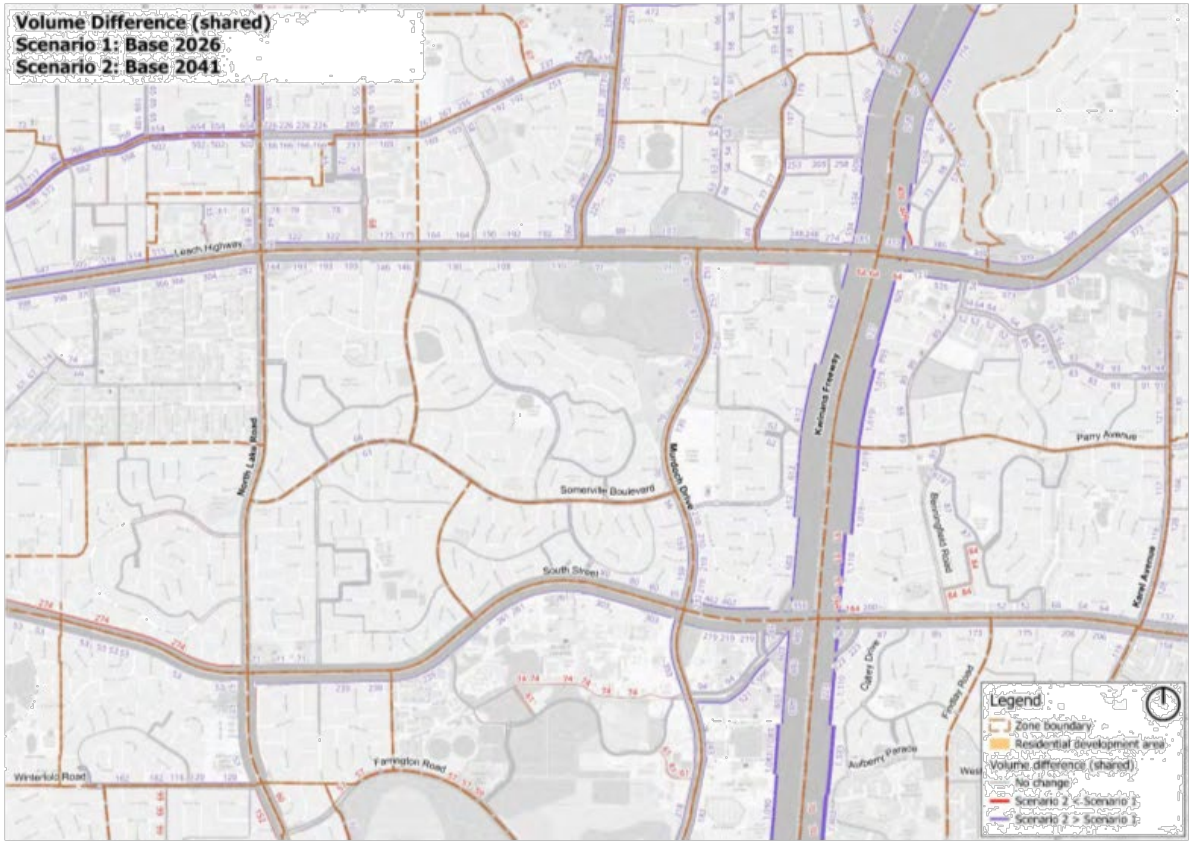


Figure B.9 Change in network flows – 2041 Base vs 2026 Existing (shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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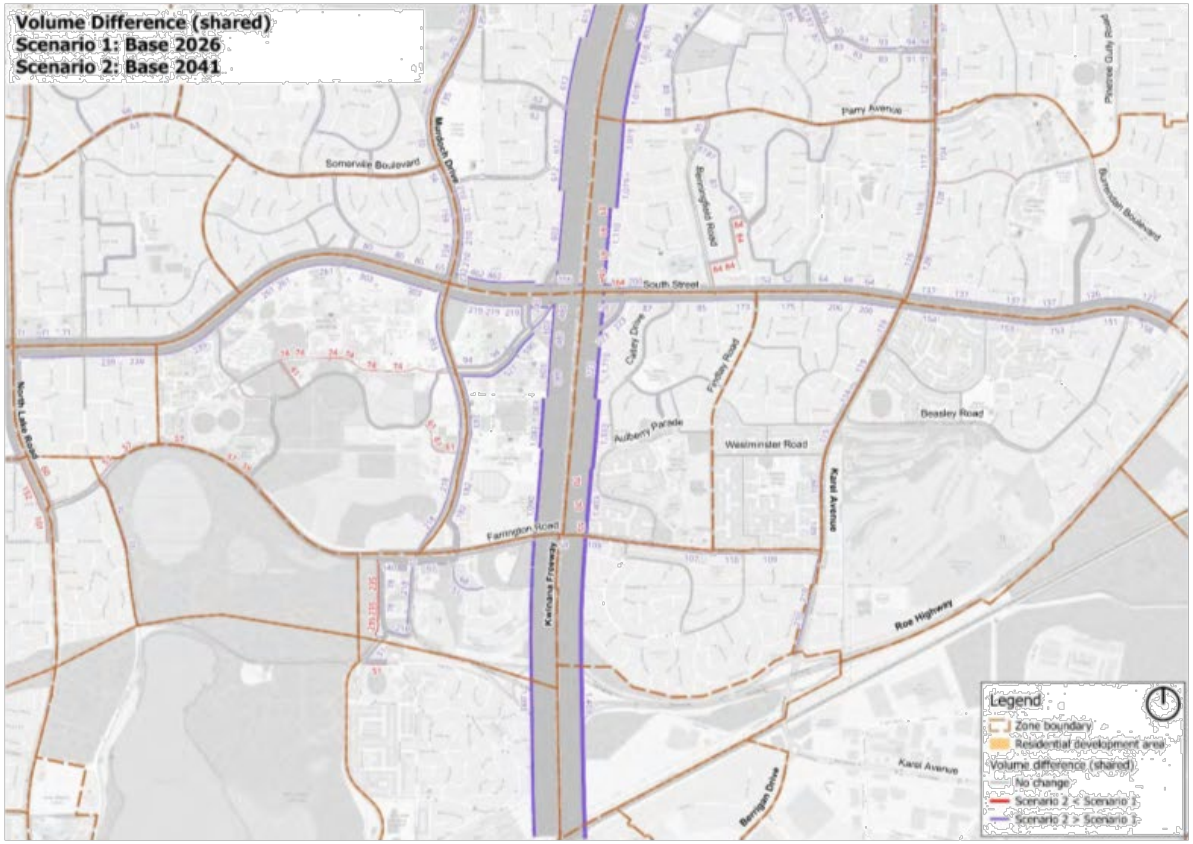


Figure B.10 Change in network flows – 2041 Base vs 2026 Existing (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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B2 2041 scenario 1 (“CoM Density Approach 1”) versus 2041 baseline

This section summarises the difference in peak hour network flows between the 2041 scenario 1 (“CoM Density Approach 1”) and the 2041 baseline traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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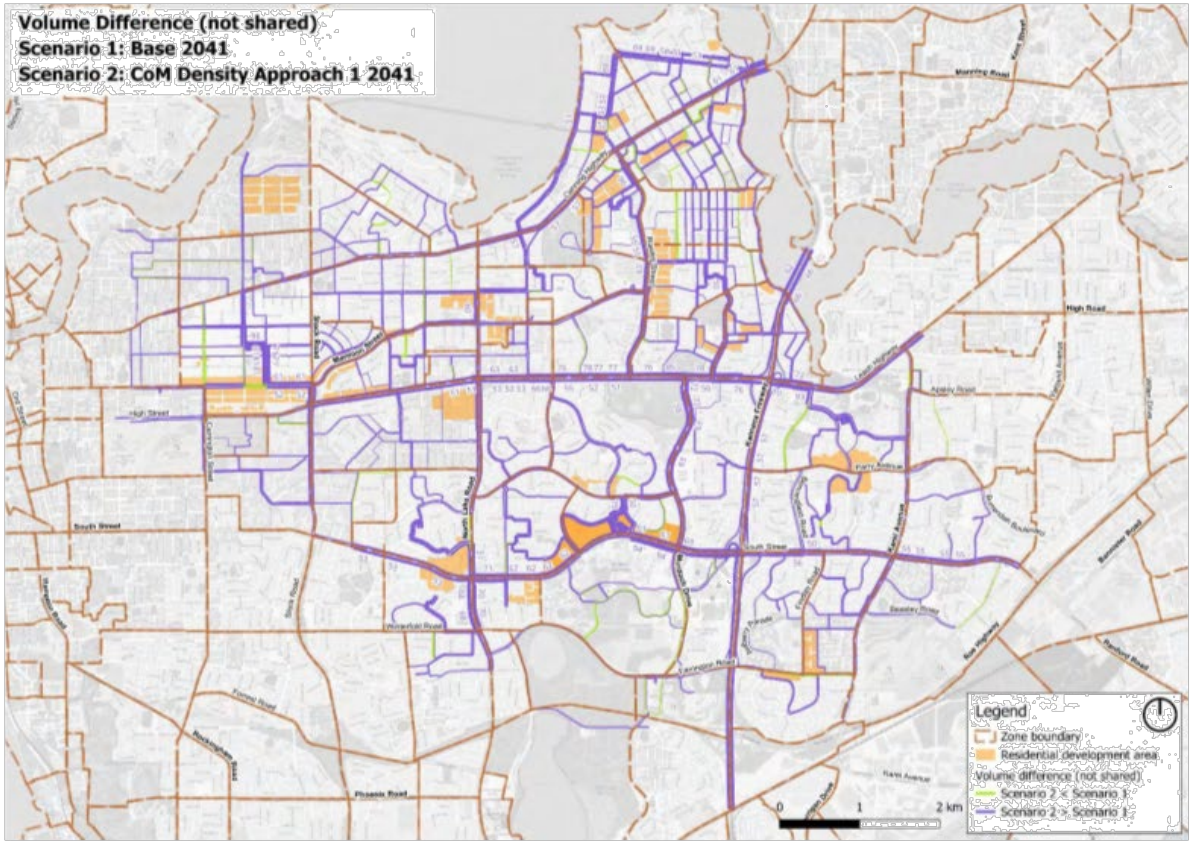


Figure B.11 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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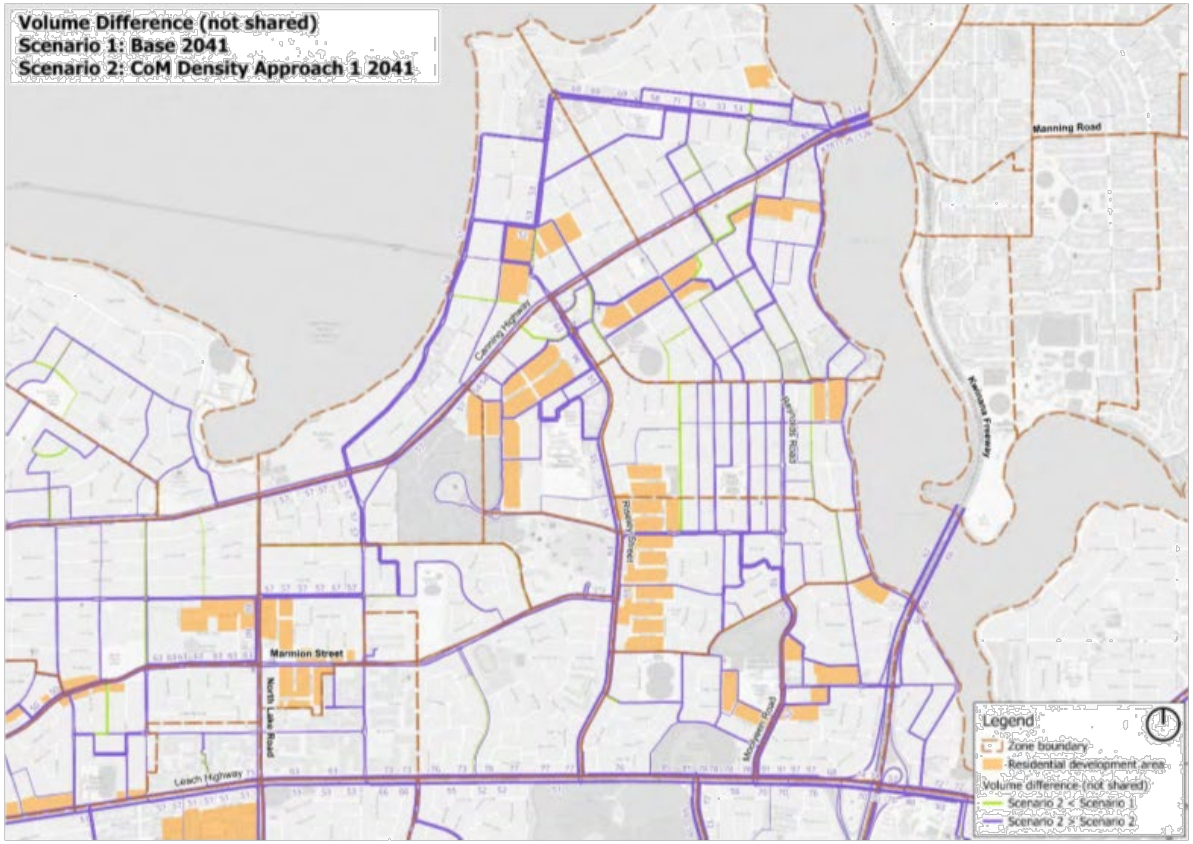


Figure B.12 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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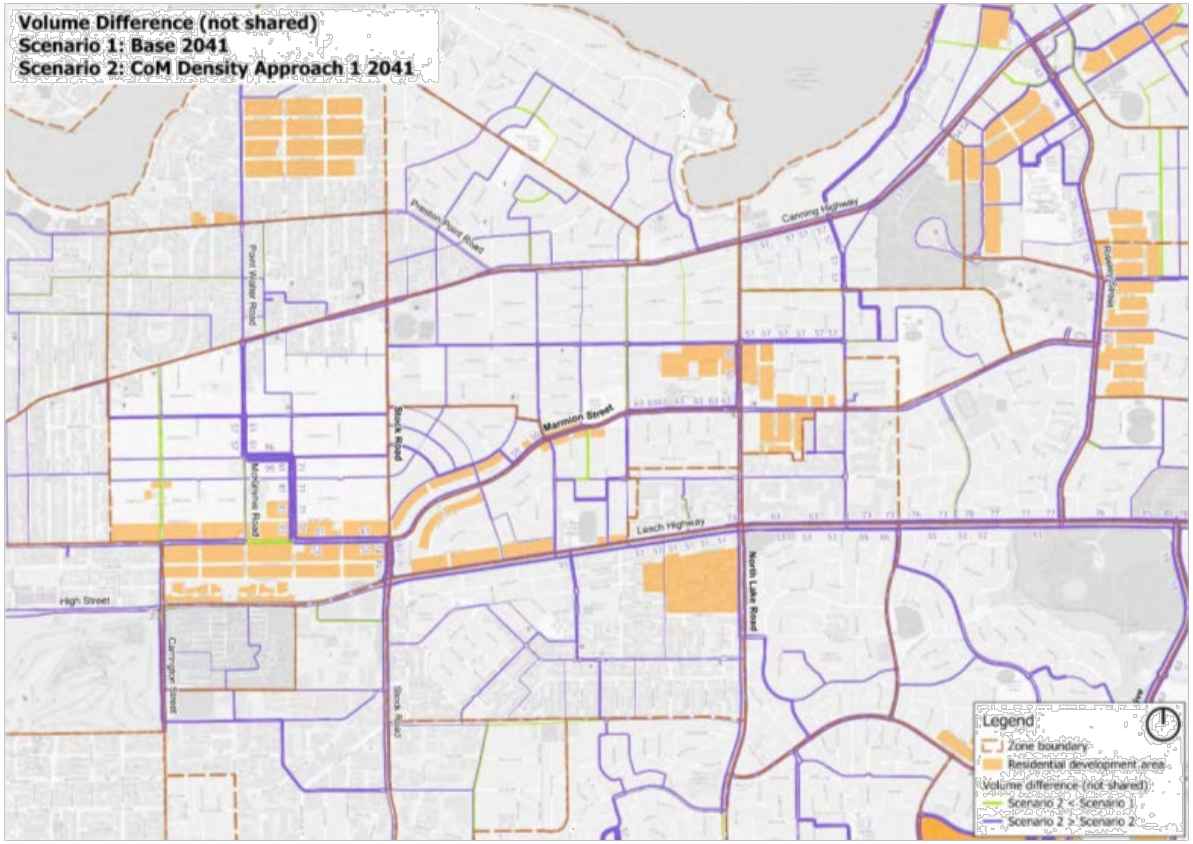


Figure B.13 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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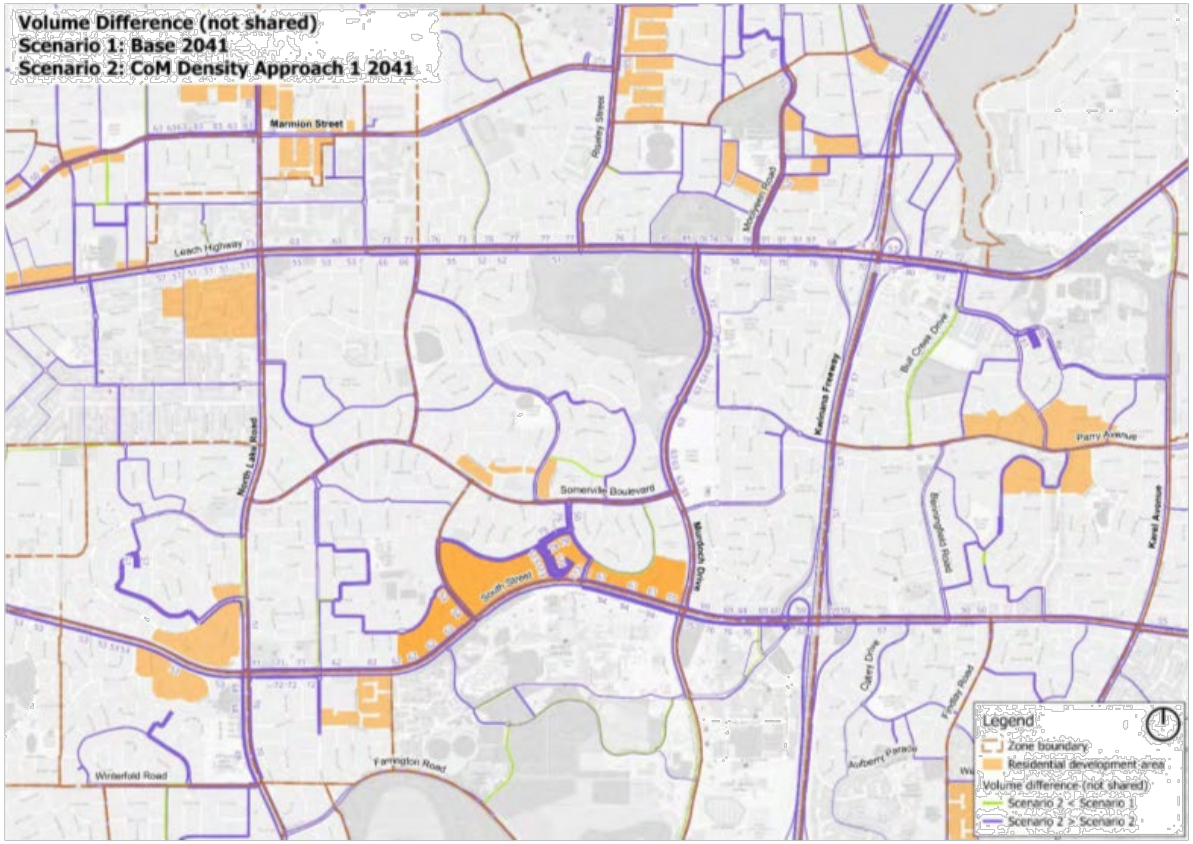


Figure B.14 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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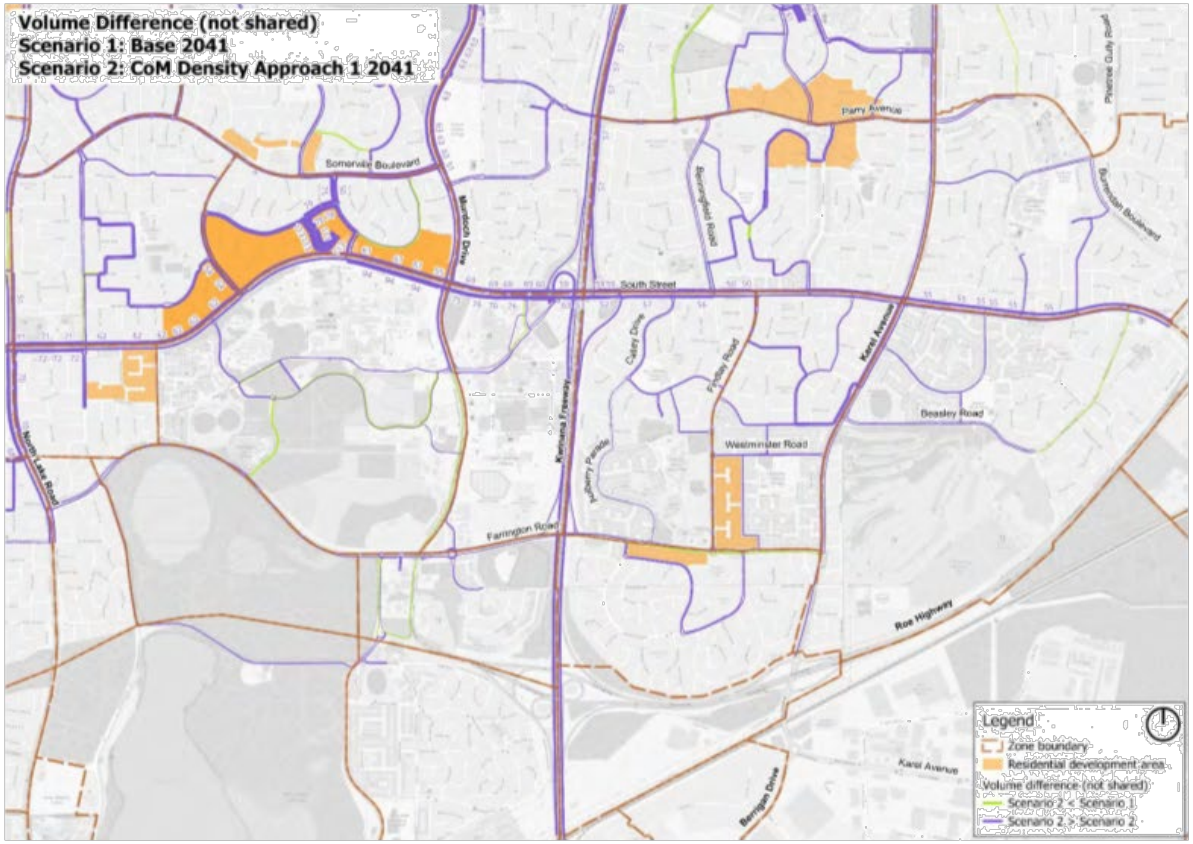


Figure B.15 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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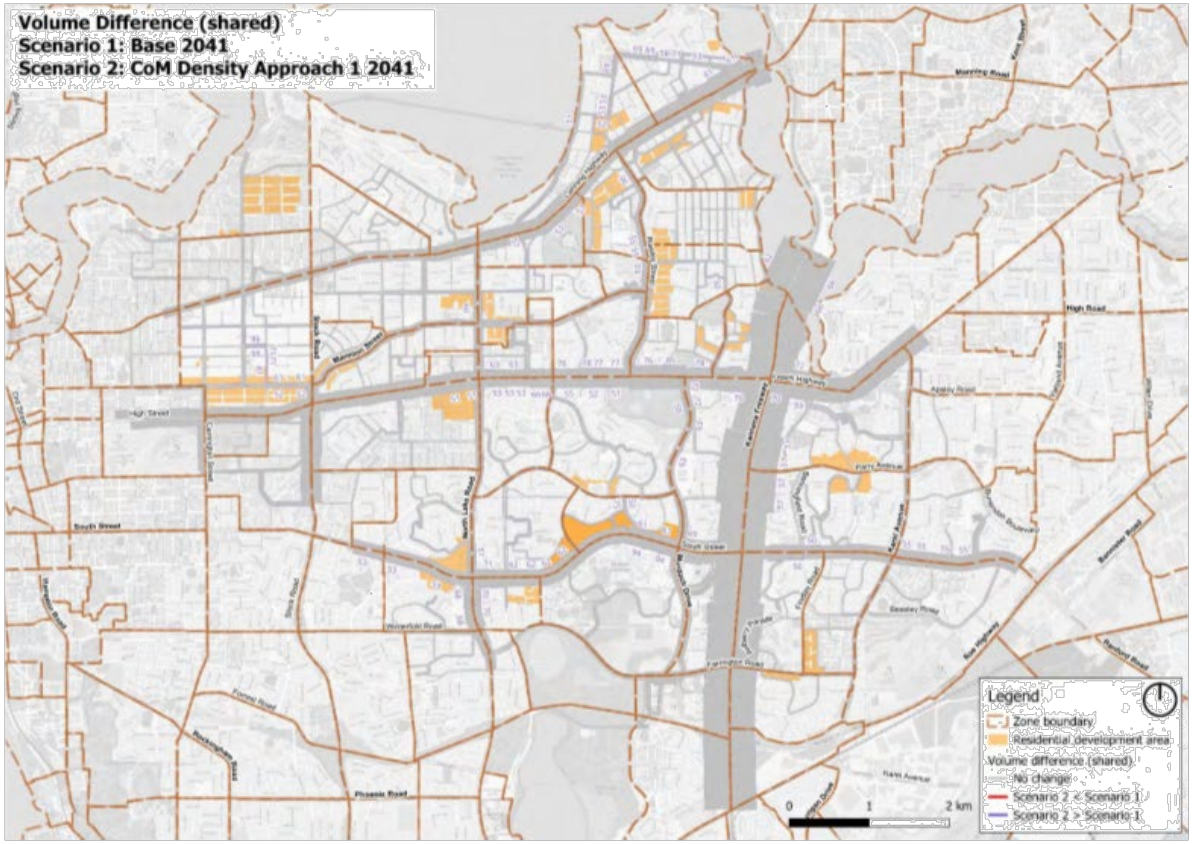


Figure B.16 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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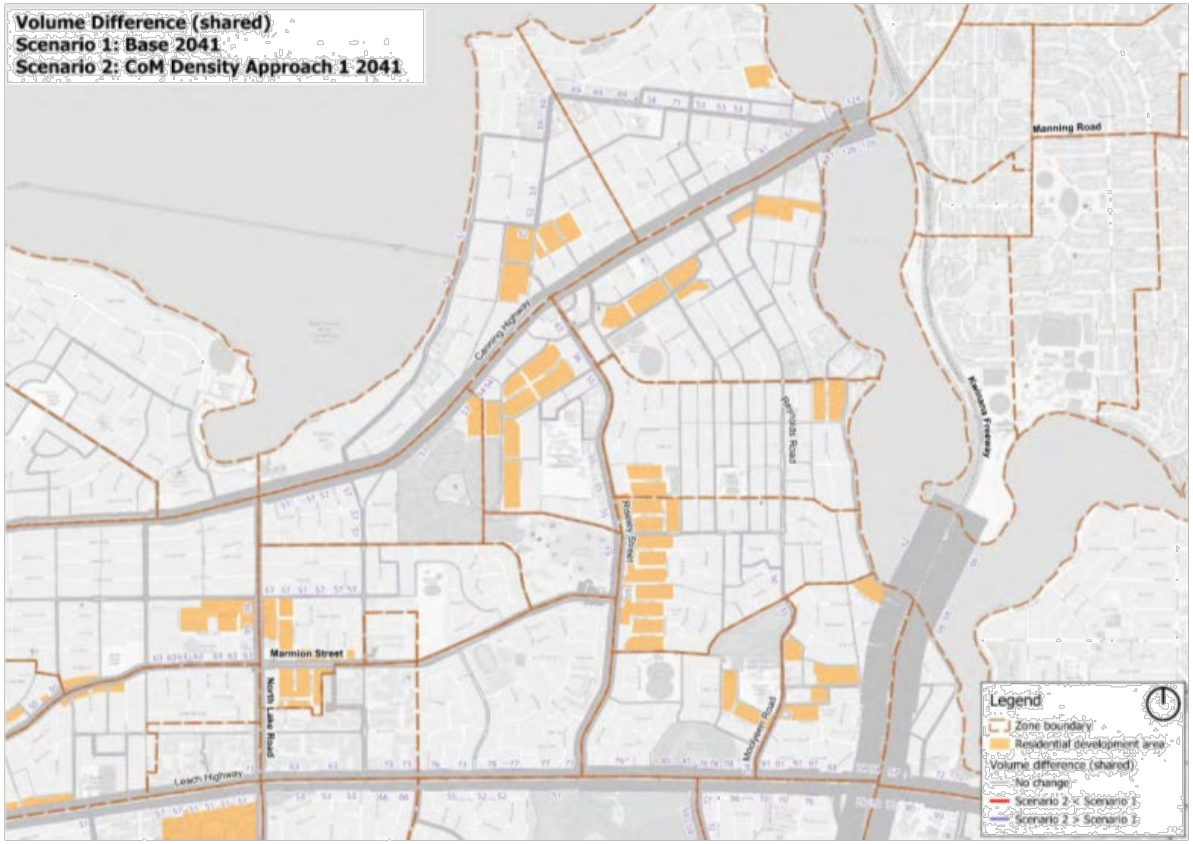


Figure B.17 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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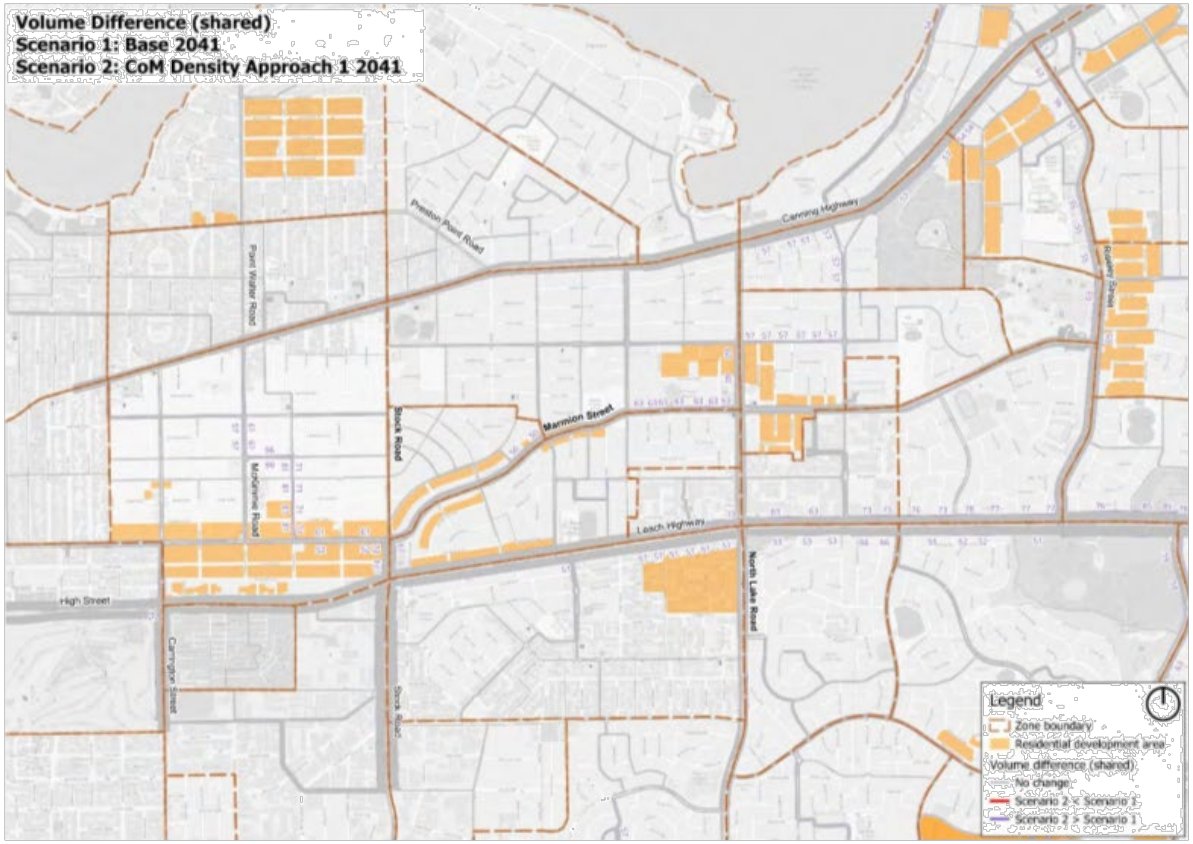


Figure B.18 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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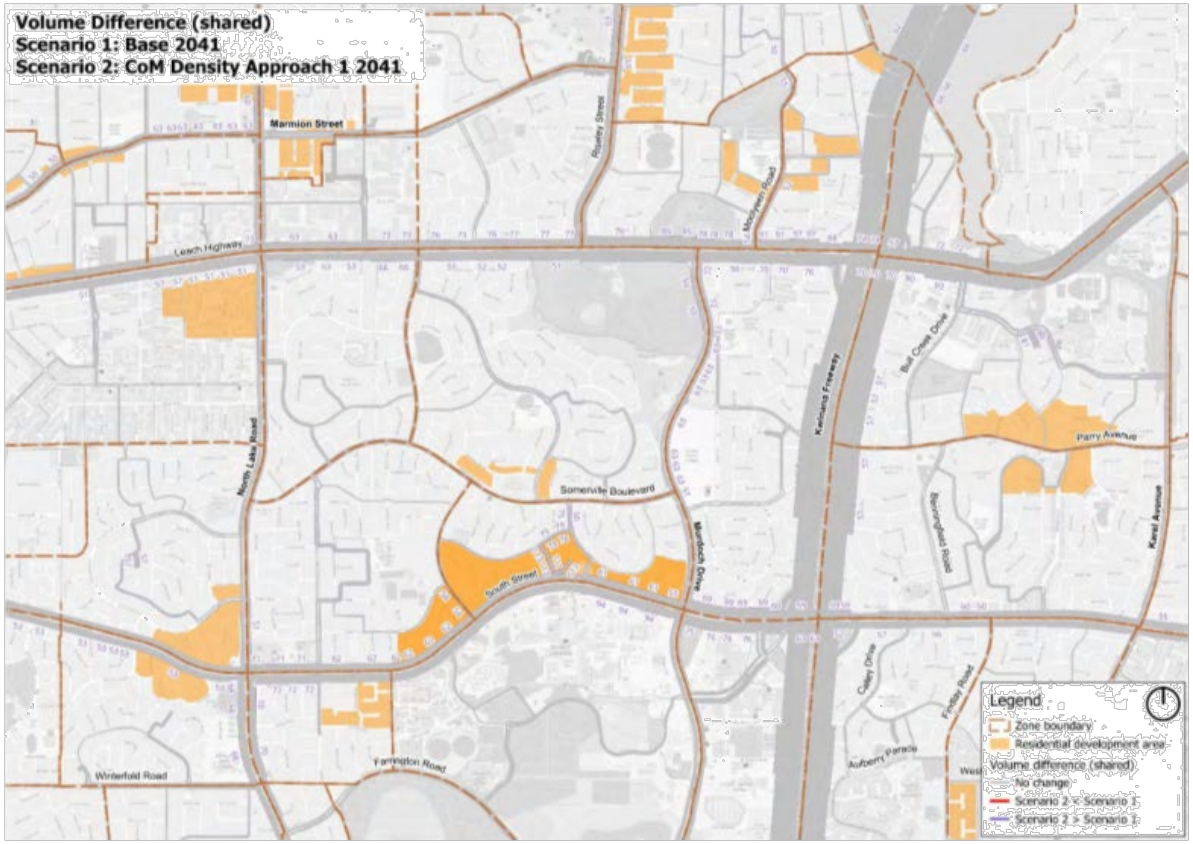


Figure B.19 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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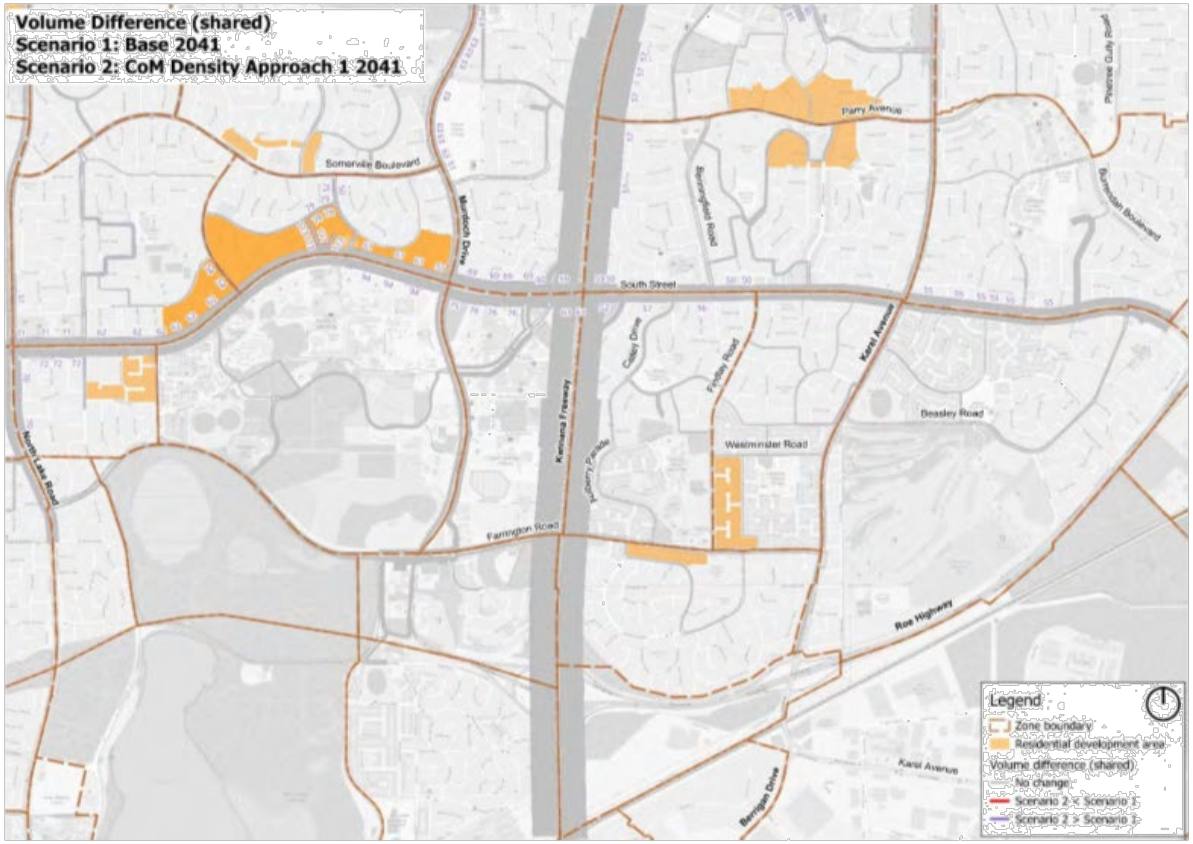


Figure B.20 Change in network flows – 2041 scenario 1 ("CoM Density Approach 1") vs 2041 baseline (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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B3 2041 scenario 2 (“CoM Density Approach 2”) versus 2041 baseline

This section summarises the difference in peak hour network flows between the 2041 scenario 2 (“CoM Density Approach 2”) and the 2041 scenario 1 (“CoM Density Approach 1”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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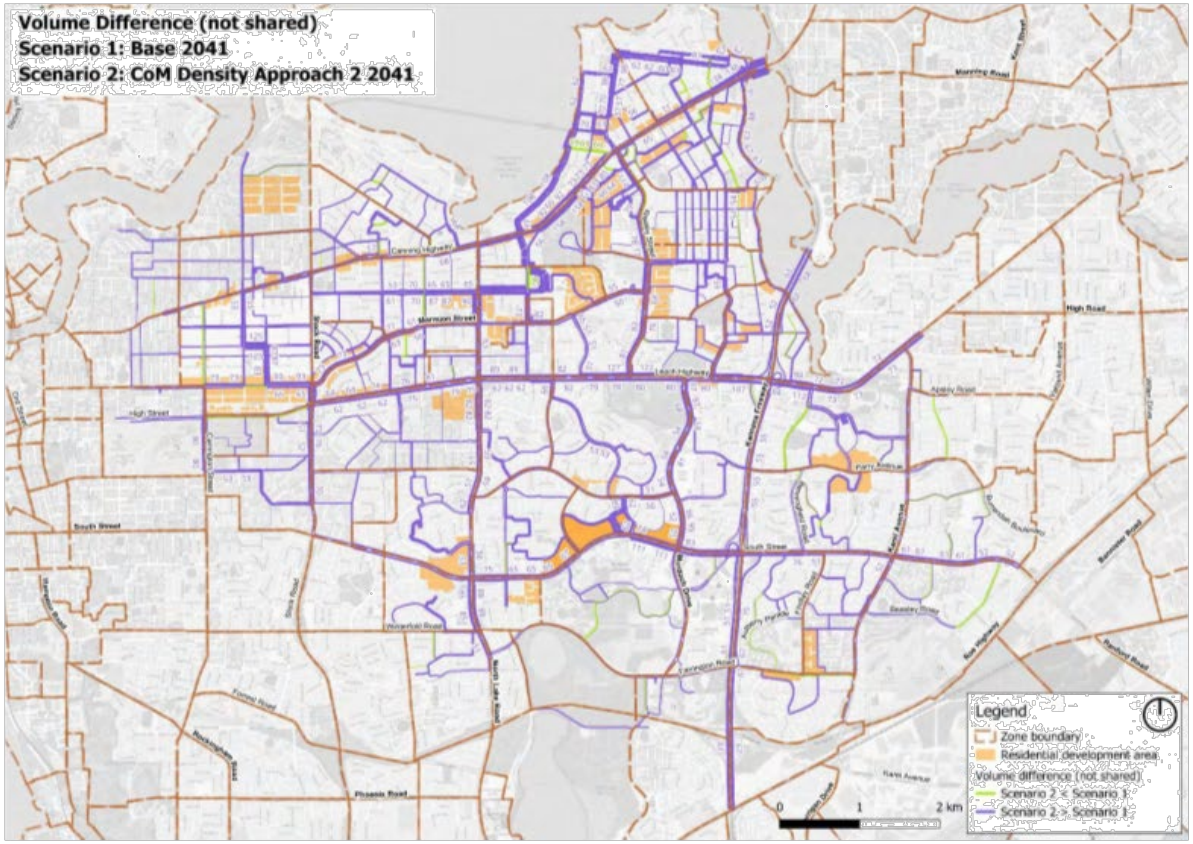


Figure B.21 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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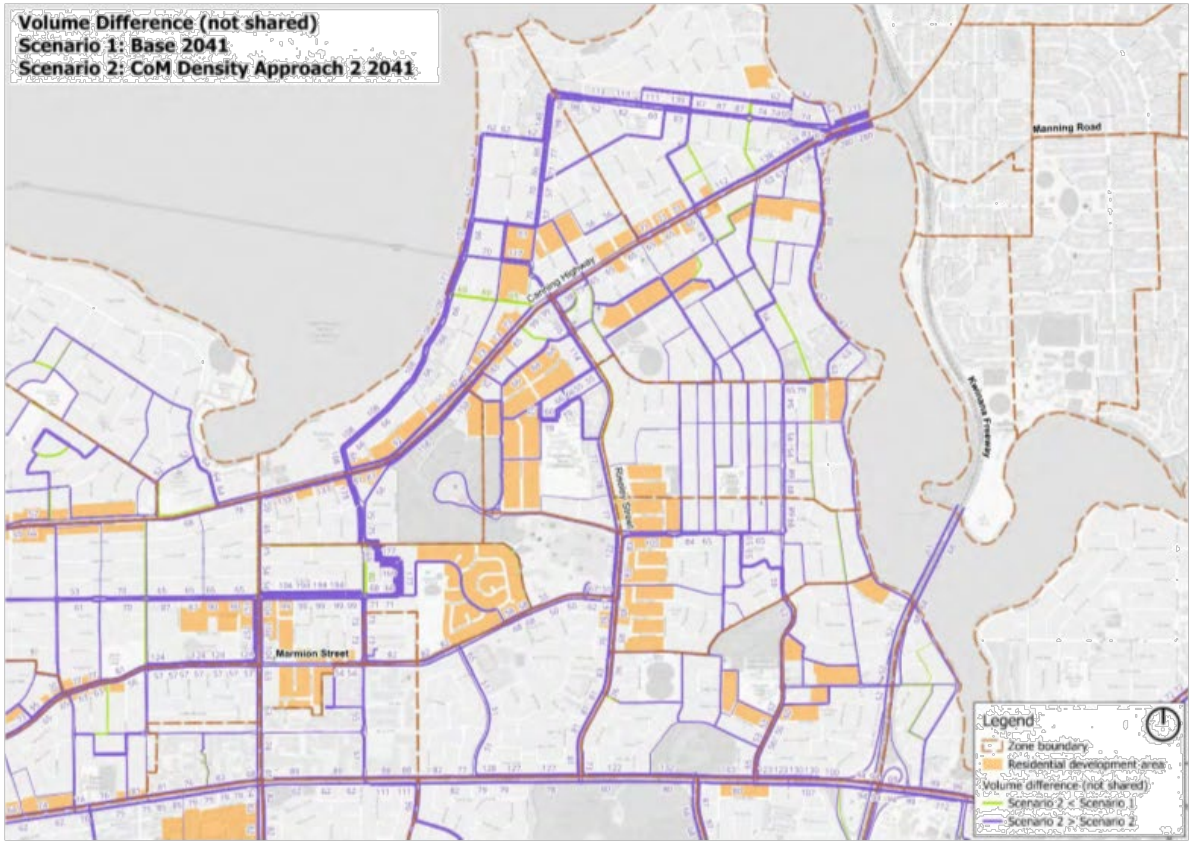


Figure B.22 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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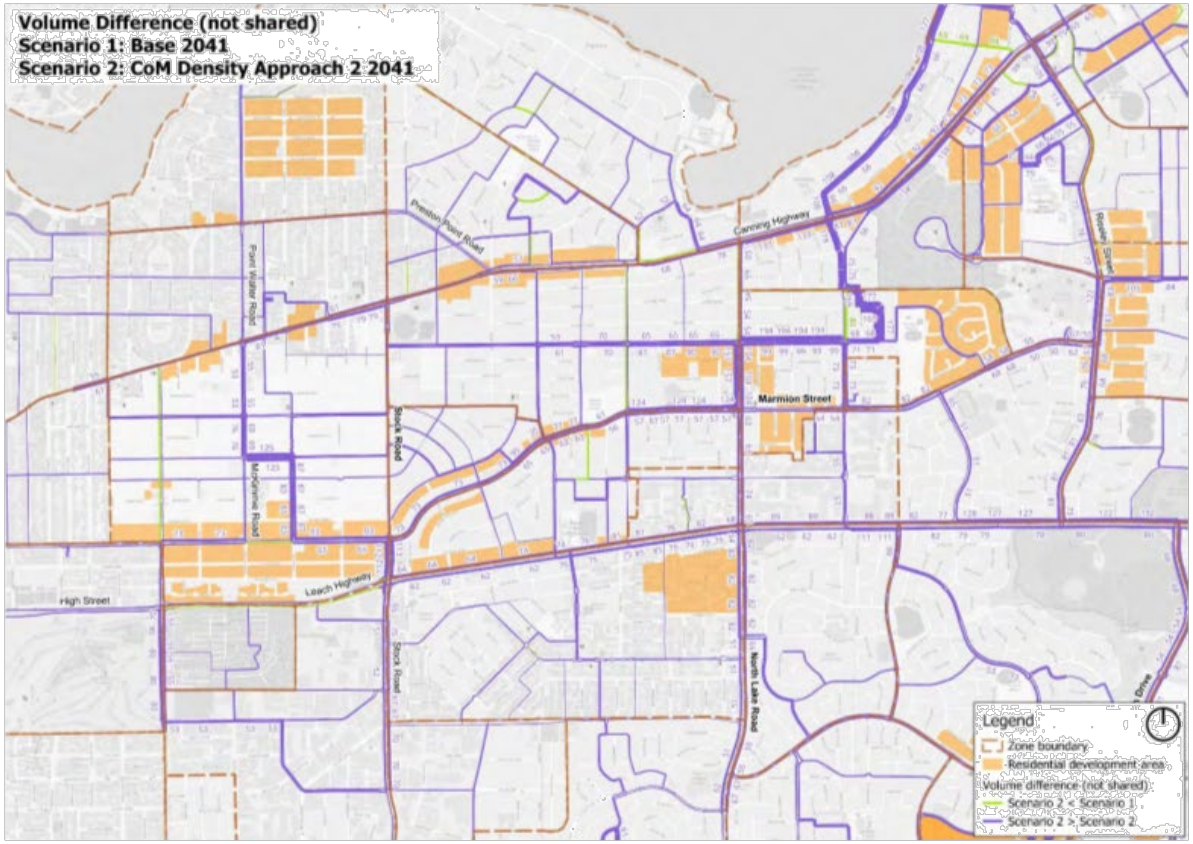


Figure B.23 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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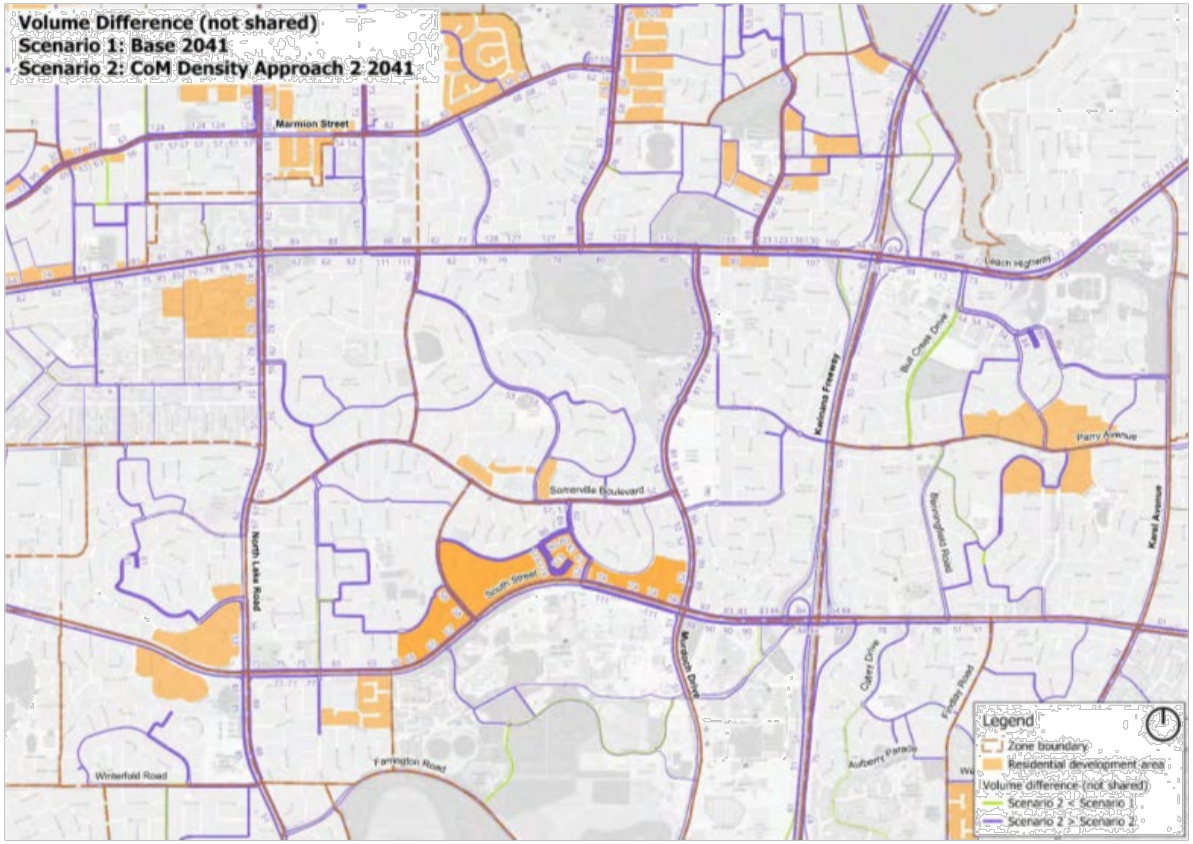


Figure B.24 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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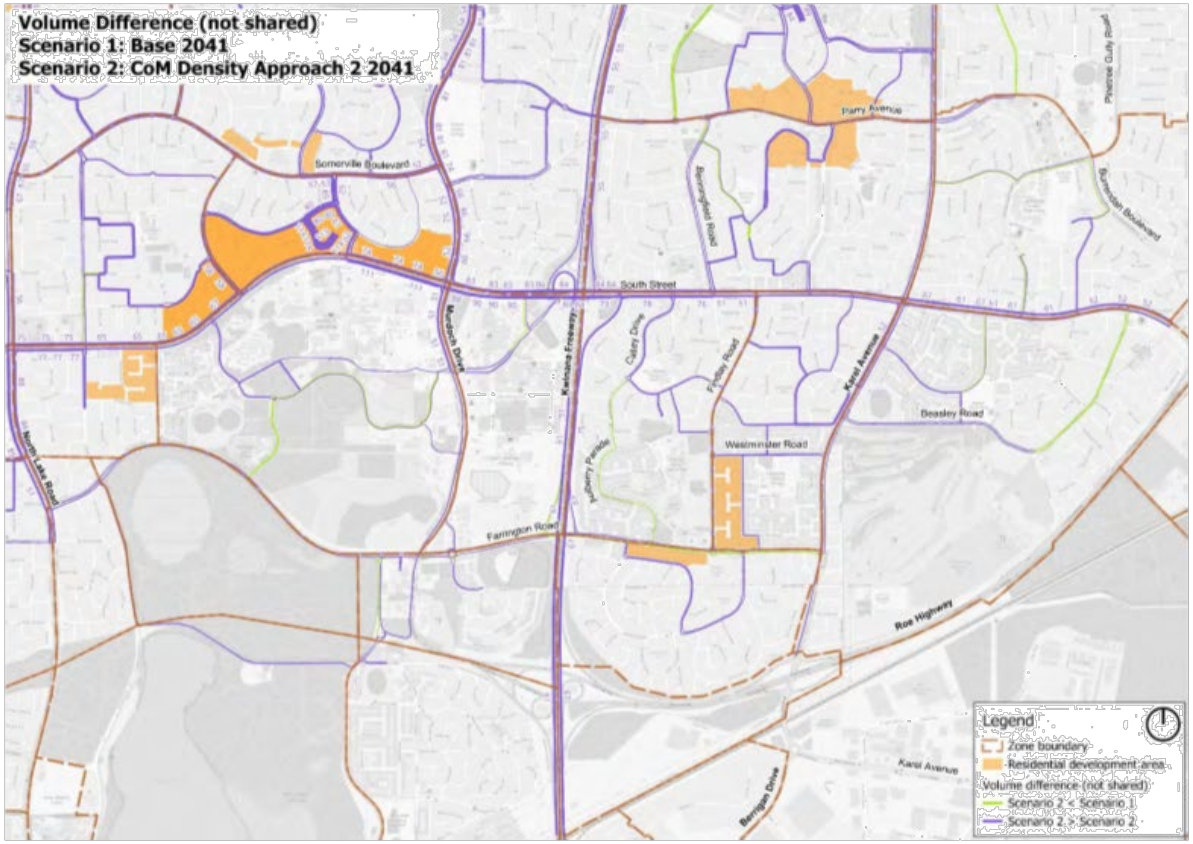


Figure B.25 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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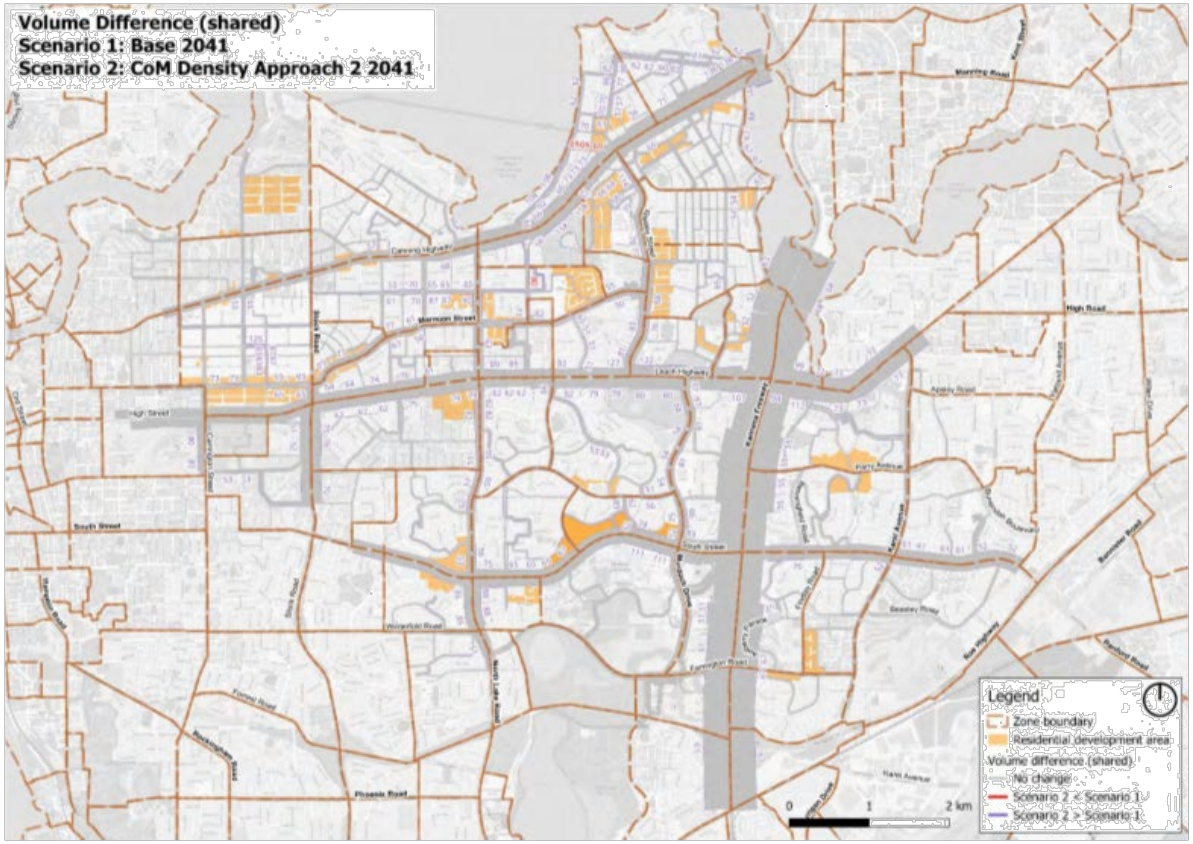


Figure B.26 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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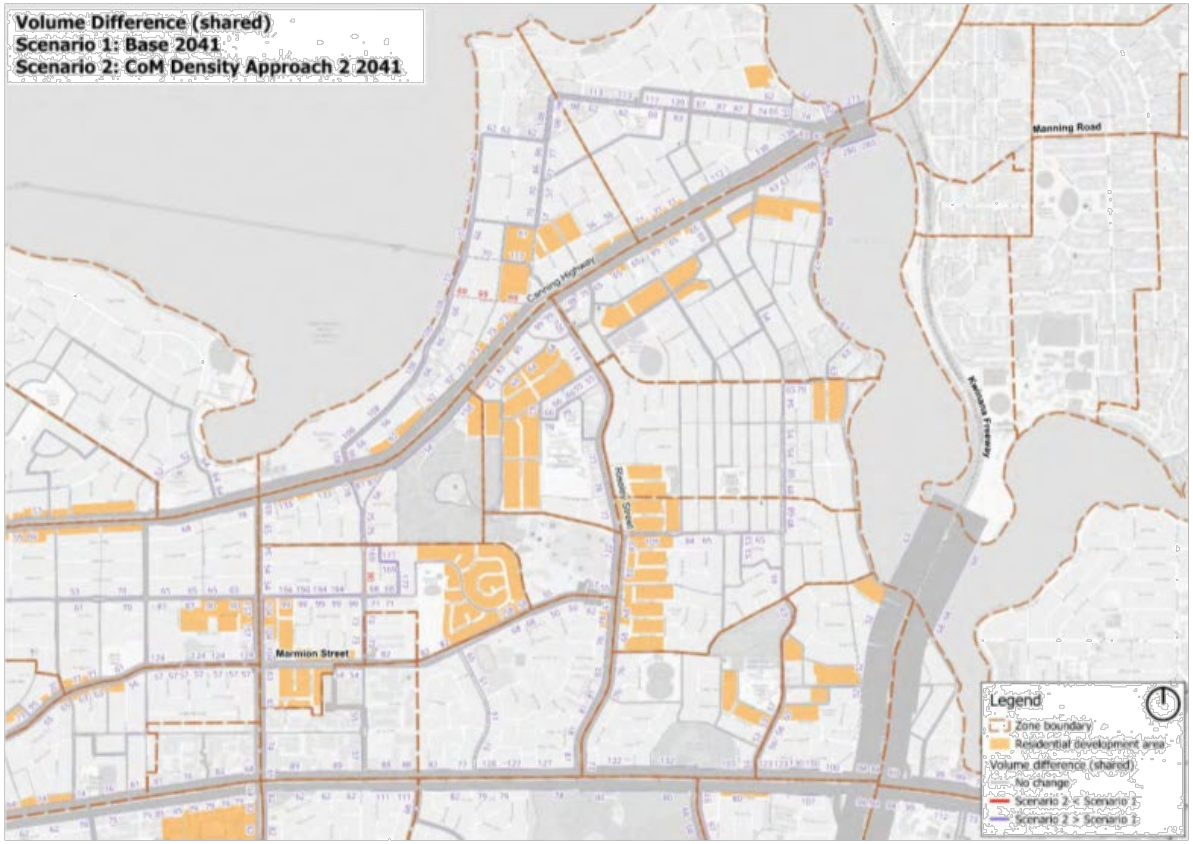


Figure B.27 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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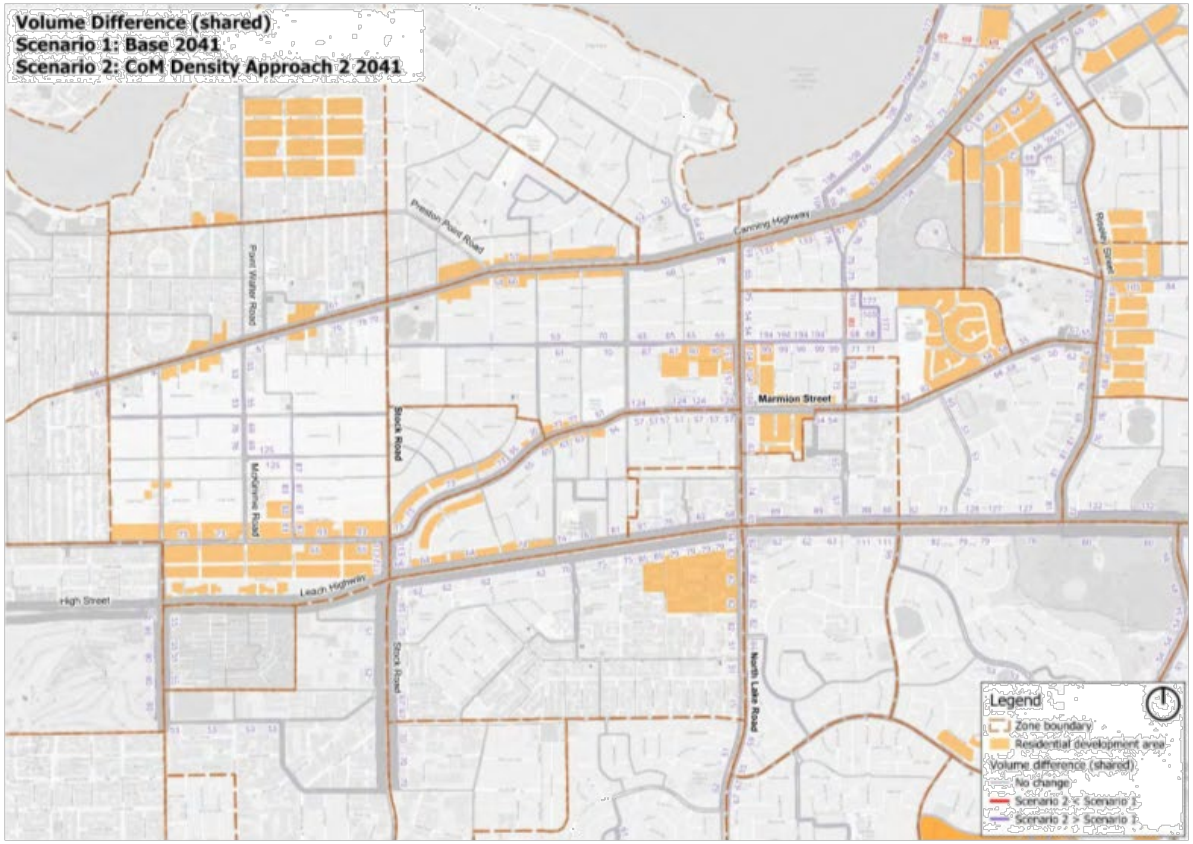


Figure B.28 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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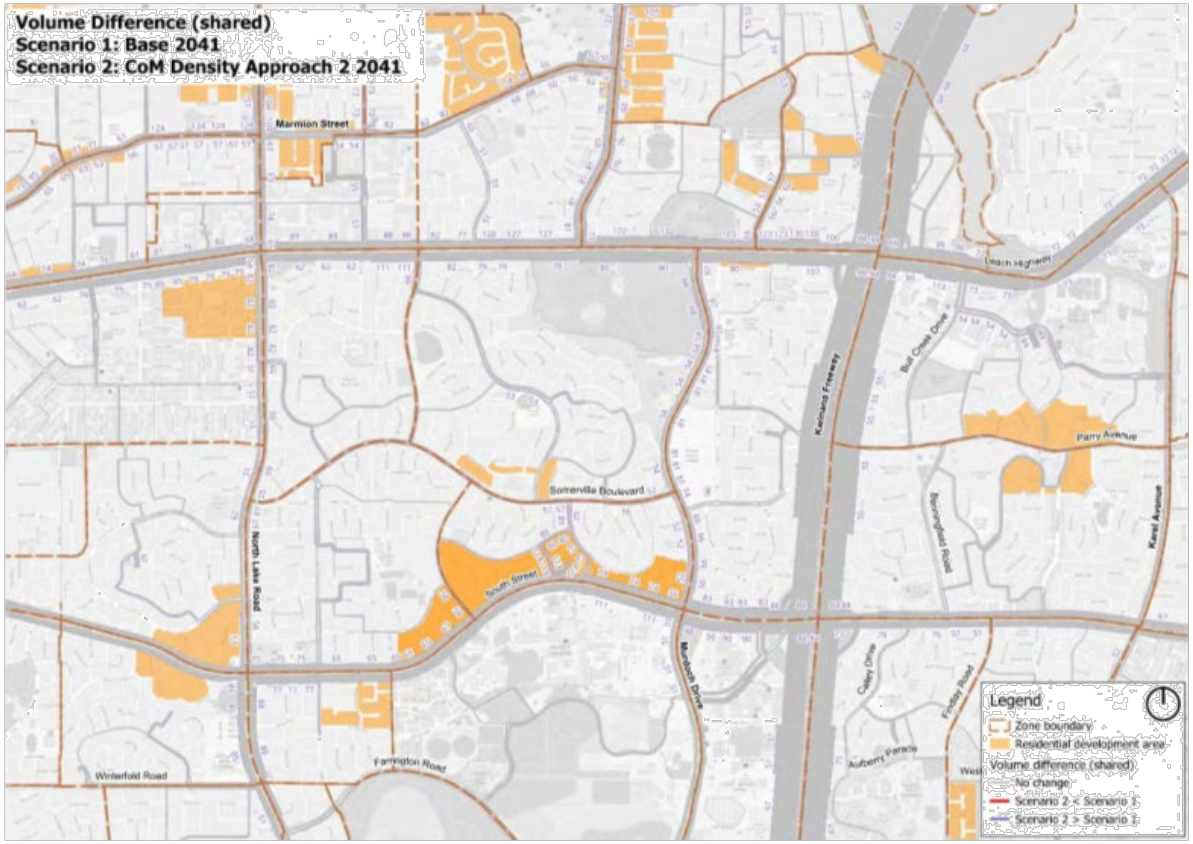


Figure B.29 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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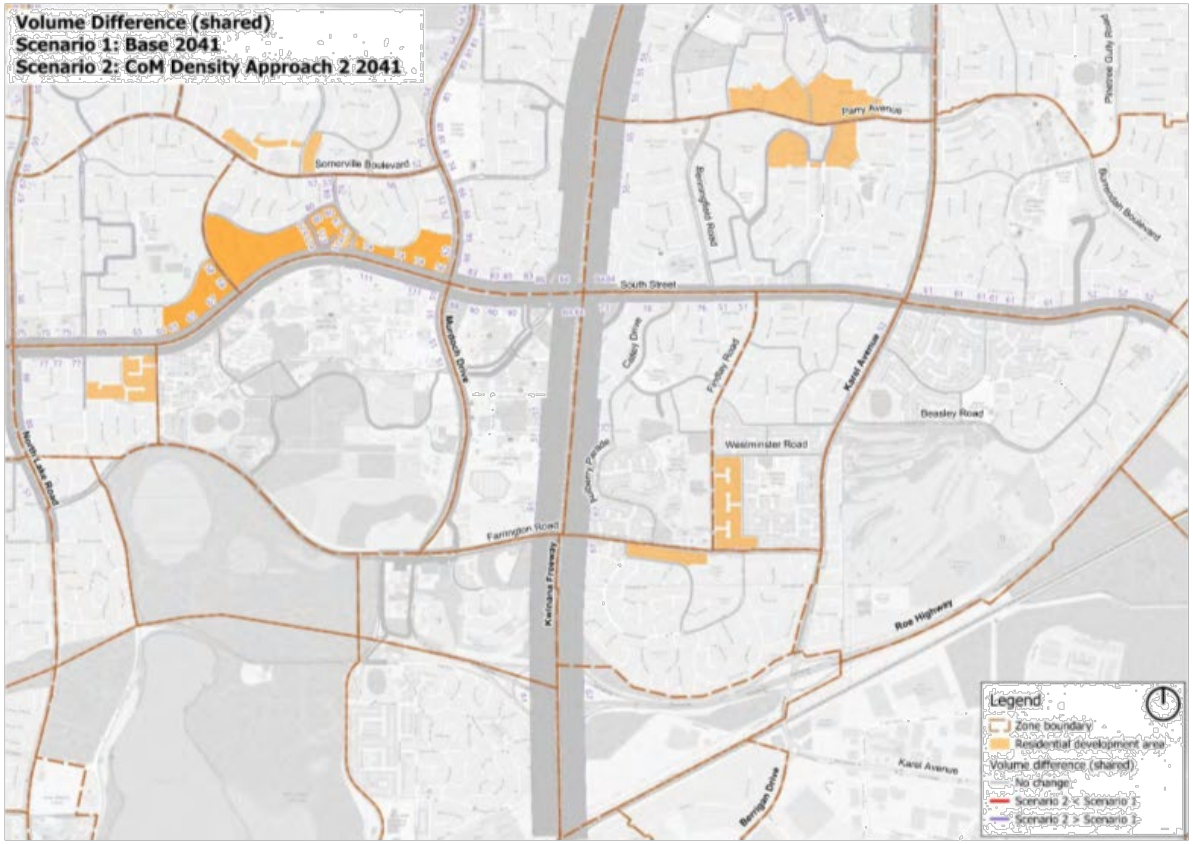


Figure B.30 Change in network flows – 2041 scenario 2 ("CoM Density Approach 2") vs 2041 baseline (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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B4 2051 baseline versus 2026 existing conditions

This section summarises the difference in peak hour network flows between the 2051 baseline and the 2026 existing conditions traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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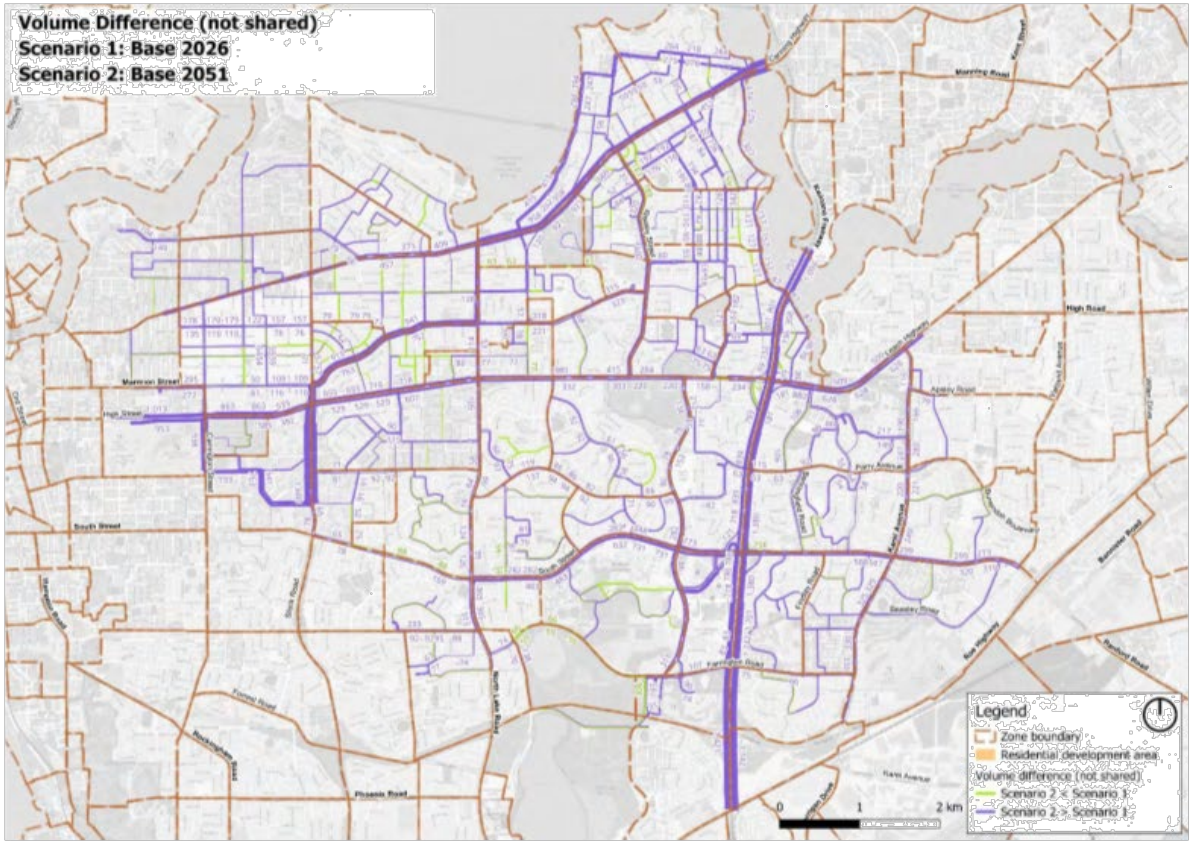


Figure B.31 Change in network flows – 2051 Base vs 2026 Existing (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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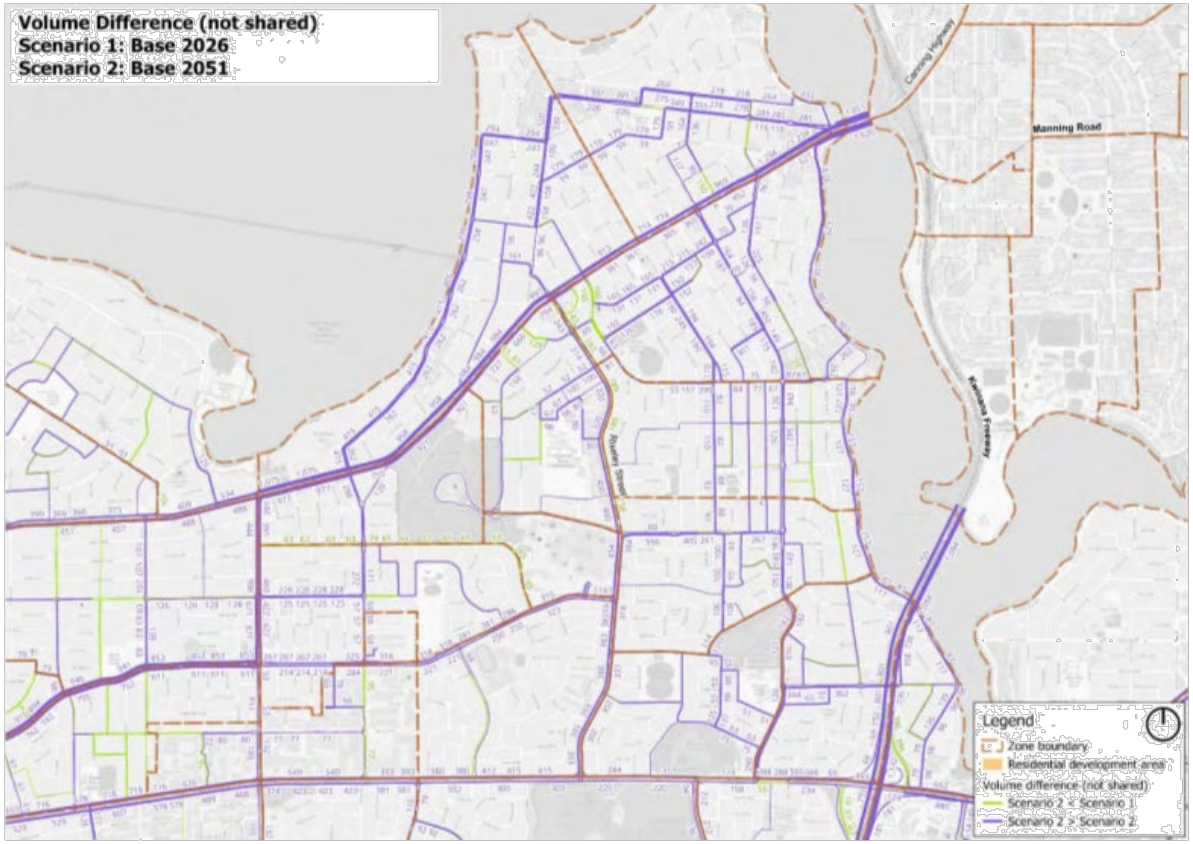


Figure B.32 Change in network flows – 2051 Base vs 2026 Existing (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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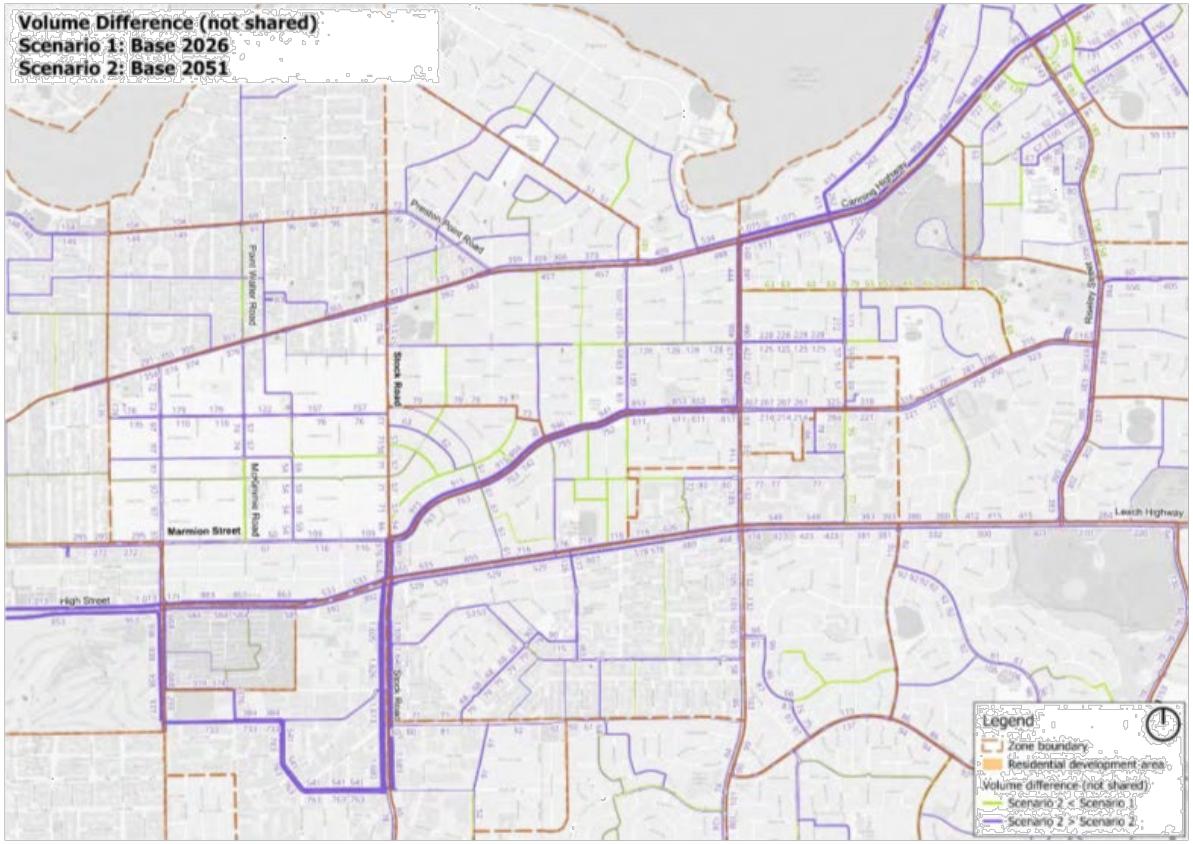


Figure B.33 Change in network flows – 2051 Base vs 2026 Existing (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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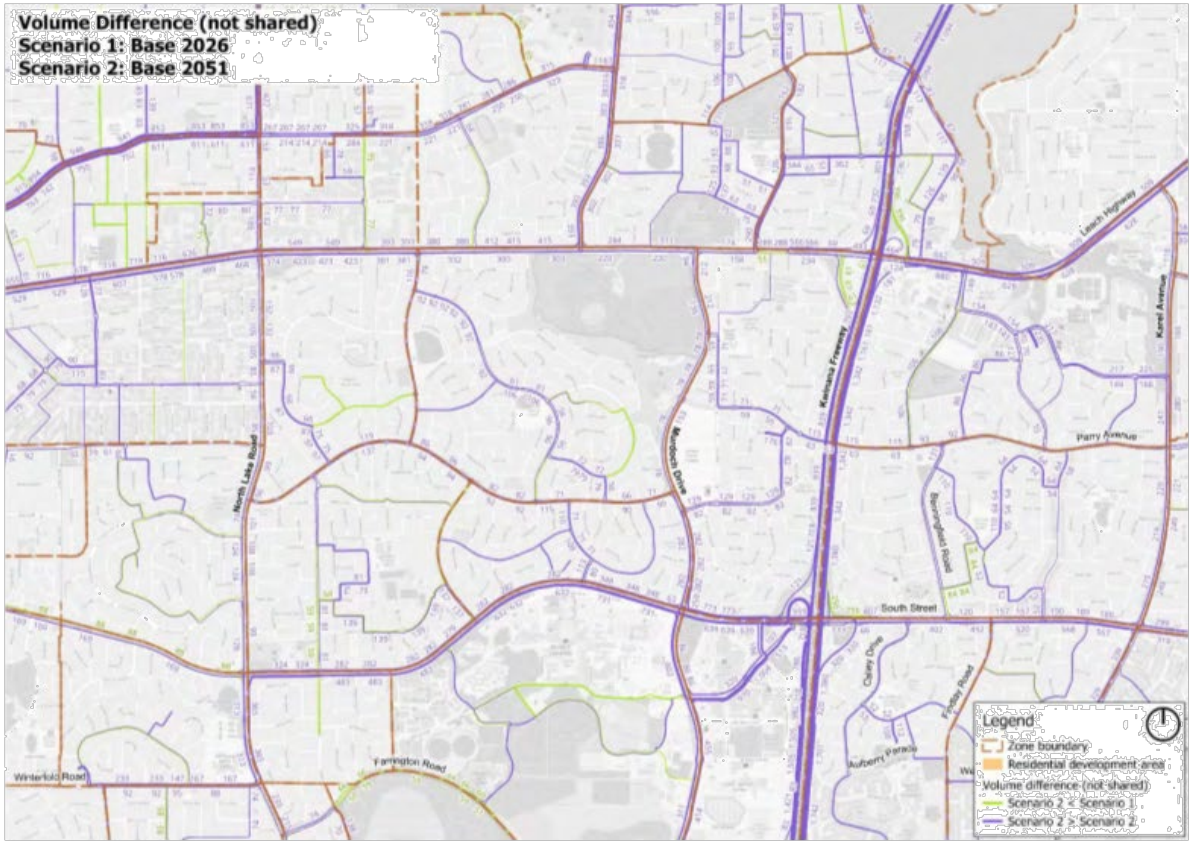


Figure B.34 Change in network flows – 2051 Base vs 2026 Existing (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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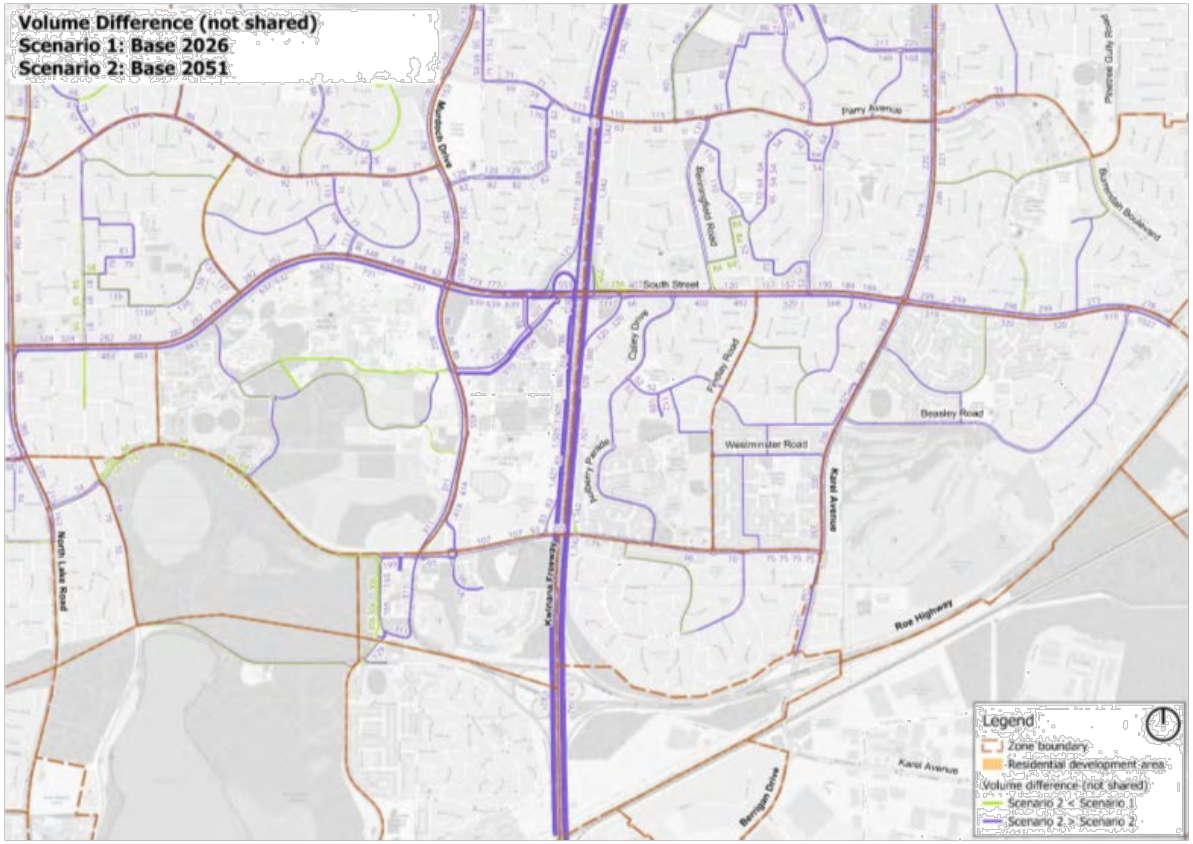


Figure B.35 Change in network flows – 2051 Base vs 2026 Existing (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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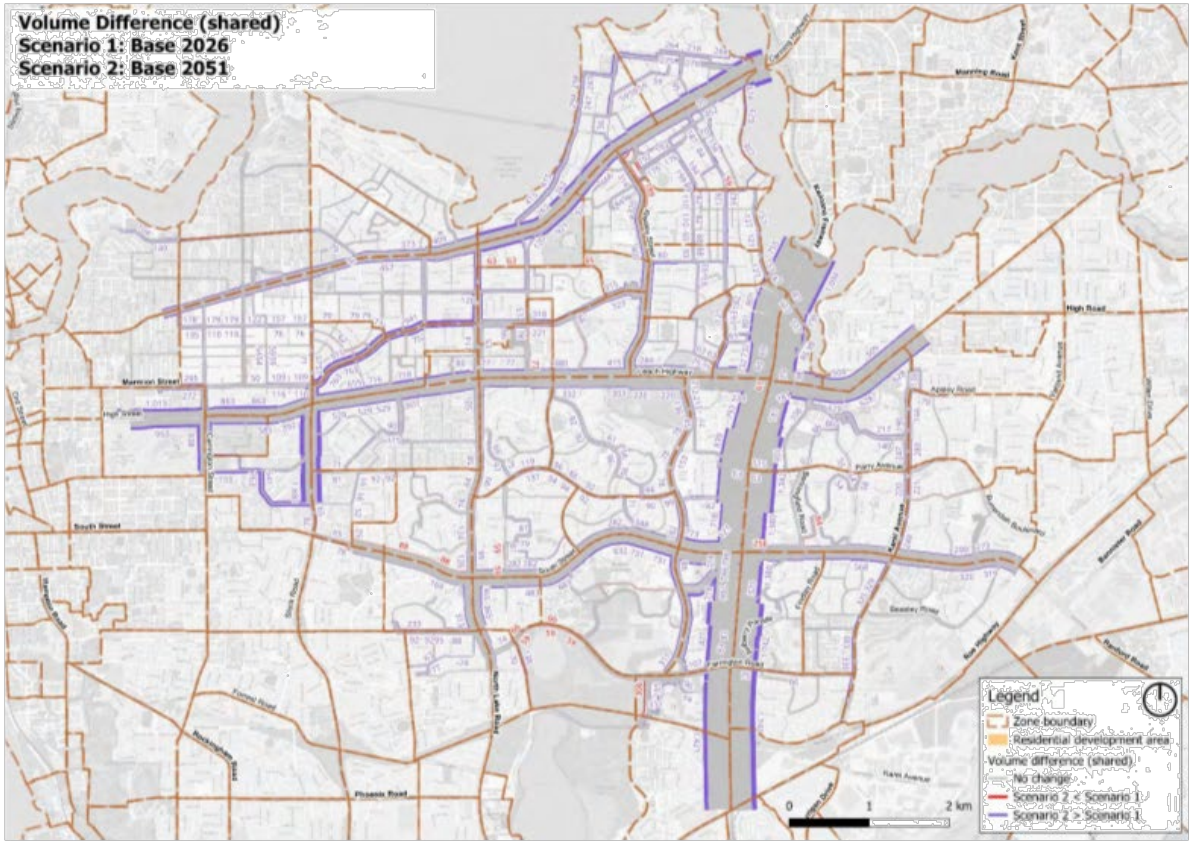


Figure B.36 Change in network flows – 2051 Base vs 2026 Existing (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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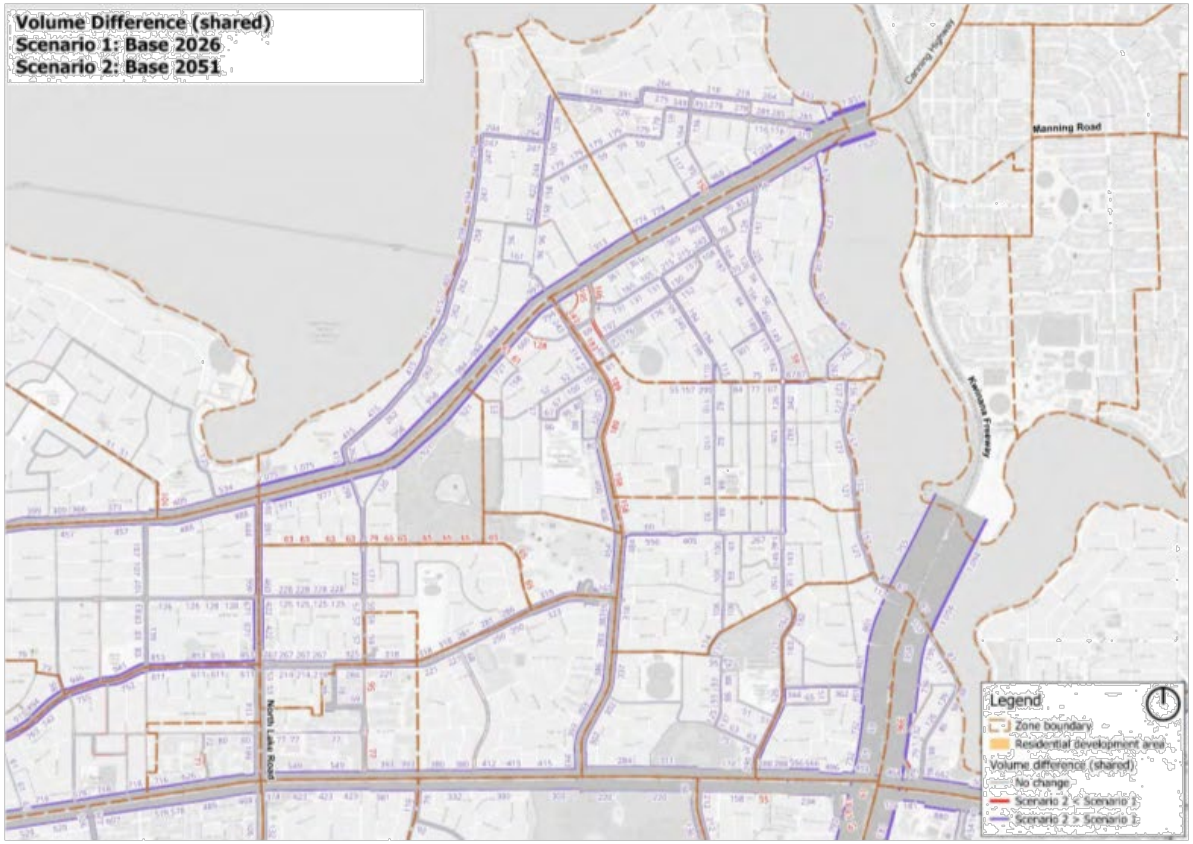


Figure B.37 Change in network flows – 2051 Base vs 2026 Existing (shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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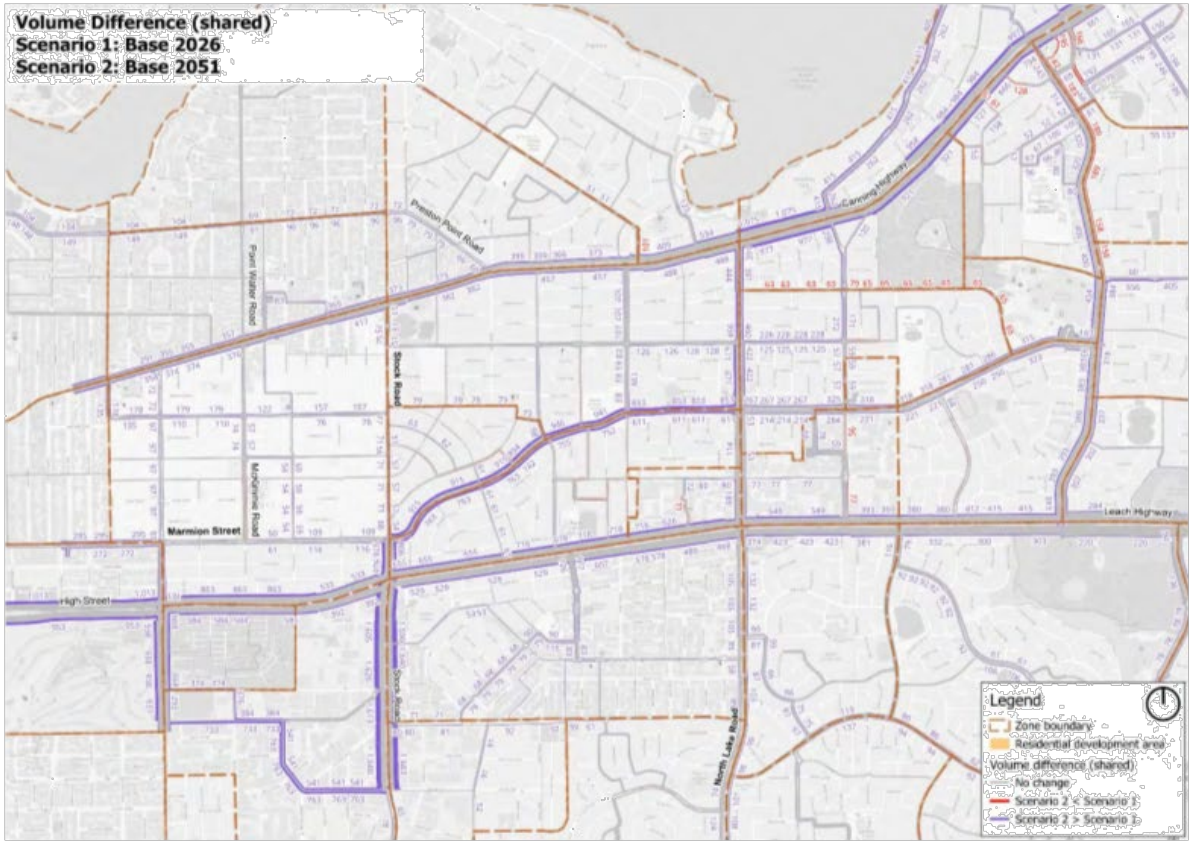


Figure B.38 Change in network flows – 2051 Base vs 2026 Existing (shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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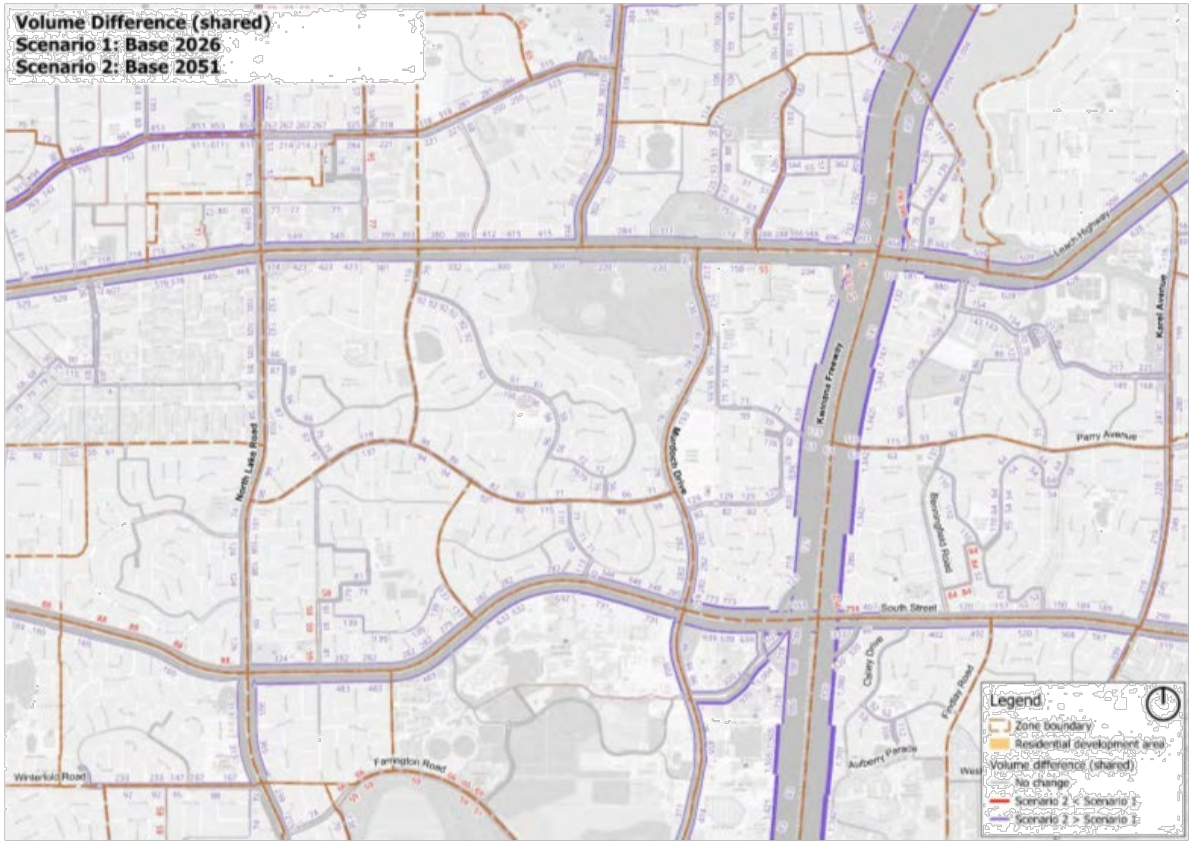


Figure B.39 Change in network flows – 2051 Base vs 2026 Existing (shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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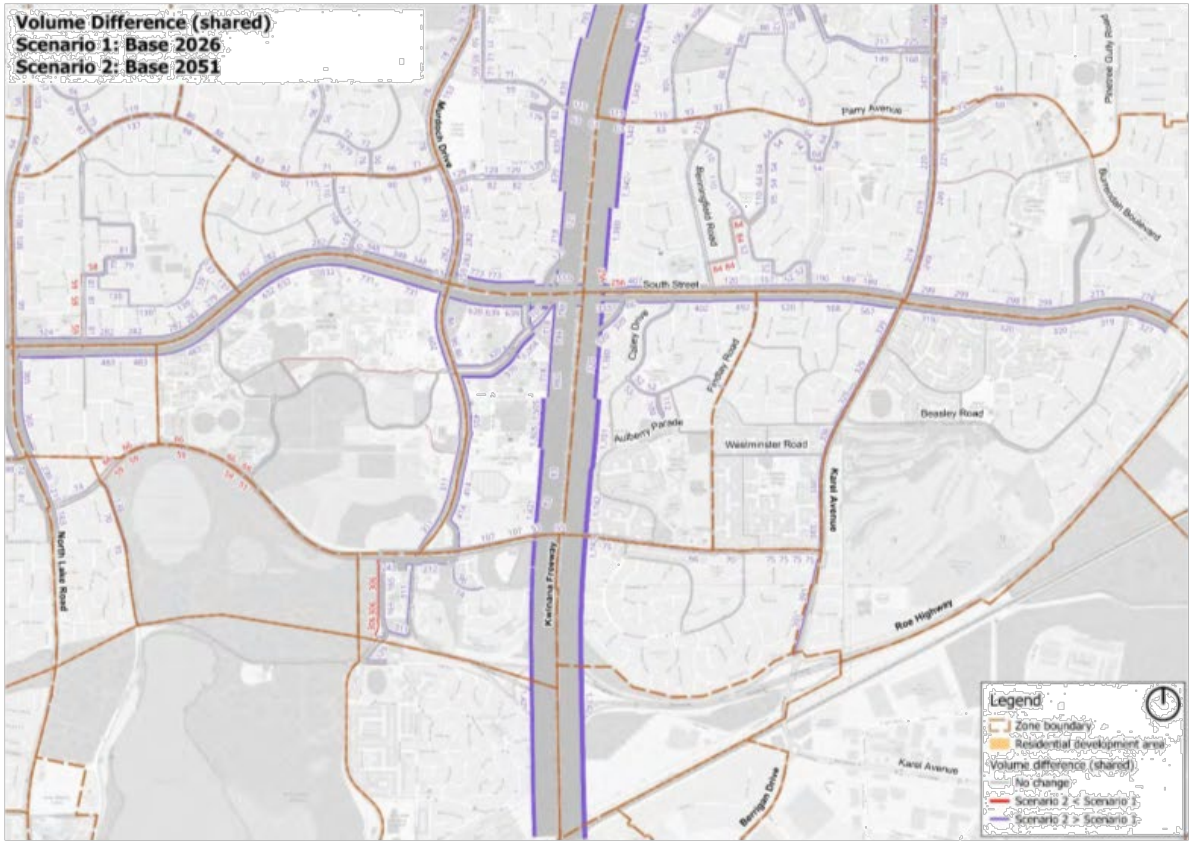


Figure B.40 Change in network flows – 2051 Base vs 2026 Existing (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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B5 2051 scenario 1 (“CoM Density Approach 1”) versus 2051 baseline

This section summarises the difference in peak hour network flows between the 2051 scenario 1 (“CoM Density Approach 1”) and the 2051 baseline traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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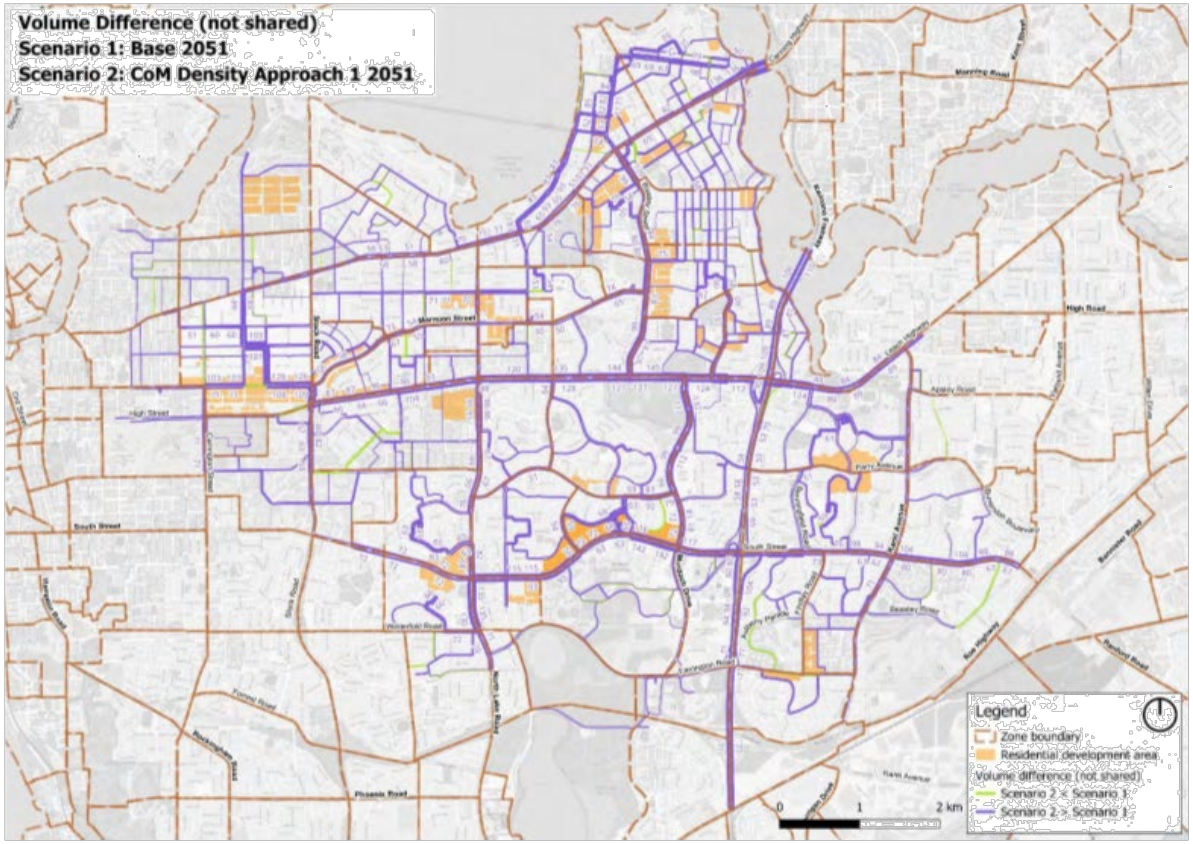


Figure B.41 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (not shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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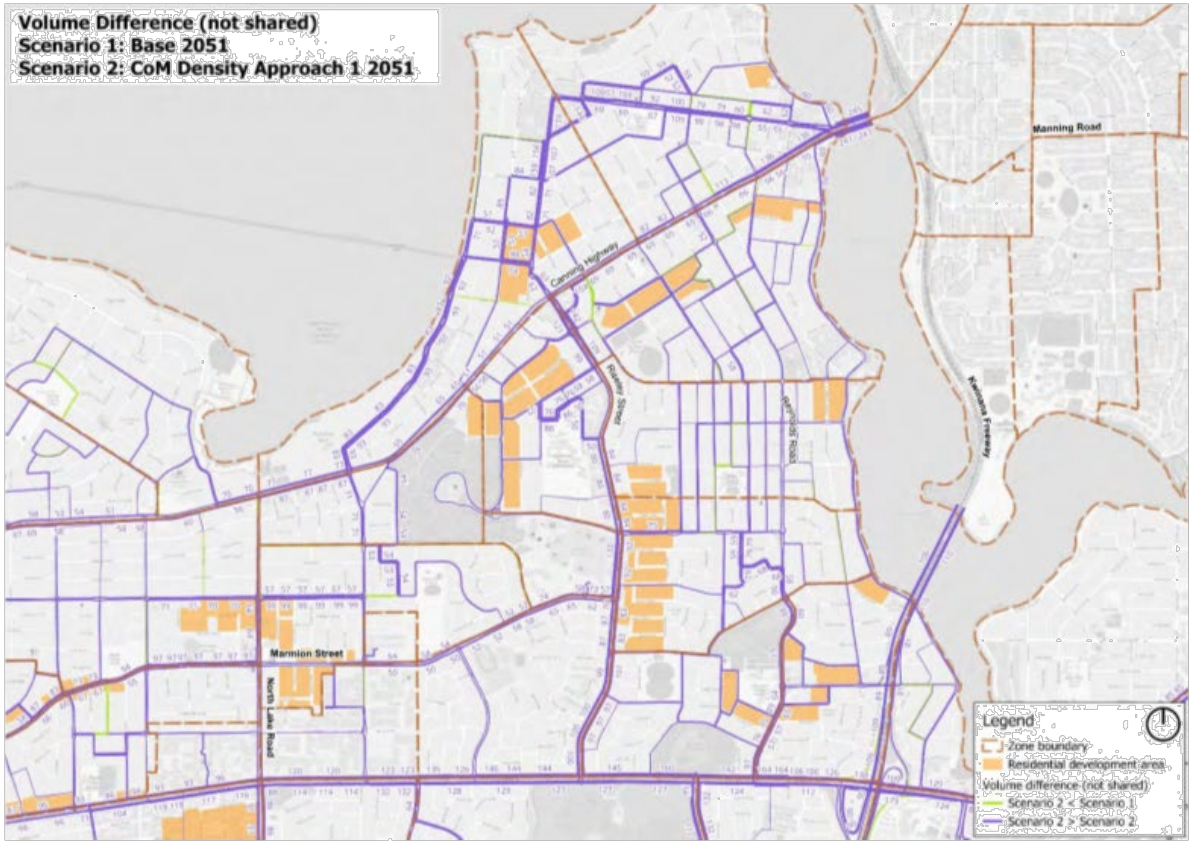


Figure B.42 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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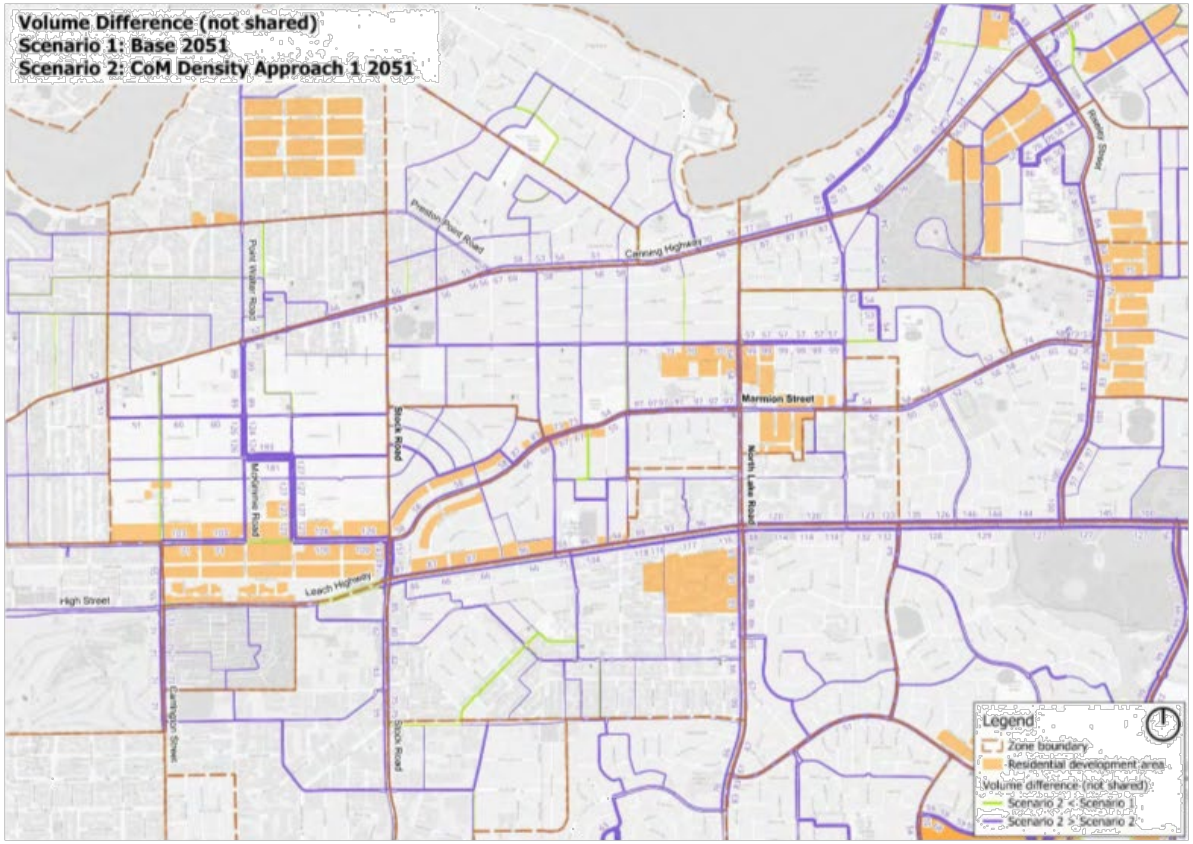


Figure B.43 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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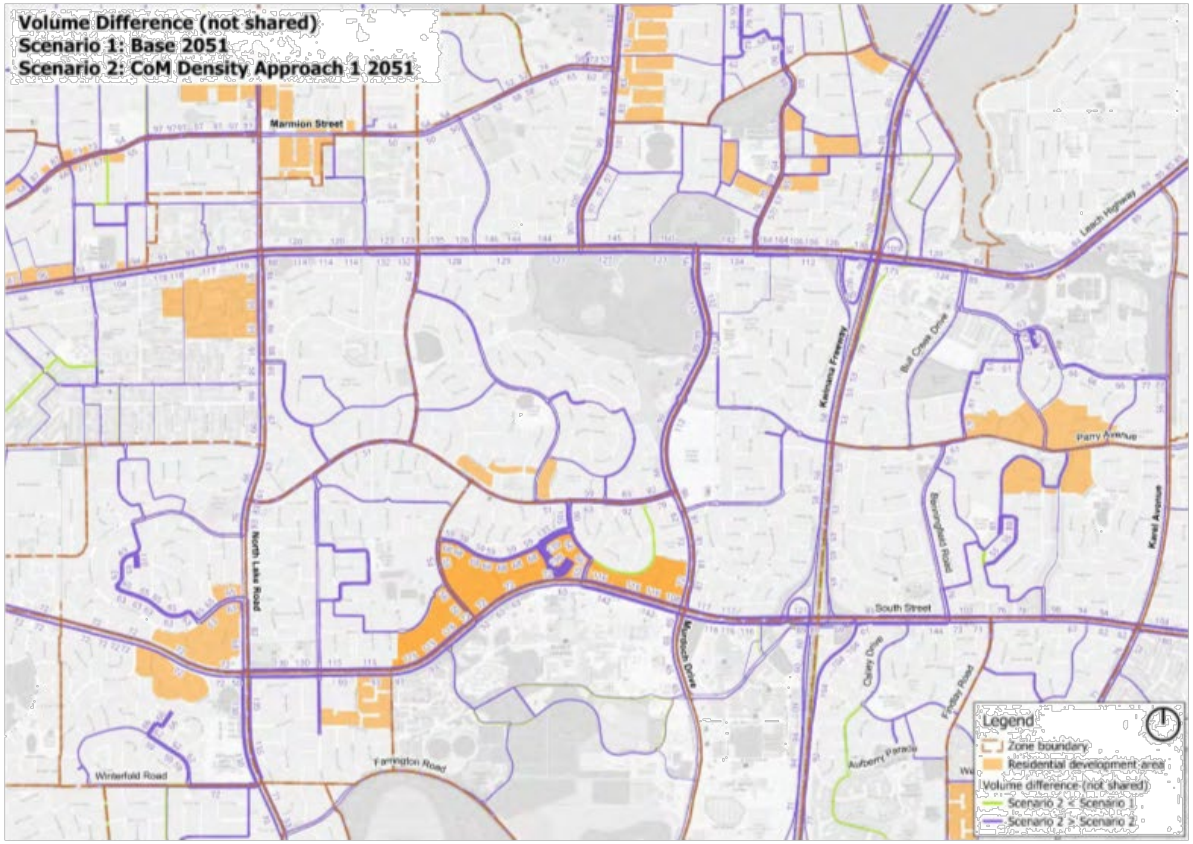


Figure B.44 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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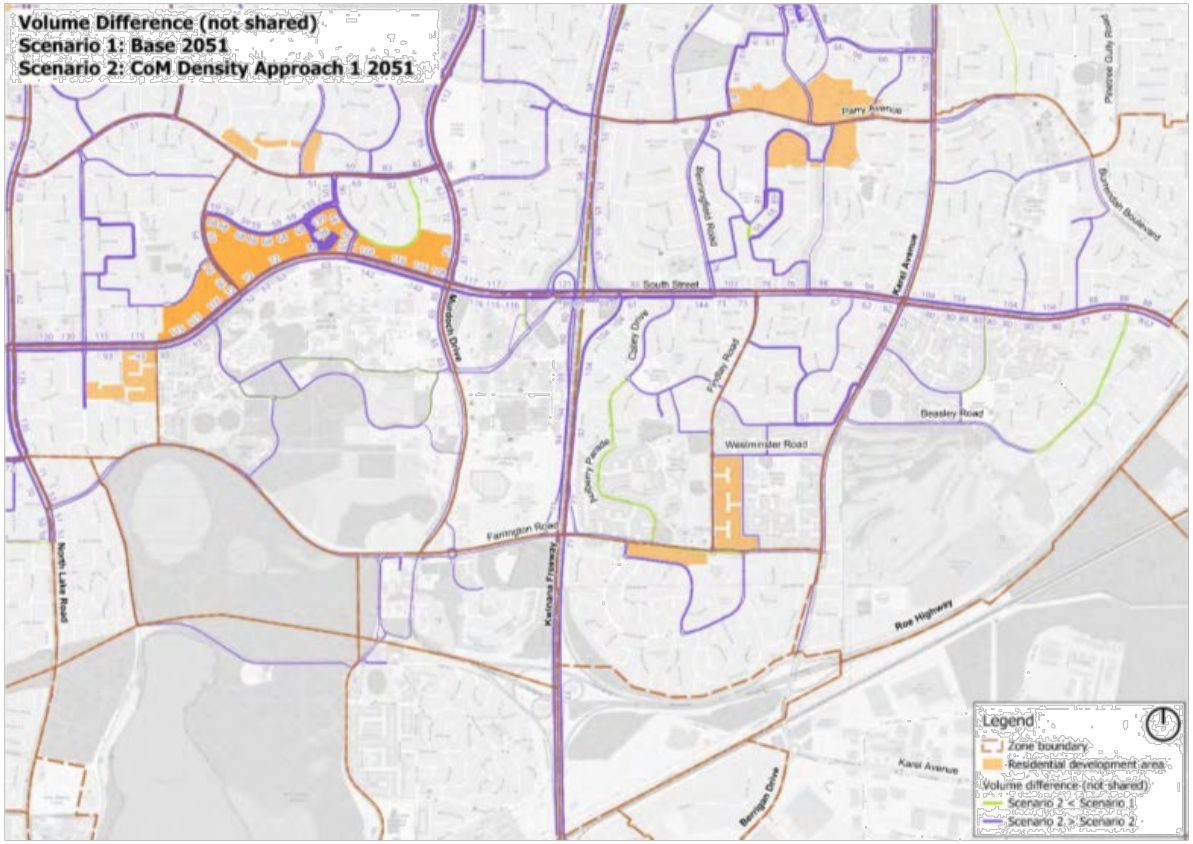


Figure B.45 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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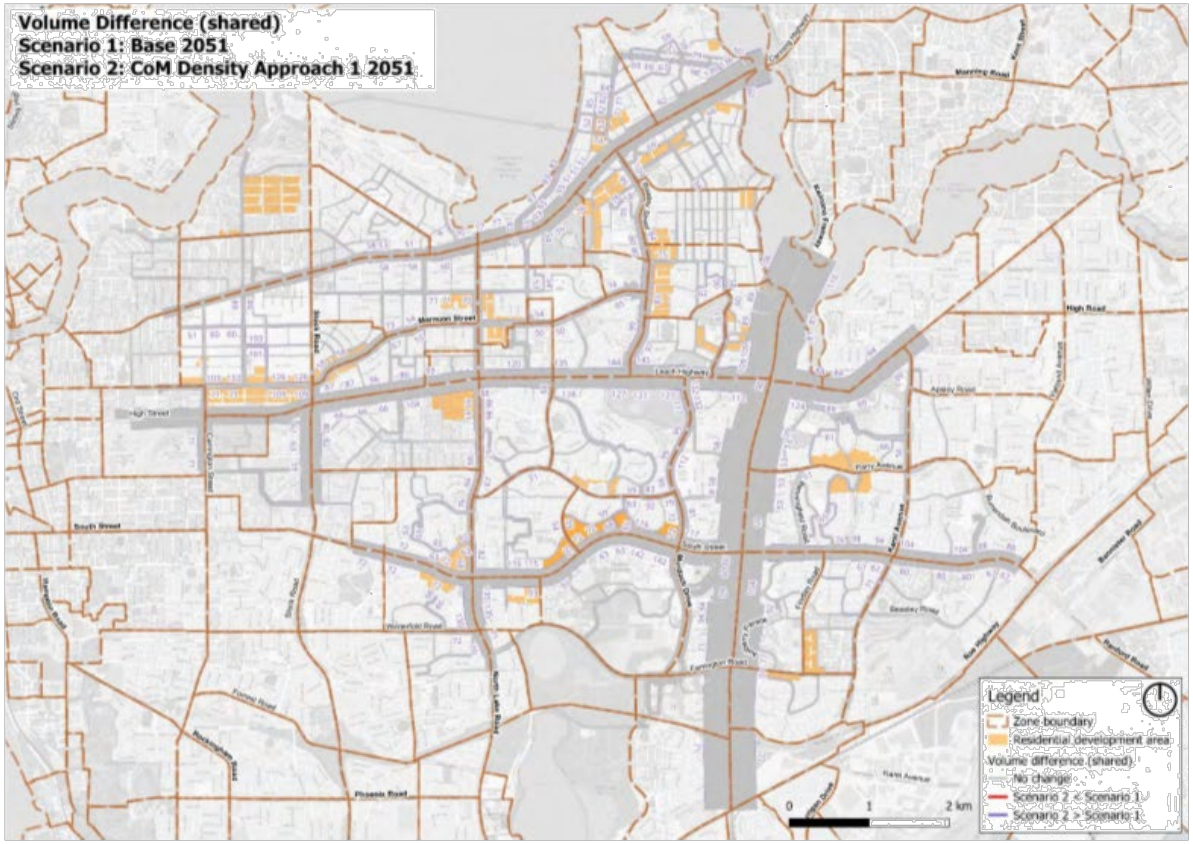


Figure B.46 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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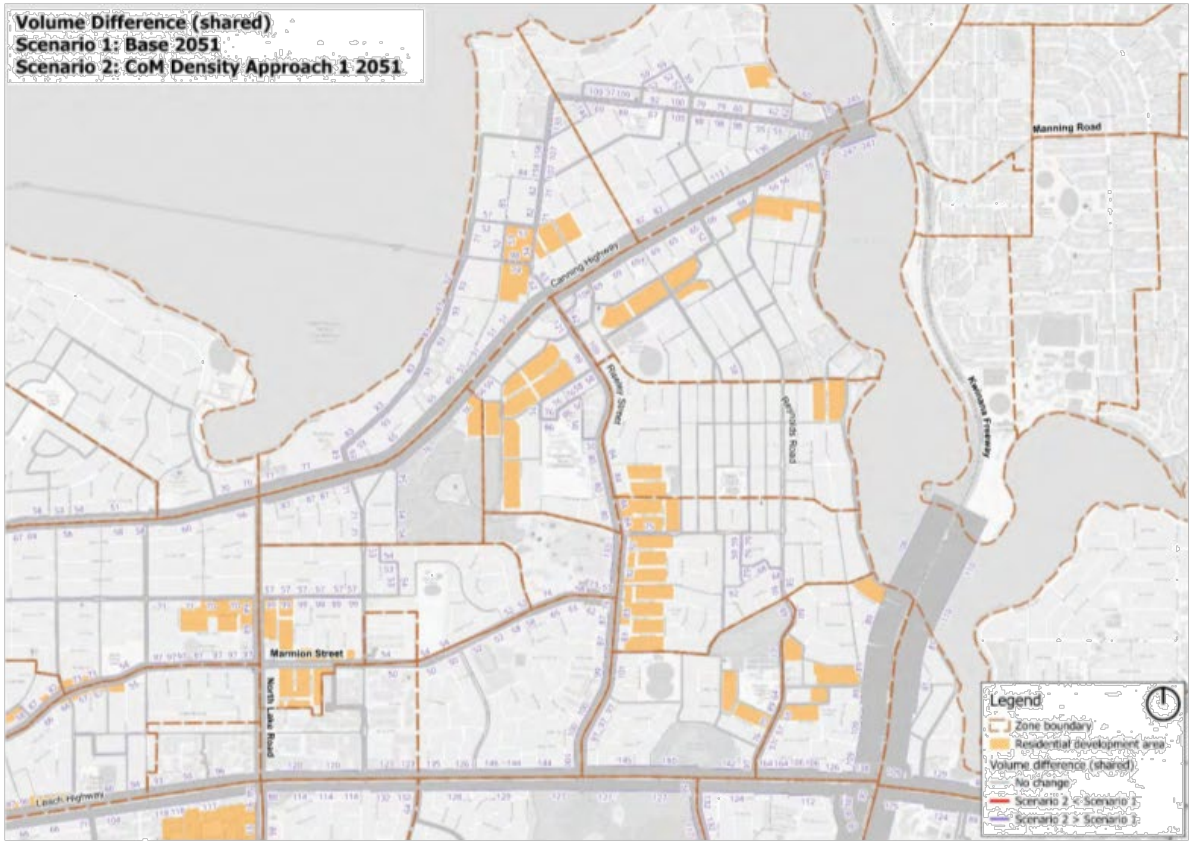


Figure B.47 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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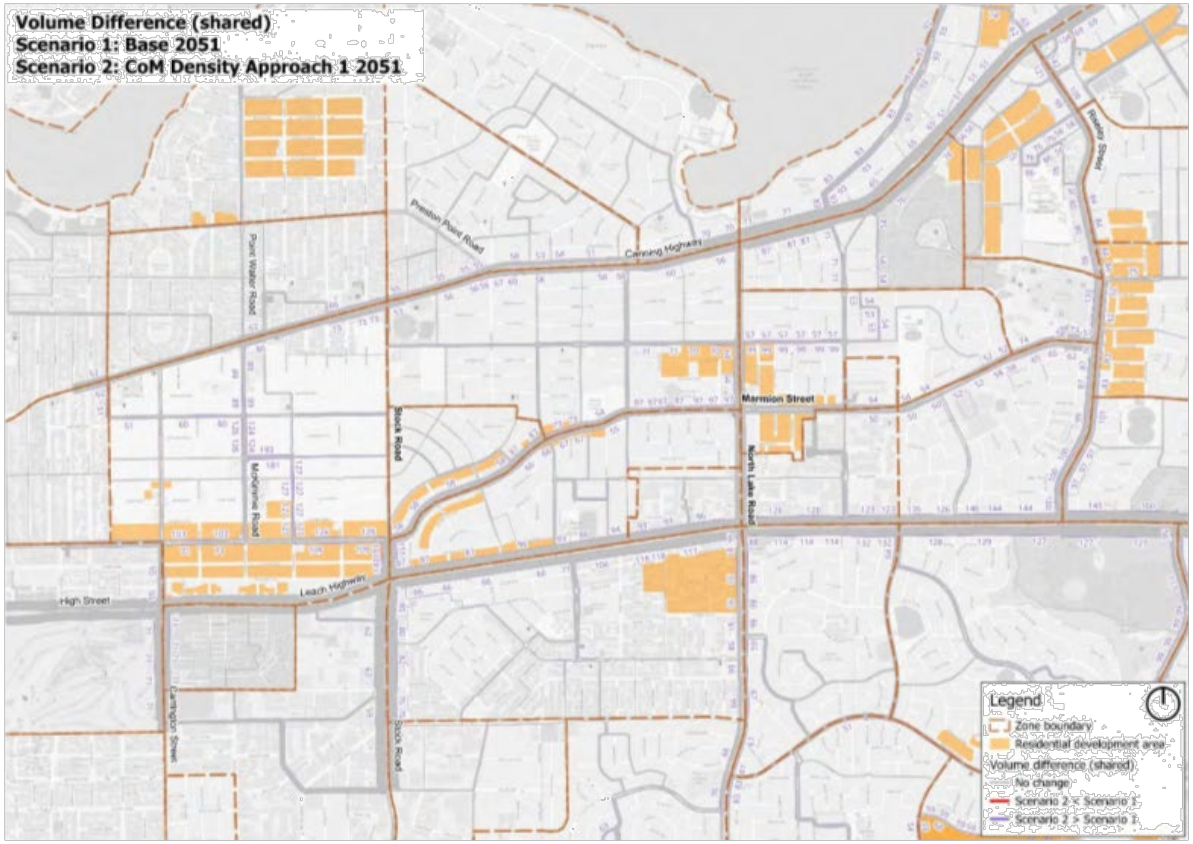
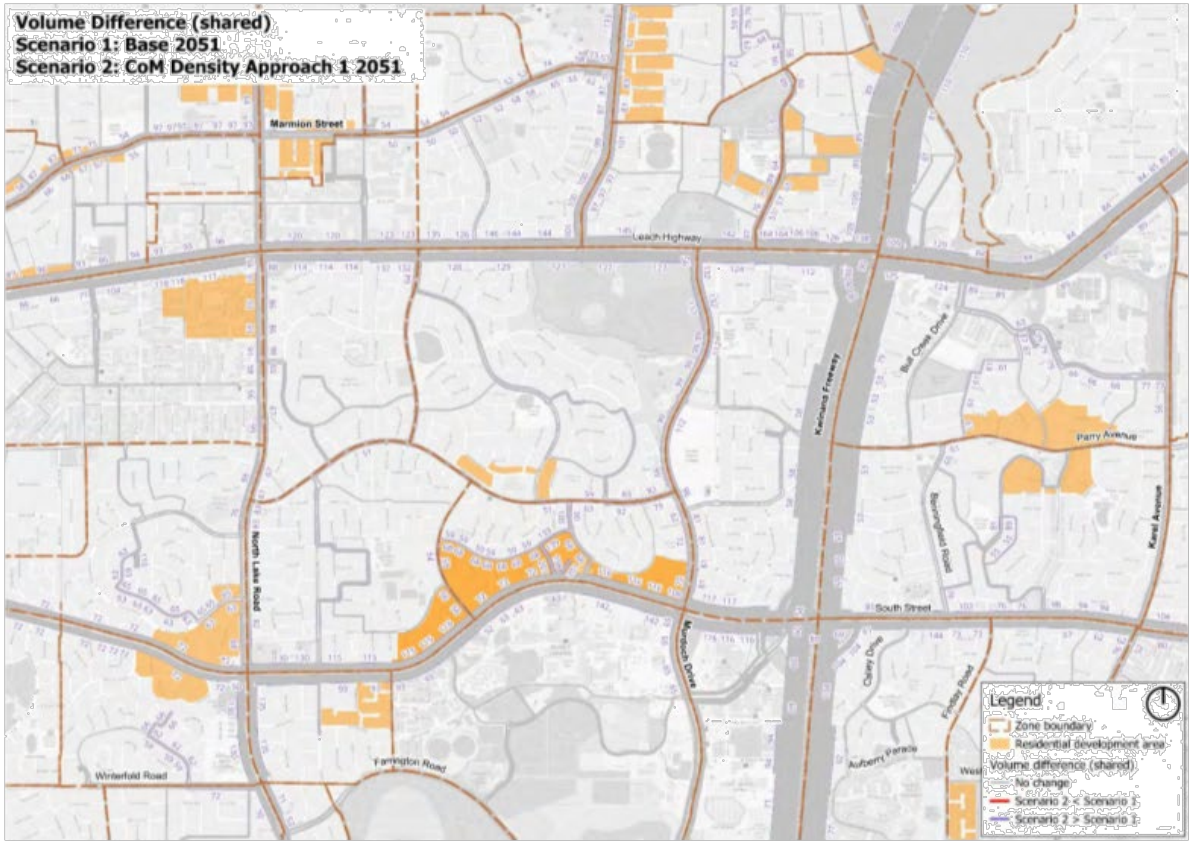


Figure B.48 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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Volume Difference (shared)
Scenario 1: Base 2051
Scenario 2: CoM Density Approach 1 2051
Marmion Street
Leach Highway
Kwinana Freeway
Bull Creek Drive
Parry Avenue
Kwinana Freeway
Kwinana Freeway
Kwinana Freeway

OFFICIAL

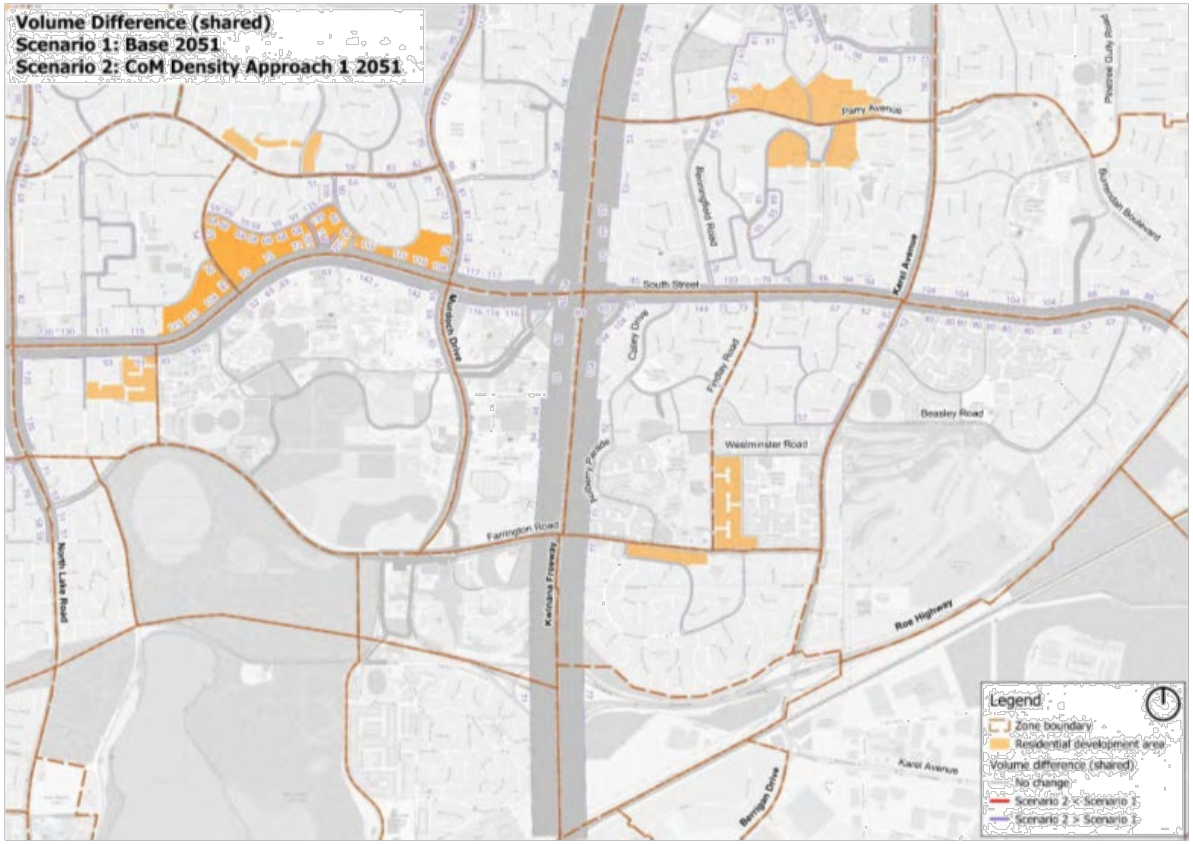


Figure B.50 Change in network flows – 2051 scenario 1 ("CoM Density Approach 1") vs 2051 baseline (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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B6 2051 scenario 2 (“CoM Density Approach 2”) versus 2051 baseline

This section summarises the difference in peak hour network flows between the 2051 scenario 2 (“CoM Density Approach 2”) and the 2051 scenario 1 (“CoM Density Approach 1”) traffic assignment model. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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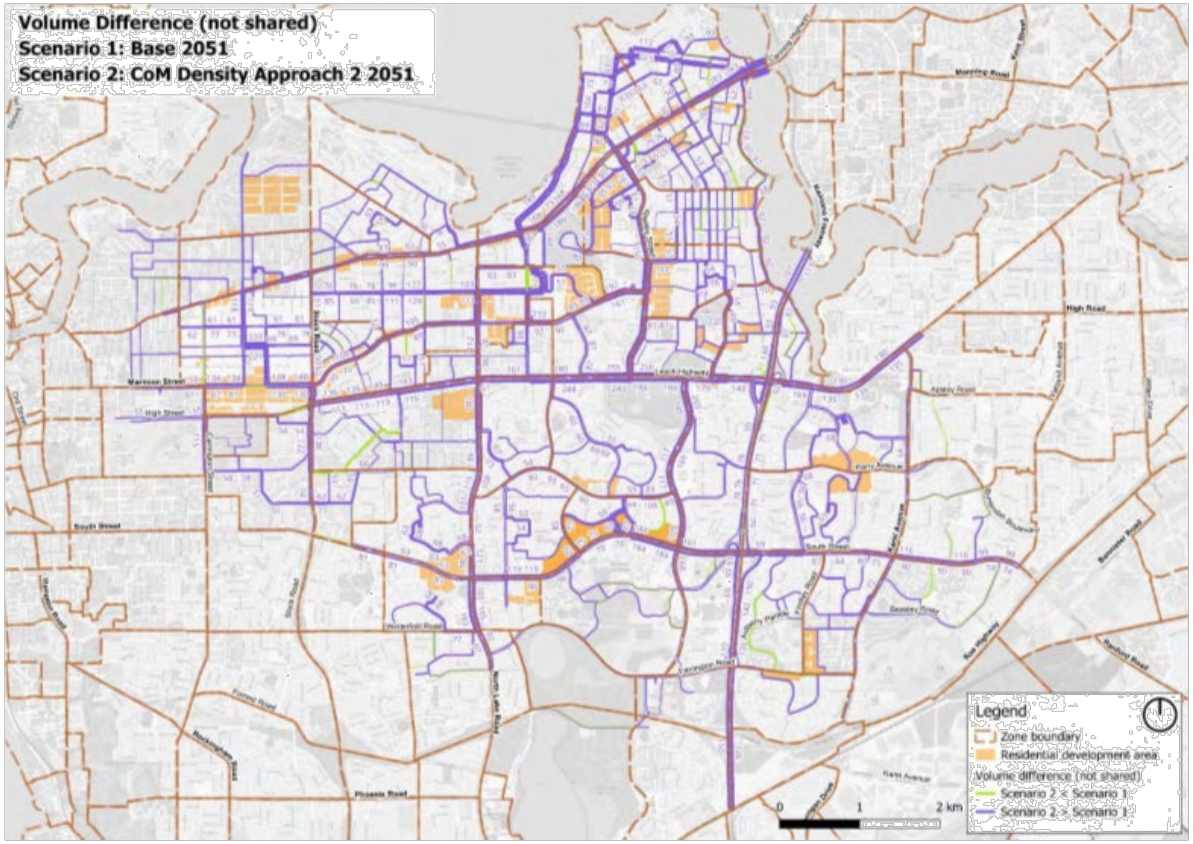


Figure B.51 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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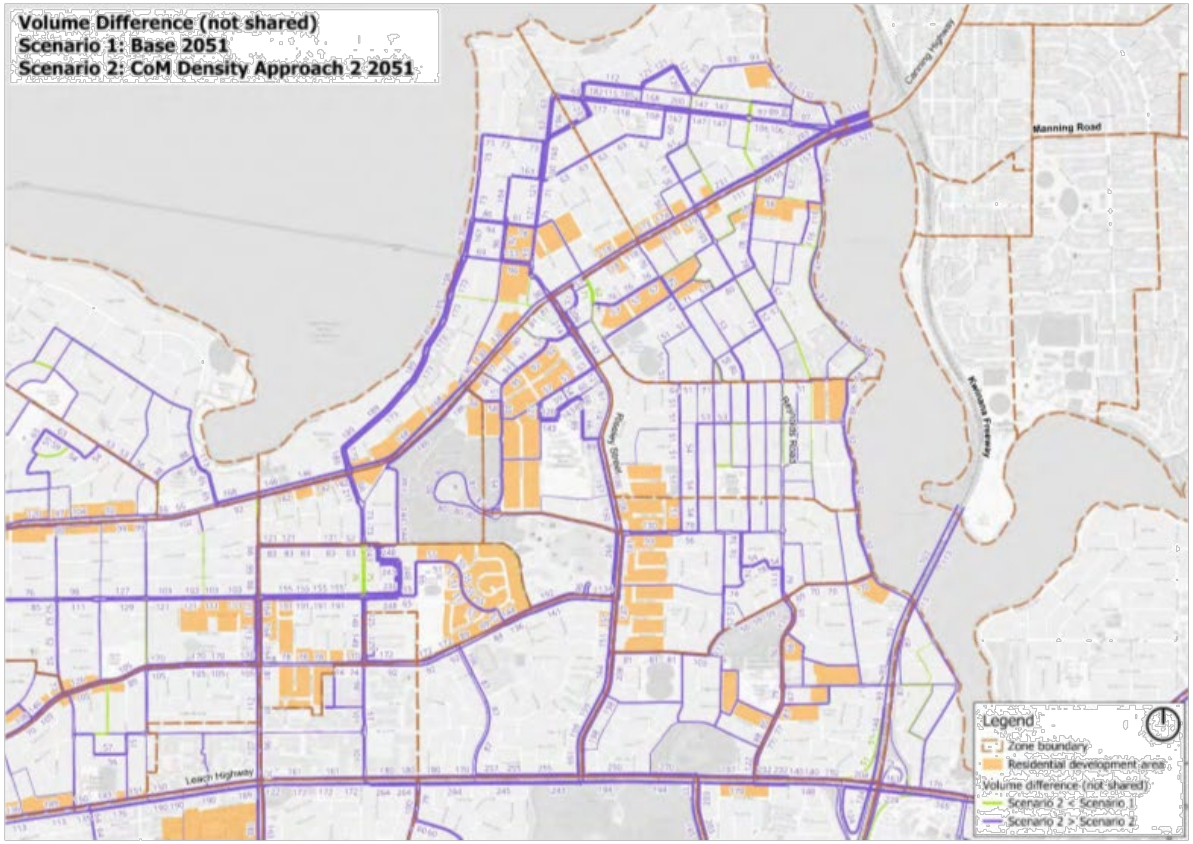


Figure B.52 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (not shared) (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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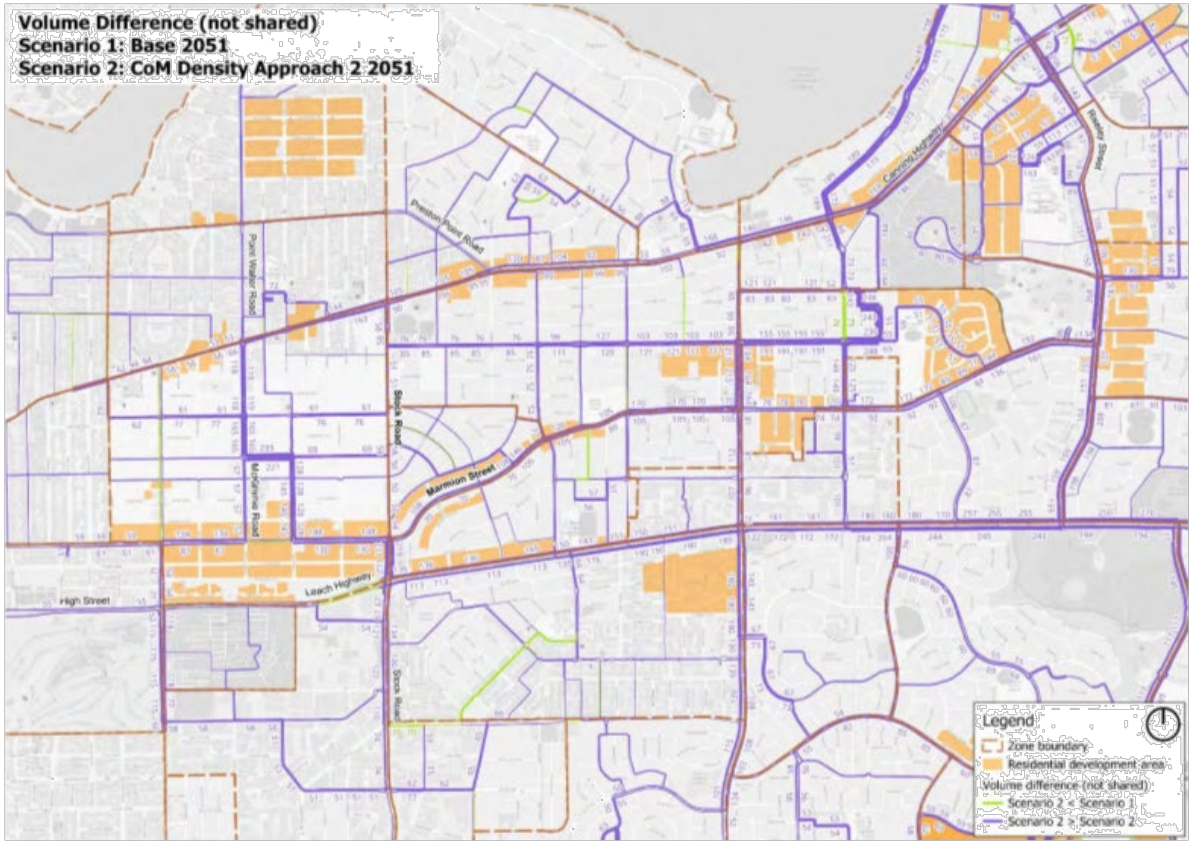


Figure B.53 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (not shared) (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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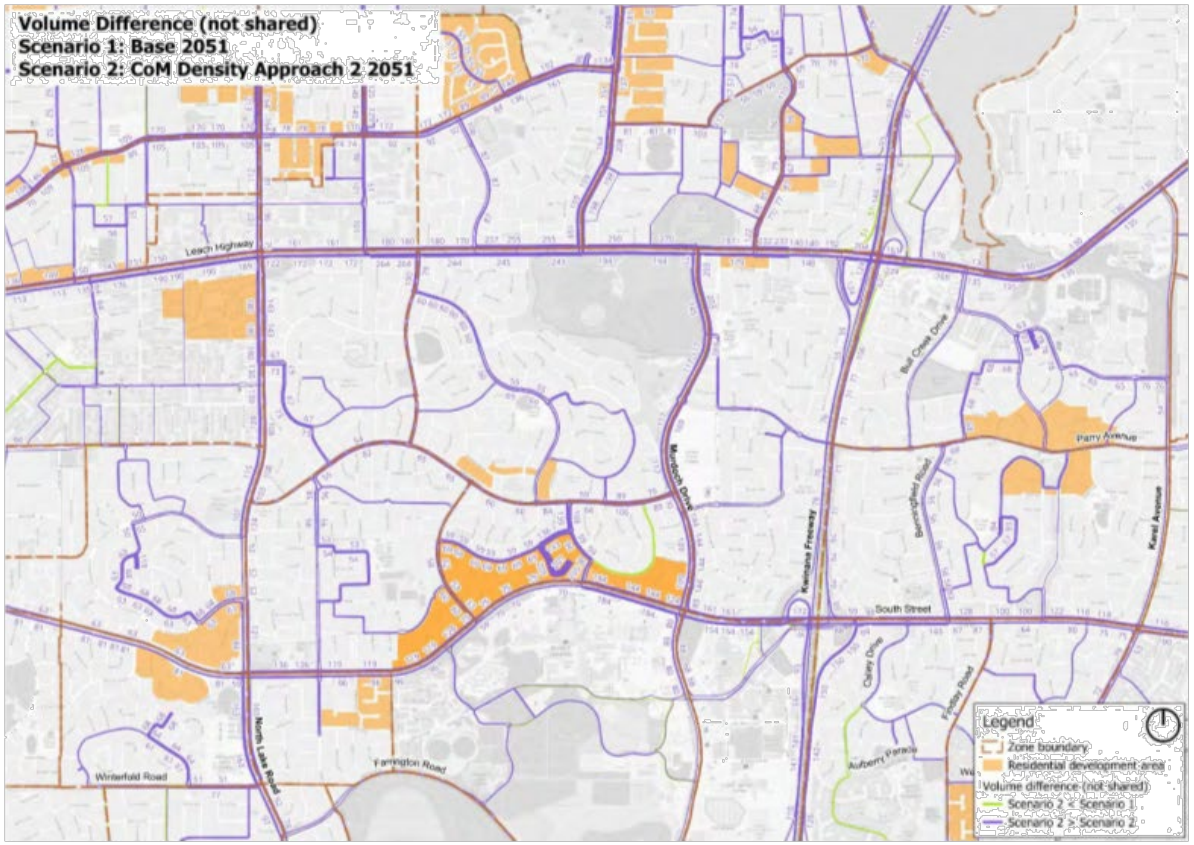


Figure B.54 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (not shared) (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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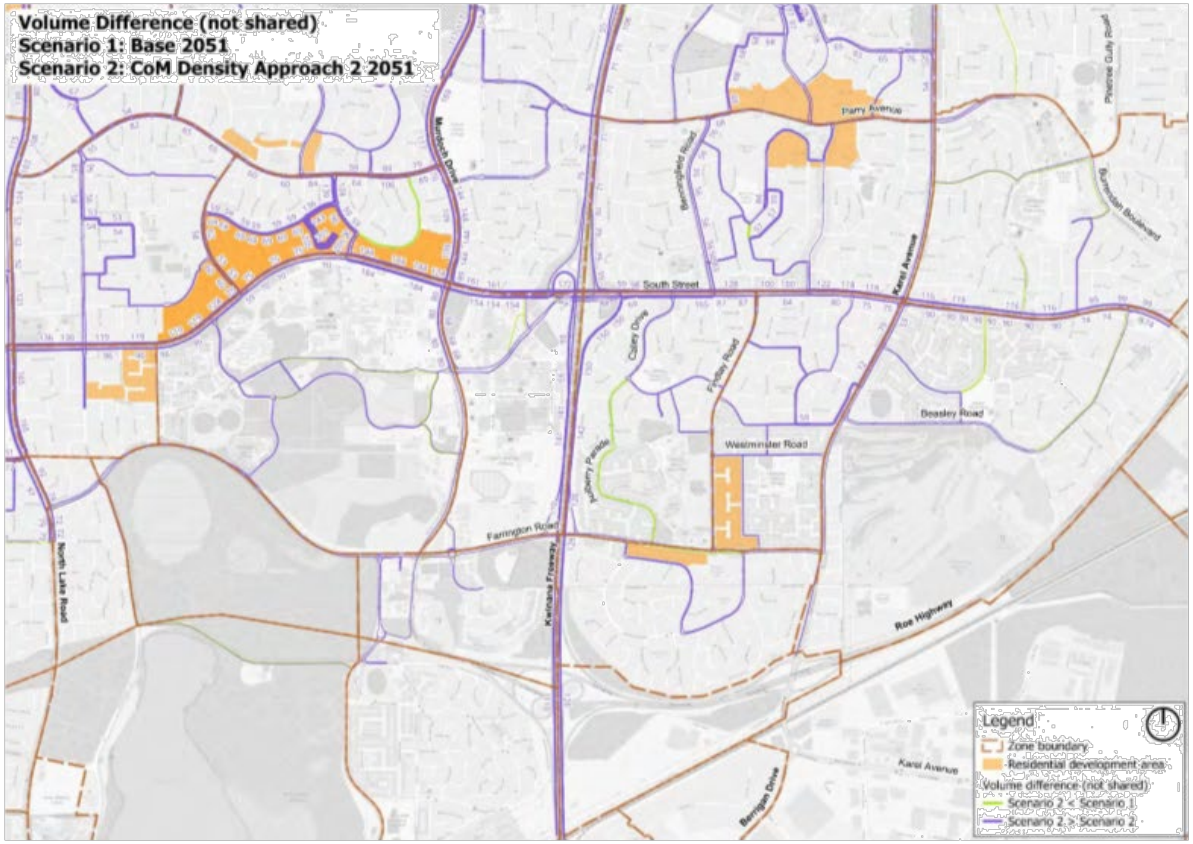


Figure B.55 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (not shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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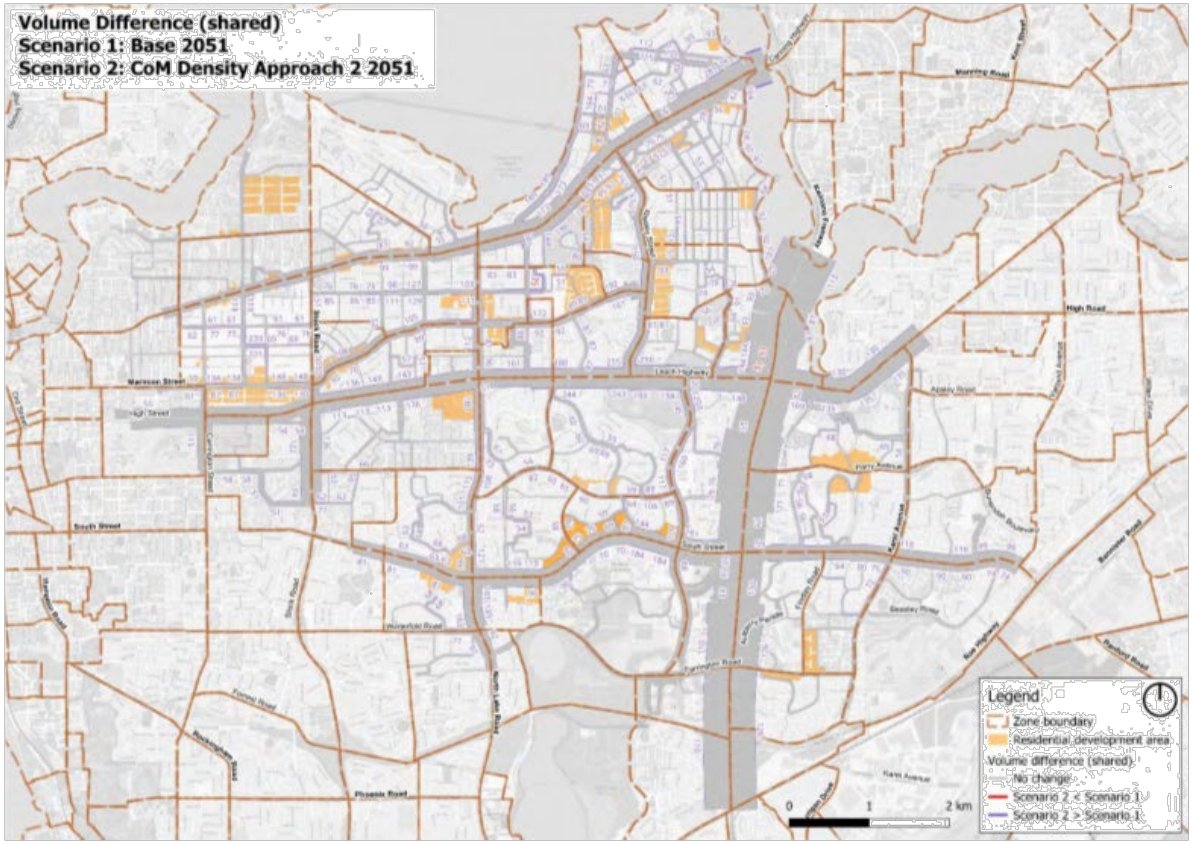


Figure B.56 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (shared)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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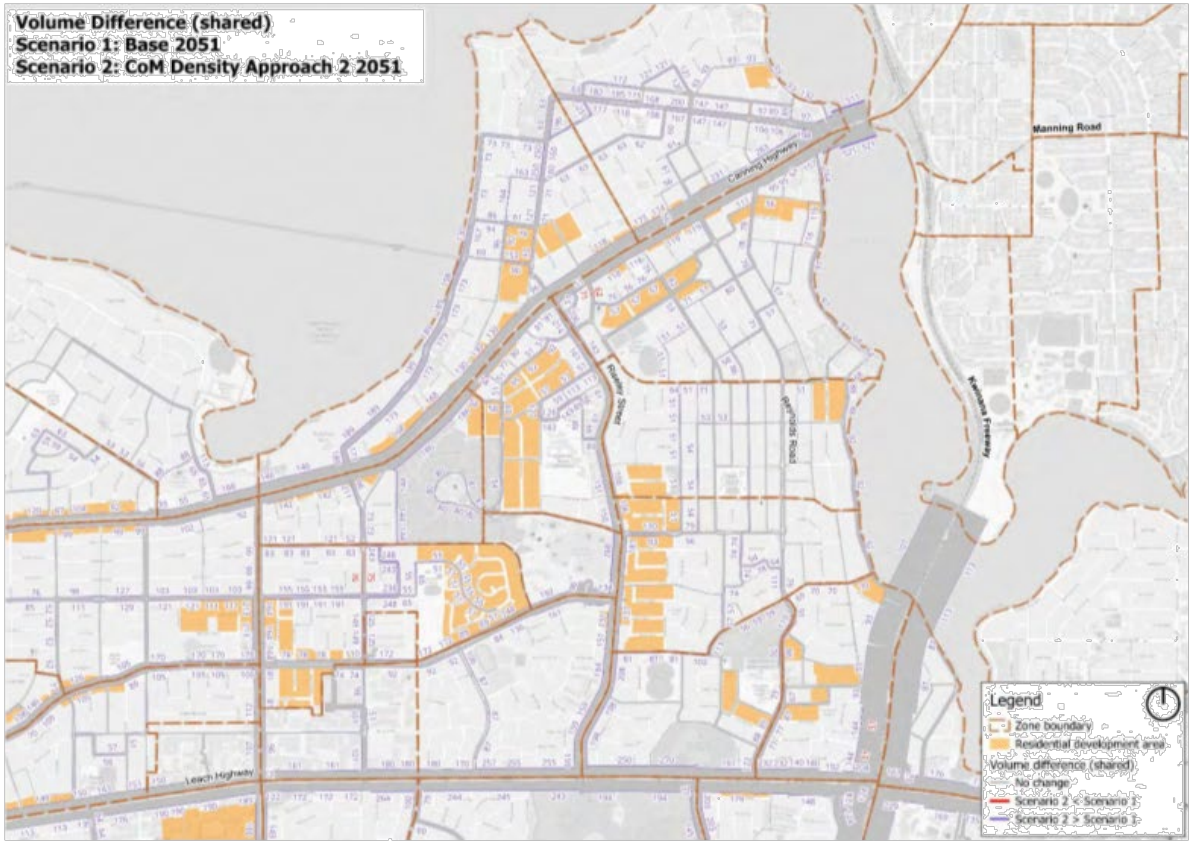


Figure B.57 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (zoomed, Canning Highway)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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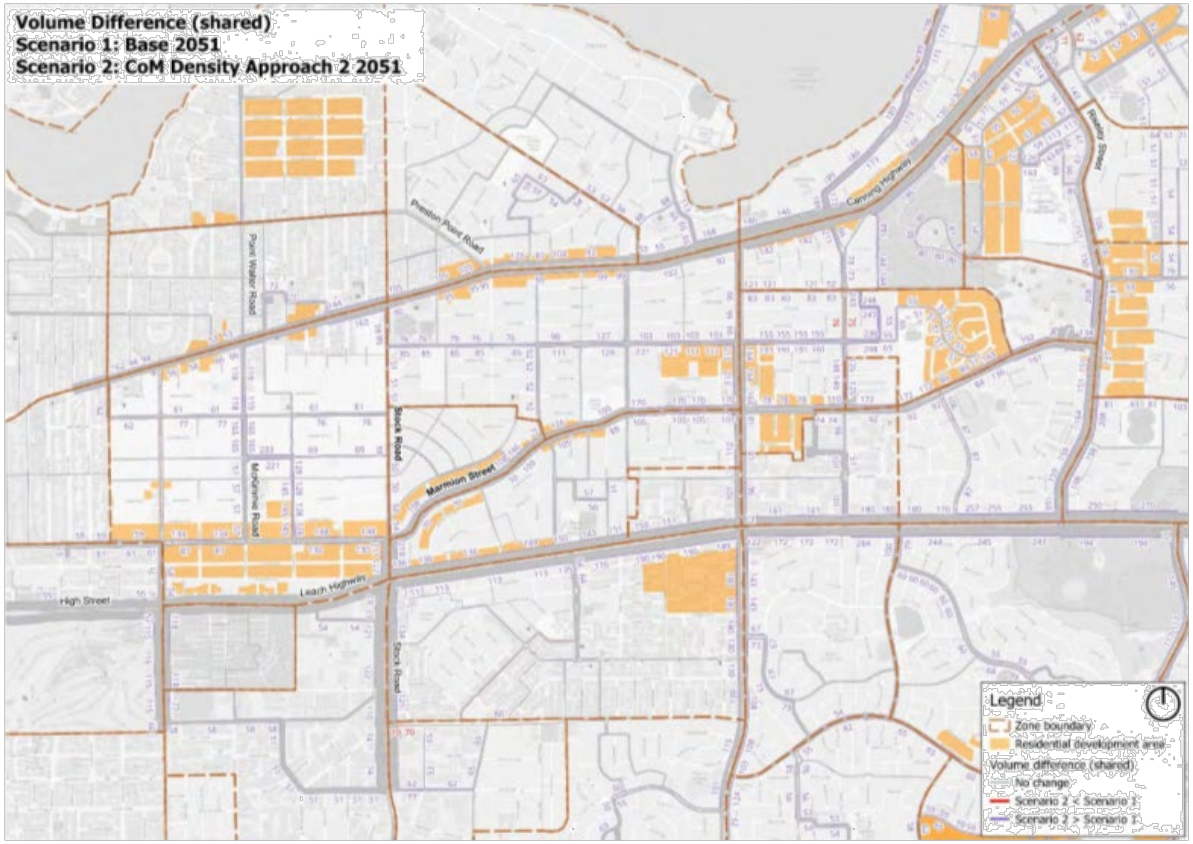


Figure B.58 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (zoomed, Stock Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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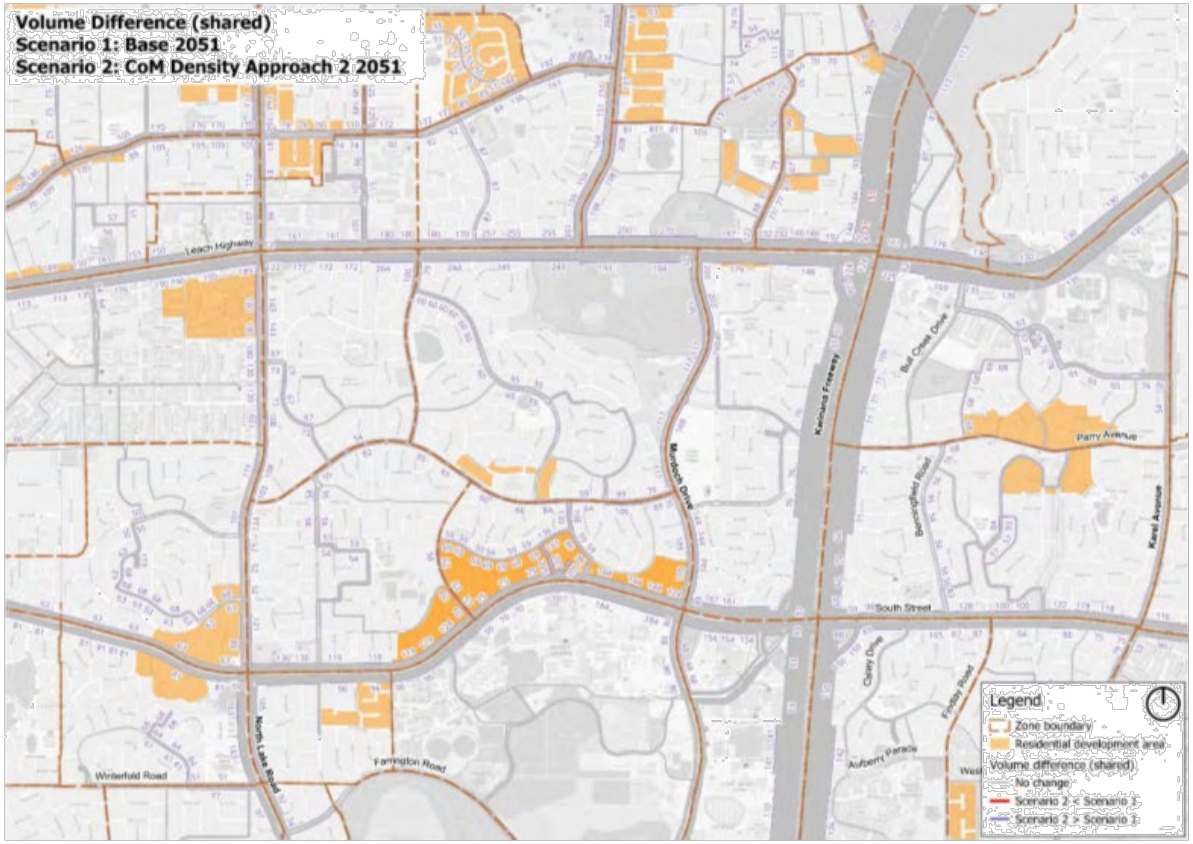


Figure B.59 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (zoomed, Leach Highway and South Street)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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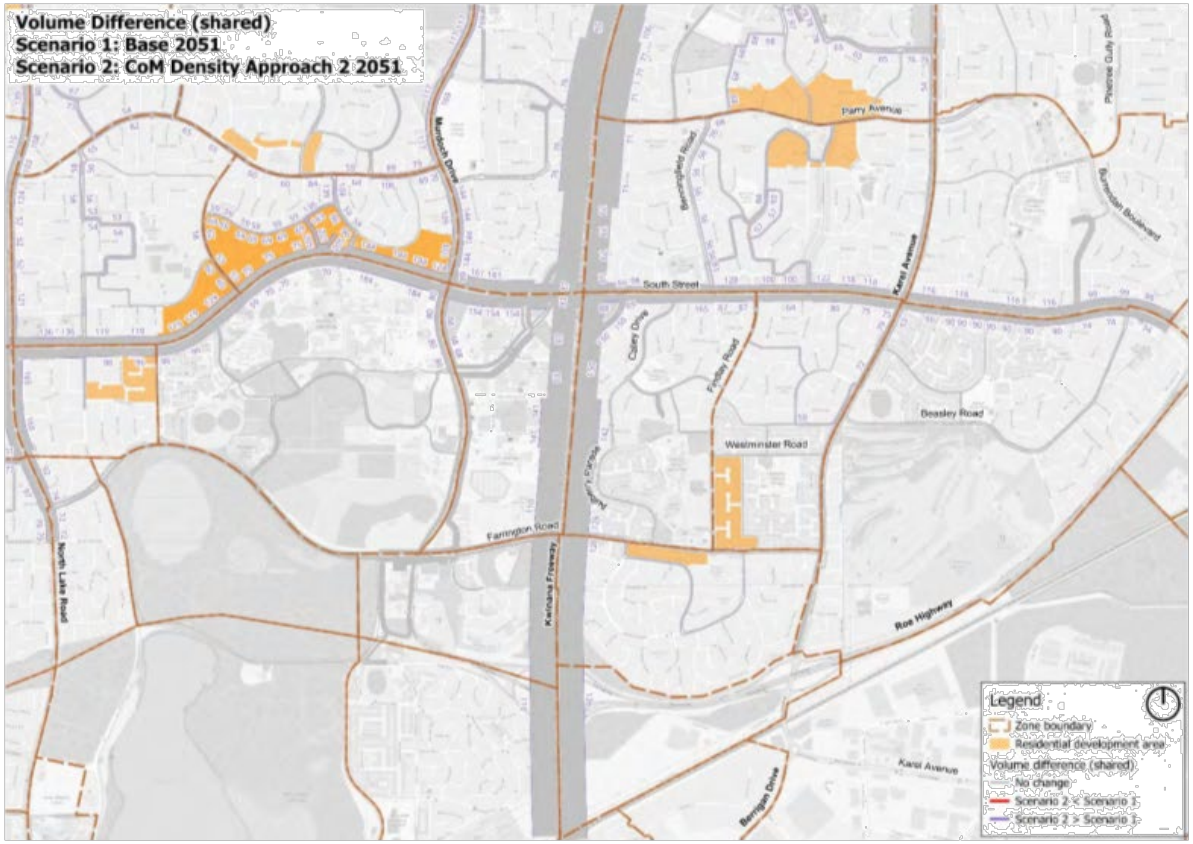


Figure B.60 Change in network flows – 2051 scenario 2 ("CoM Density Approach 2") vs 2051 baseline (shared) (zoomed, Farrington Road)

Notes These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM)

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Appendix C

Forecast network congestion and intersection performance

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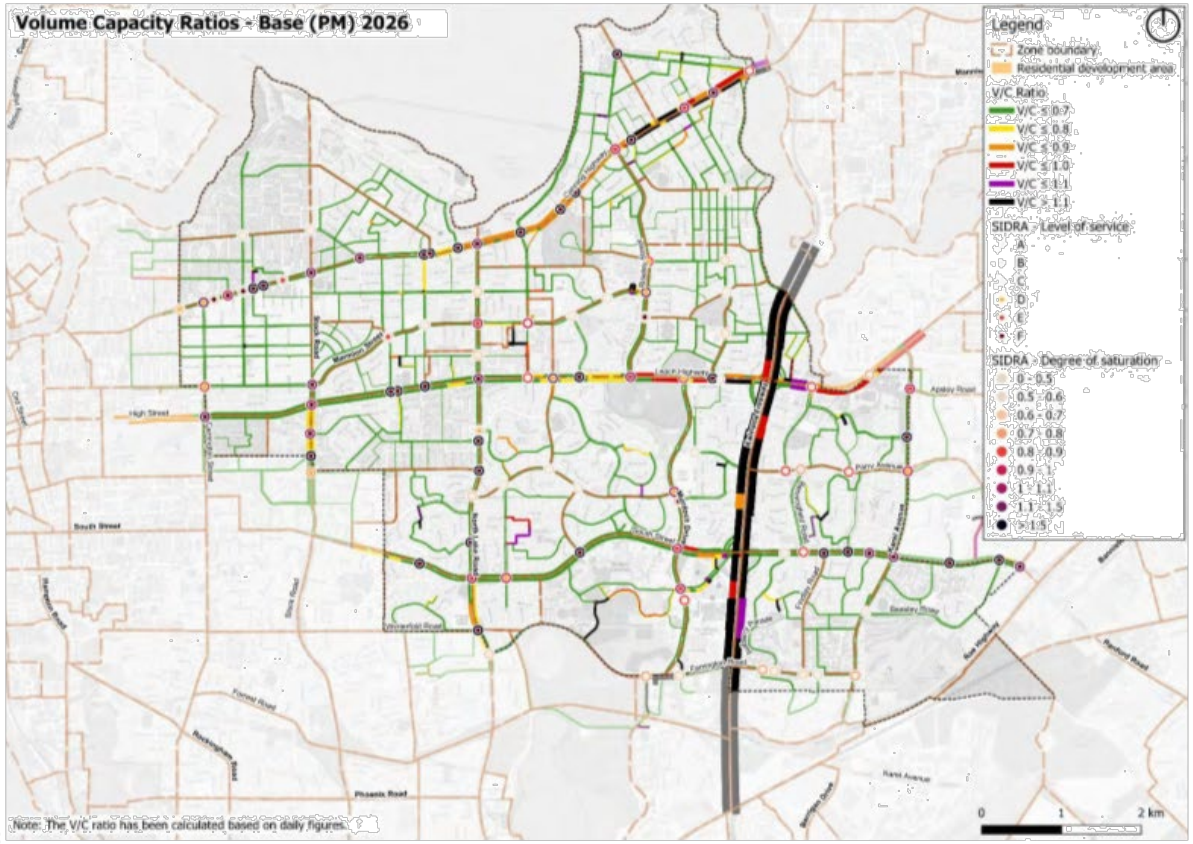
C0 Overview

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively. The underlying network flows are based on estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

The results are summarised in:
(note: *section numbers and names are clickable links*)

Section C1: 2026 existing conditions

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Section 0:

Figure C.6 Existing network volume-capacity ratios and intersection performance– 2026 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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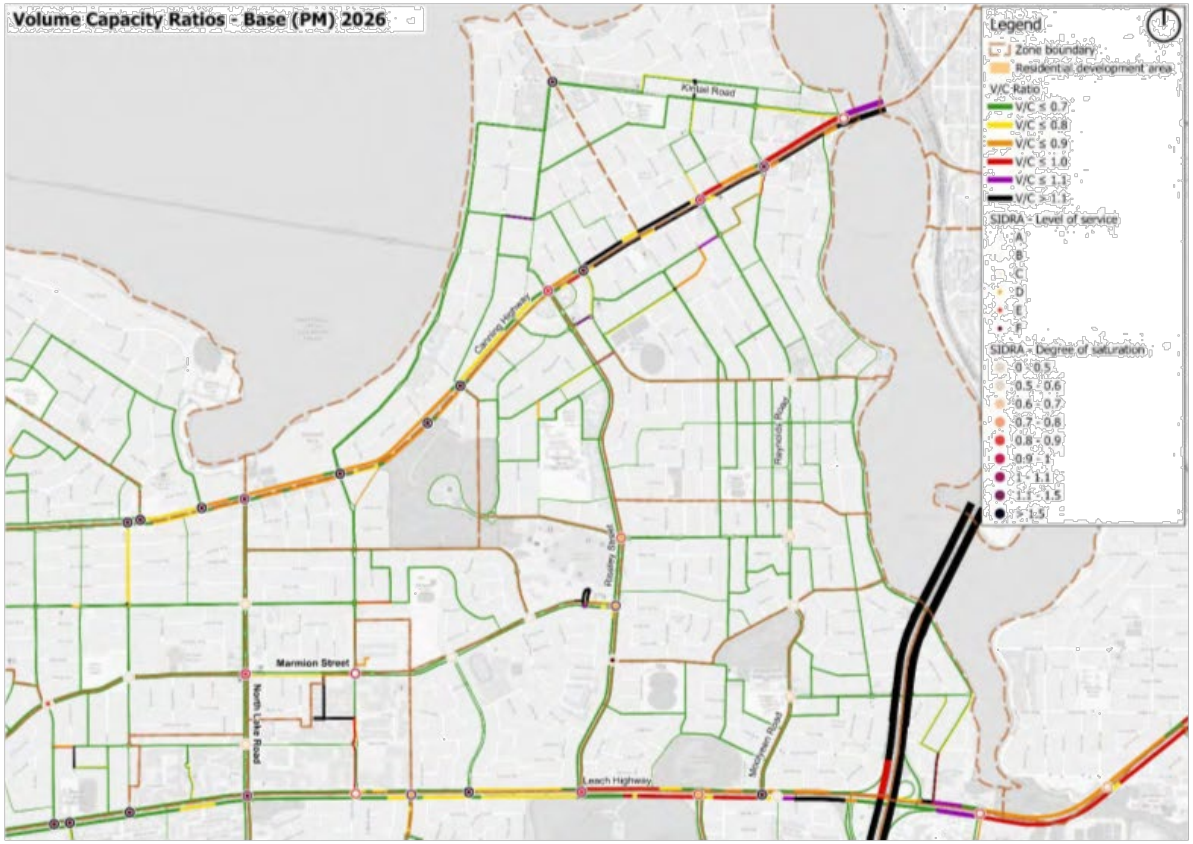


Figure C.7 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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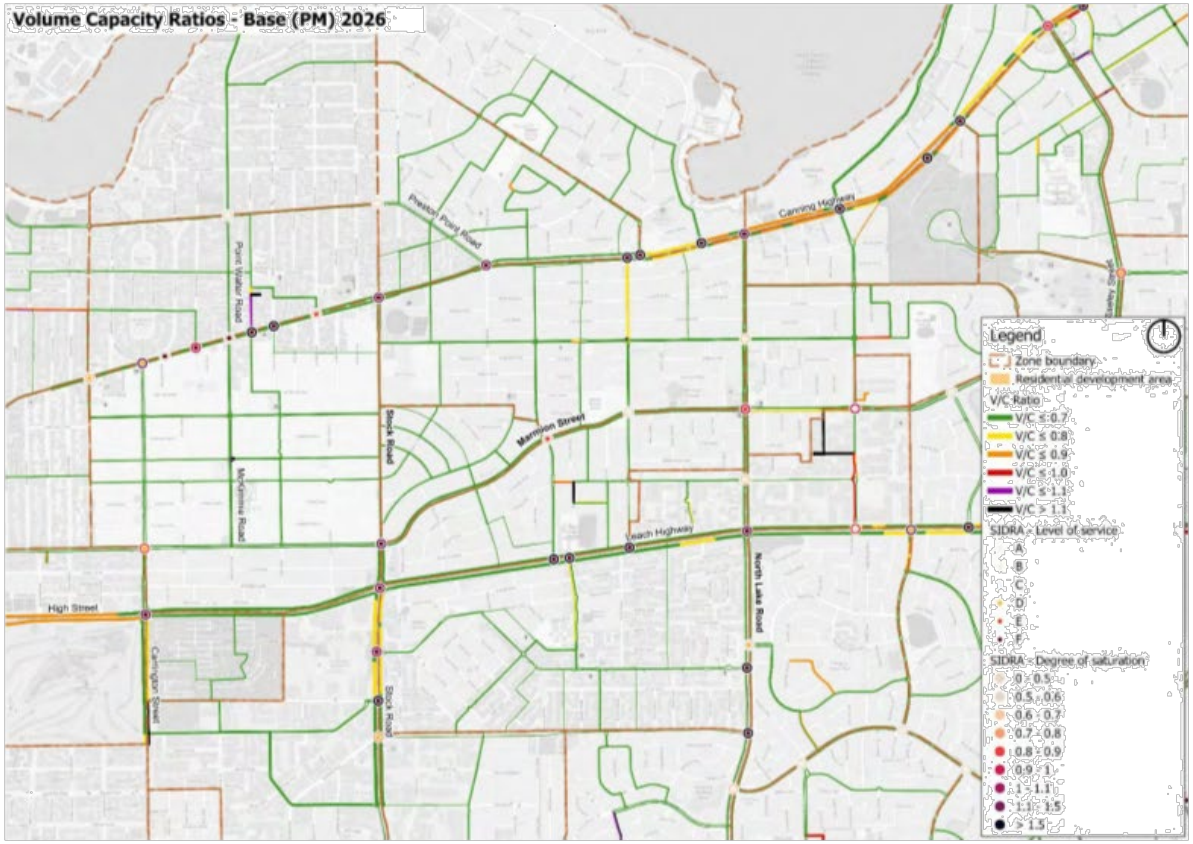


Figure C.8 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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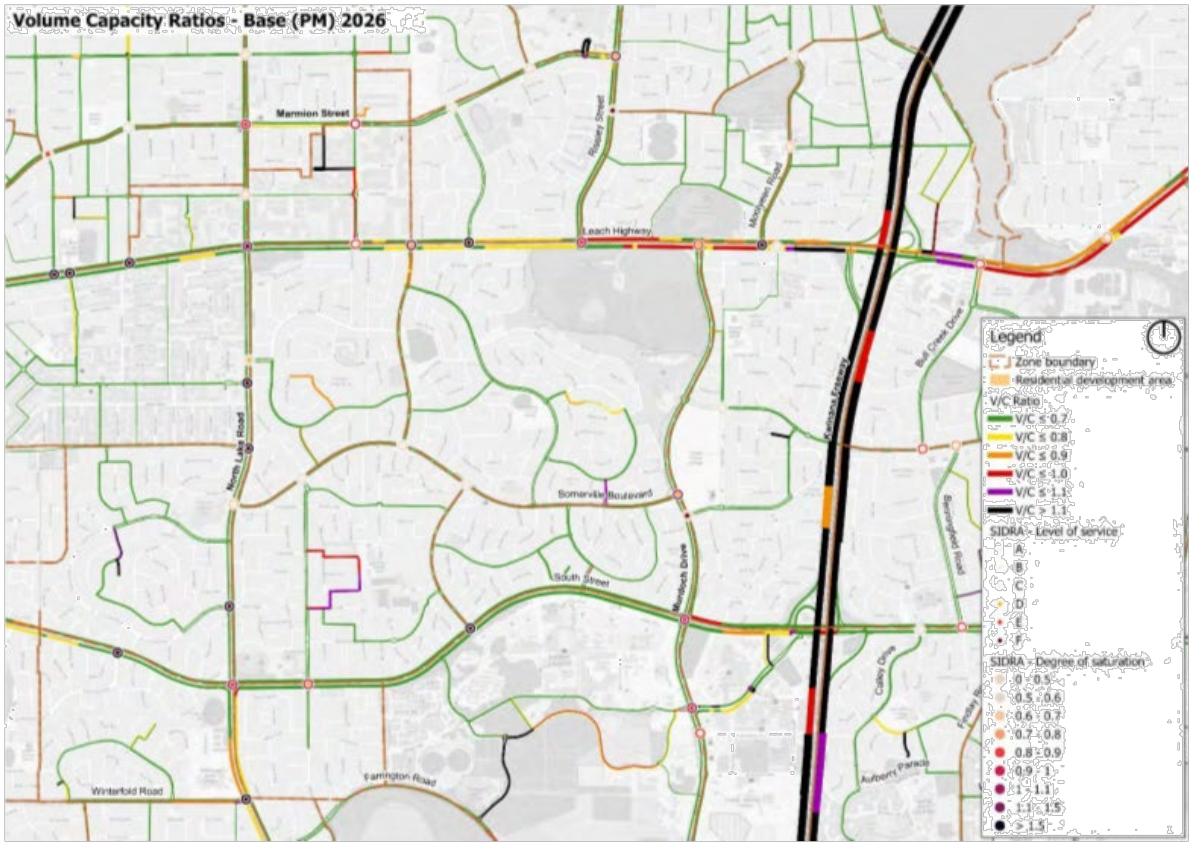


Figure C.9 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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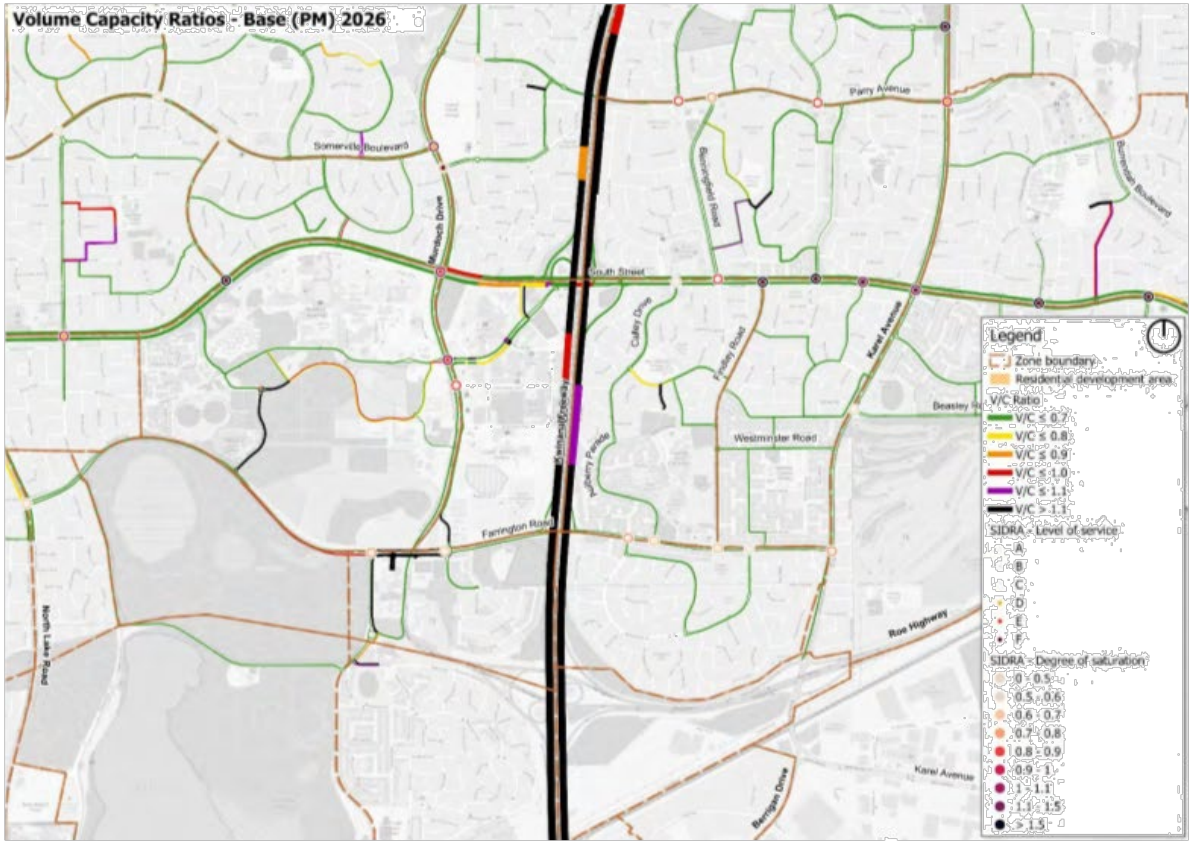


Figure C.10 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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2041 baseline

Section C3: 2041 scenario 1 ("CoM Density Approach 1")

Section C4: 2041 scenario 2 ("CoM Density Approach 2")

Section C5: 2051 baseline

Section C6: 2051 scenario 1 ("CoM Density Approach 1")

Section C7: 2051 scenario 2 ("CoM Density Approach 2")

Separate plots are provided for the AM and PM peak hours to indicate different intersection performances. However, the volume-capacity ratio results are the same between these plots, as they are based on estimated peak hour flows, factored from a daily demand model.

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C1 2026 existing conditions

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2026 existing conditions. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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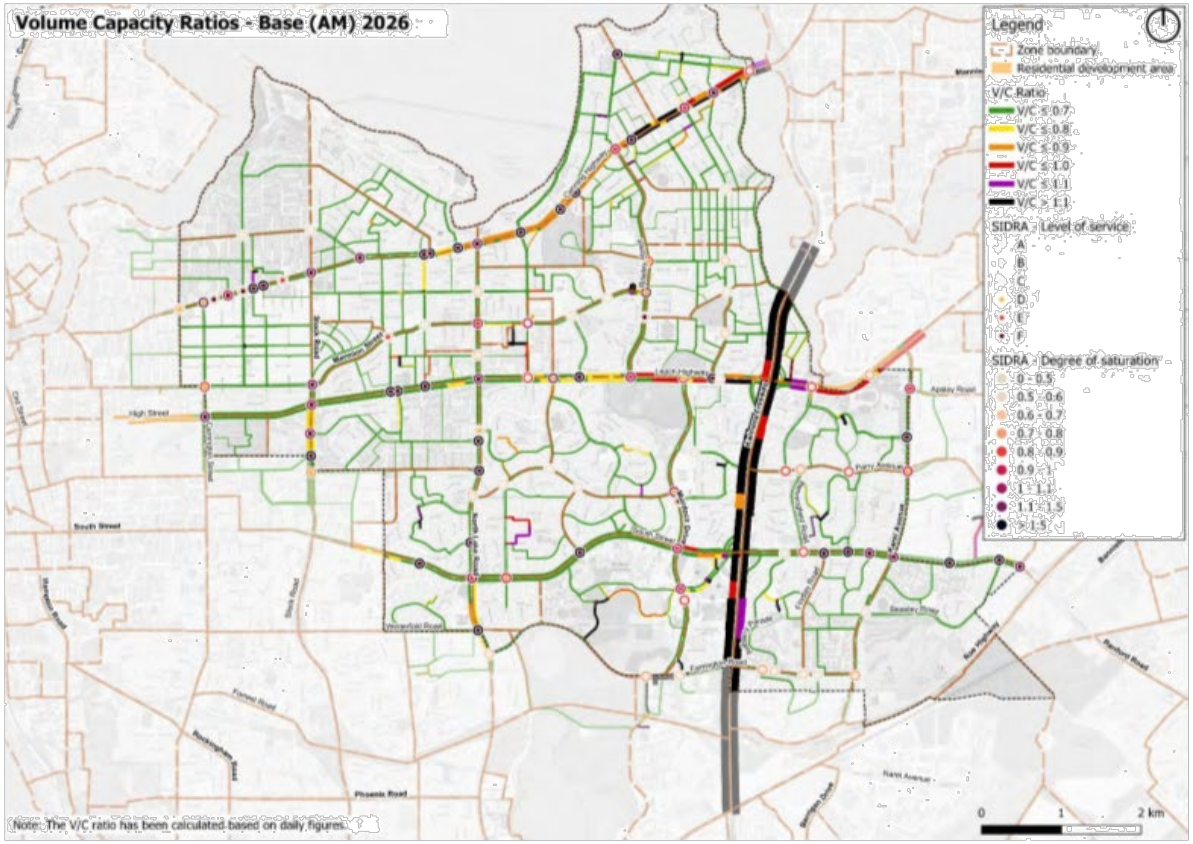


Figure C.1 Existing network volume-capacity ratios and intersection performance– 2026 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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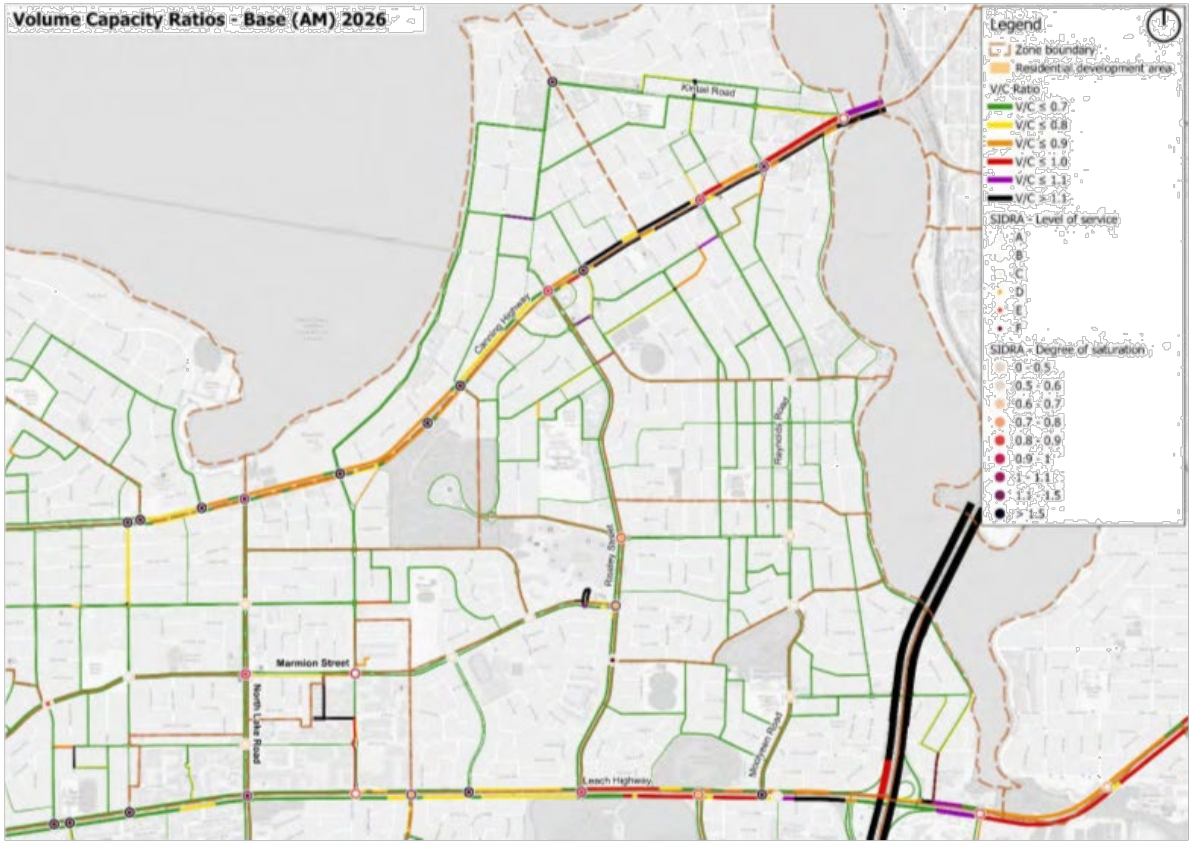


Figure C.2 Existing network volume-capacity ratios and intersection performance– 2026 Base AM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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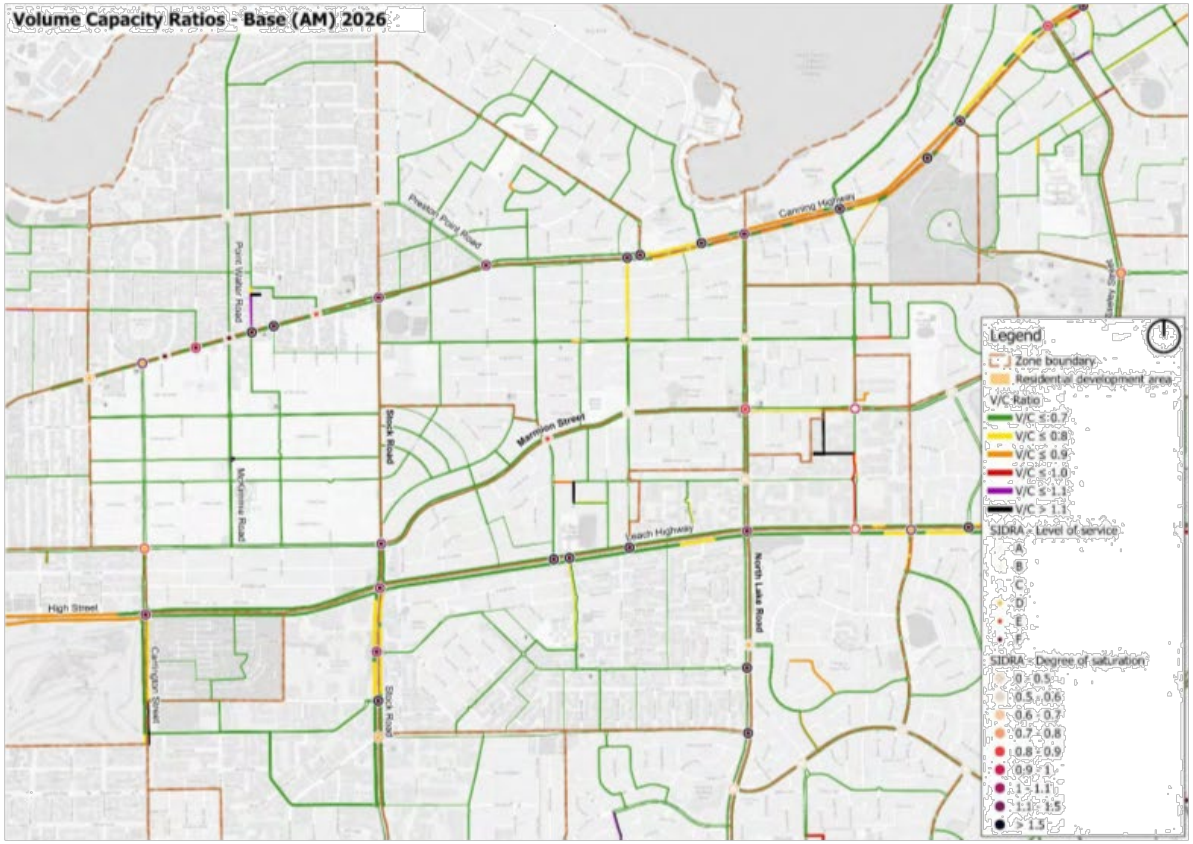


Figure C.3 Existing network volume-capacity ratios and intersection performance– 2026 Base AM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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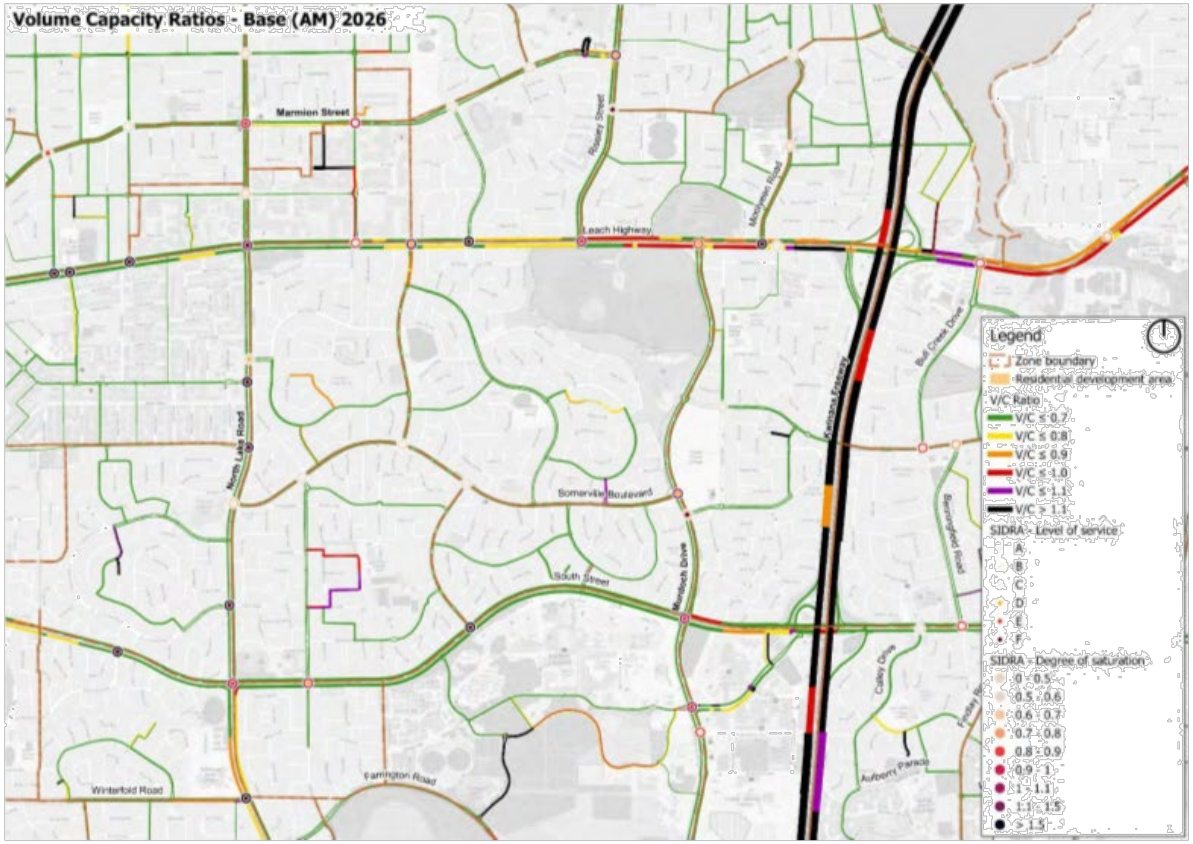


Figure C.4 Existing network volume-capacity ratios and intersection performance– 2026 Base AM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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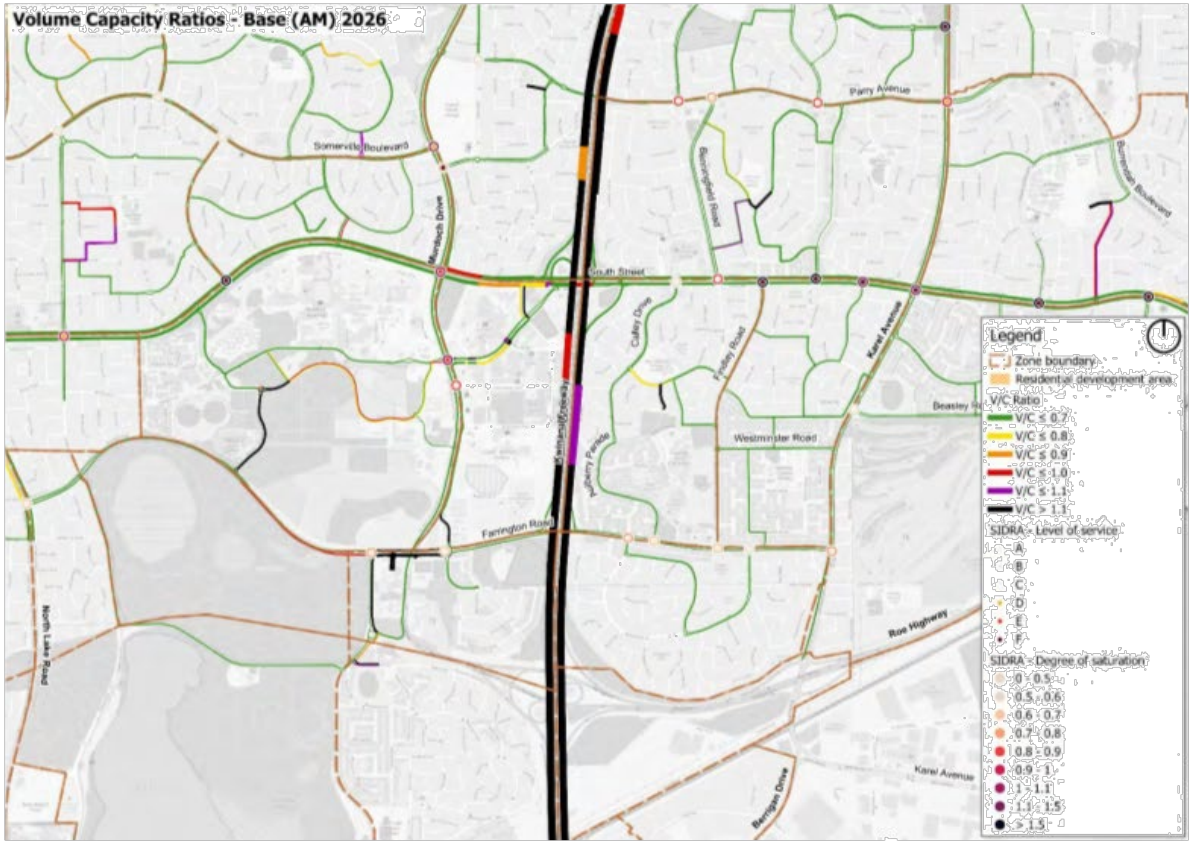


Figure C.5 Existing network volume-capacity ratios and intersection performance– 2026 Base AM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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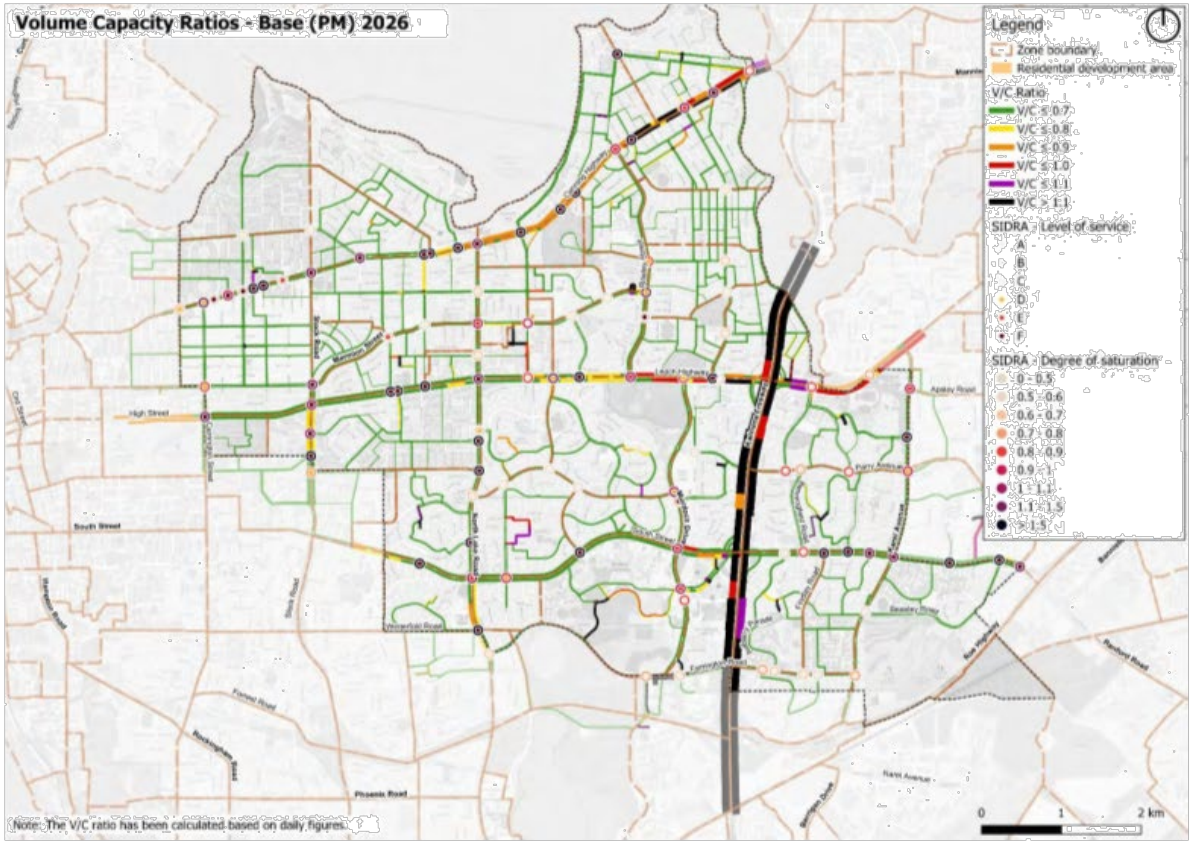


Figure C.6 Existing network volume-capacity ratios and intersection performance– 2026 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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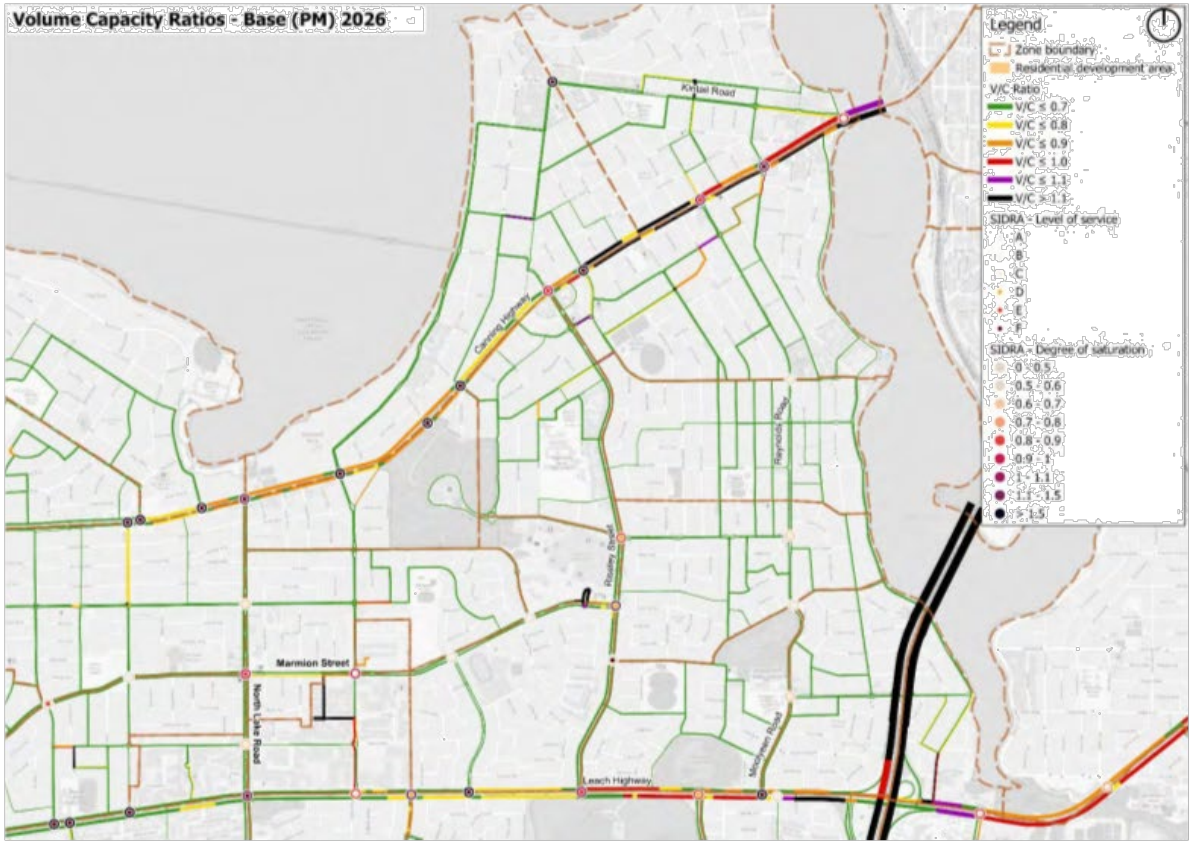


Figure C.7 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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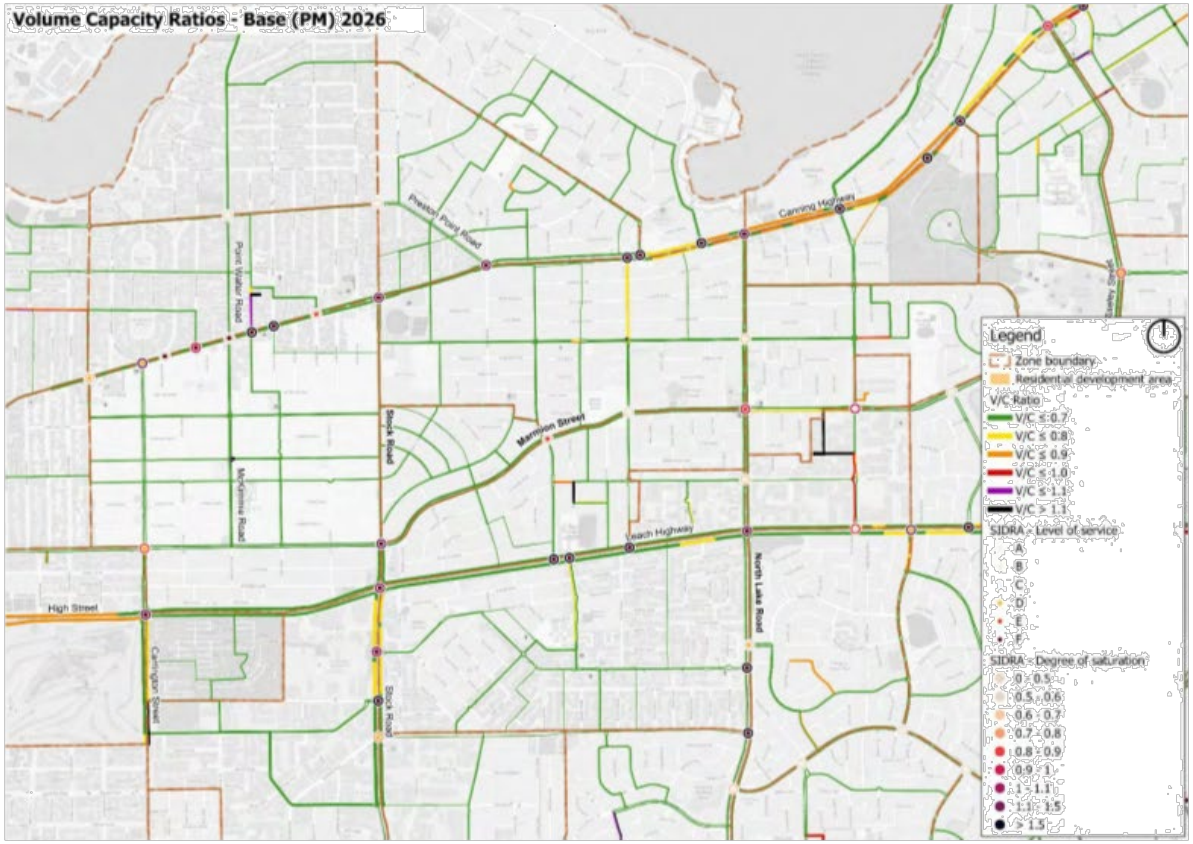


Figure C.8 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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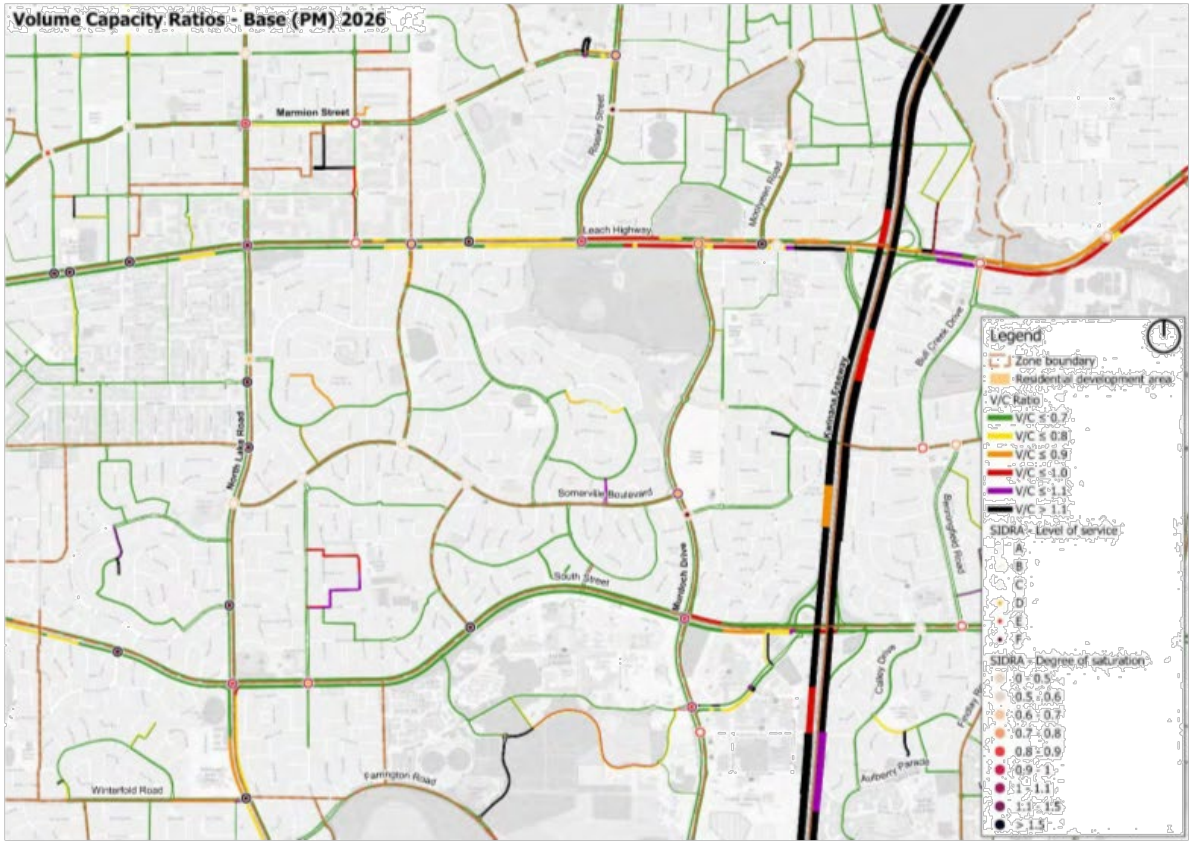


Figure C.9 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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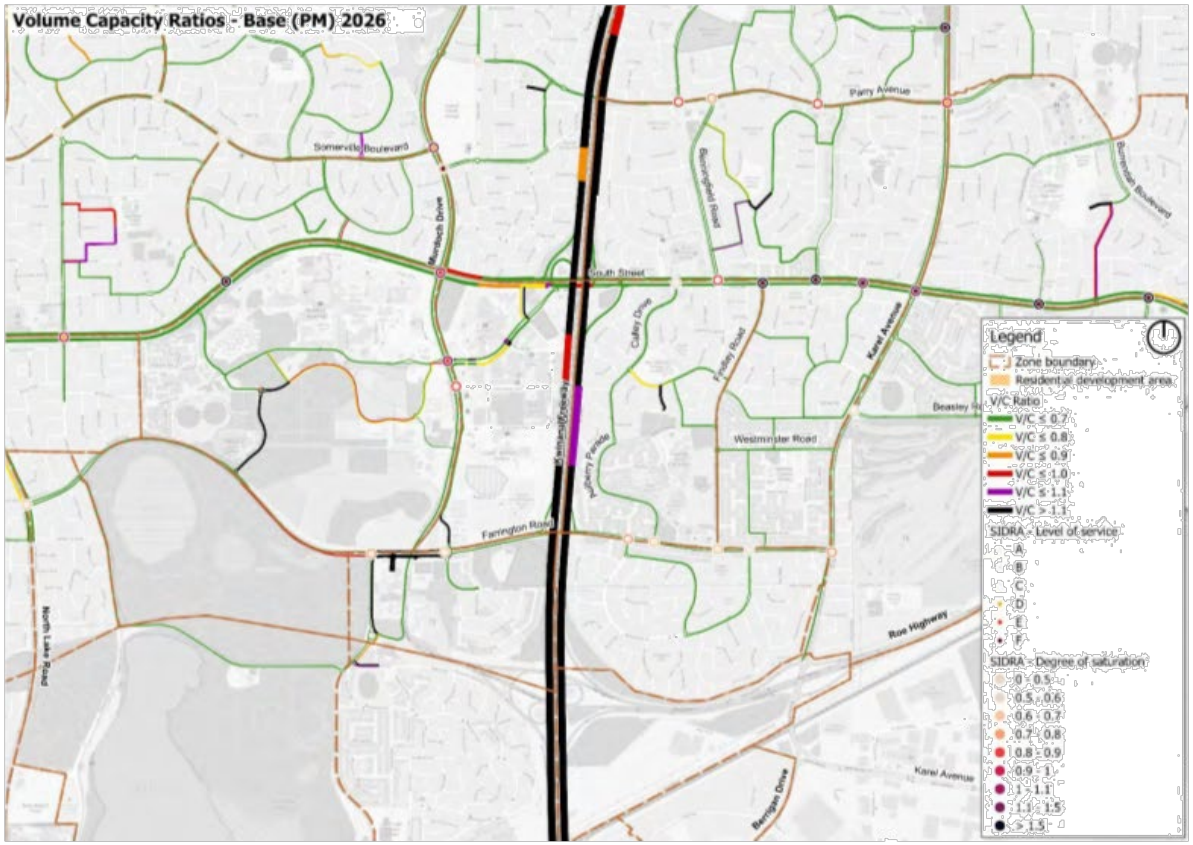


Figure C.10 Existing network volume-capacity ratios and intersection performance– 2026 Base PM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C2 2041 baseline

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2041 baseline conditions. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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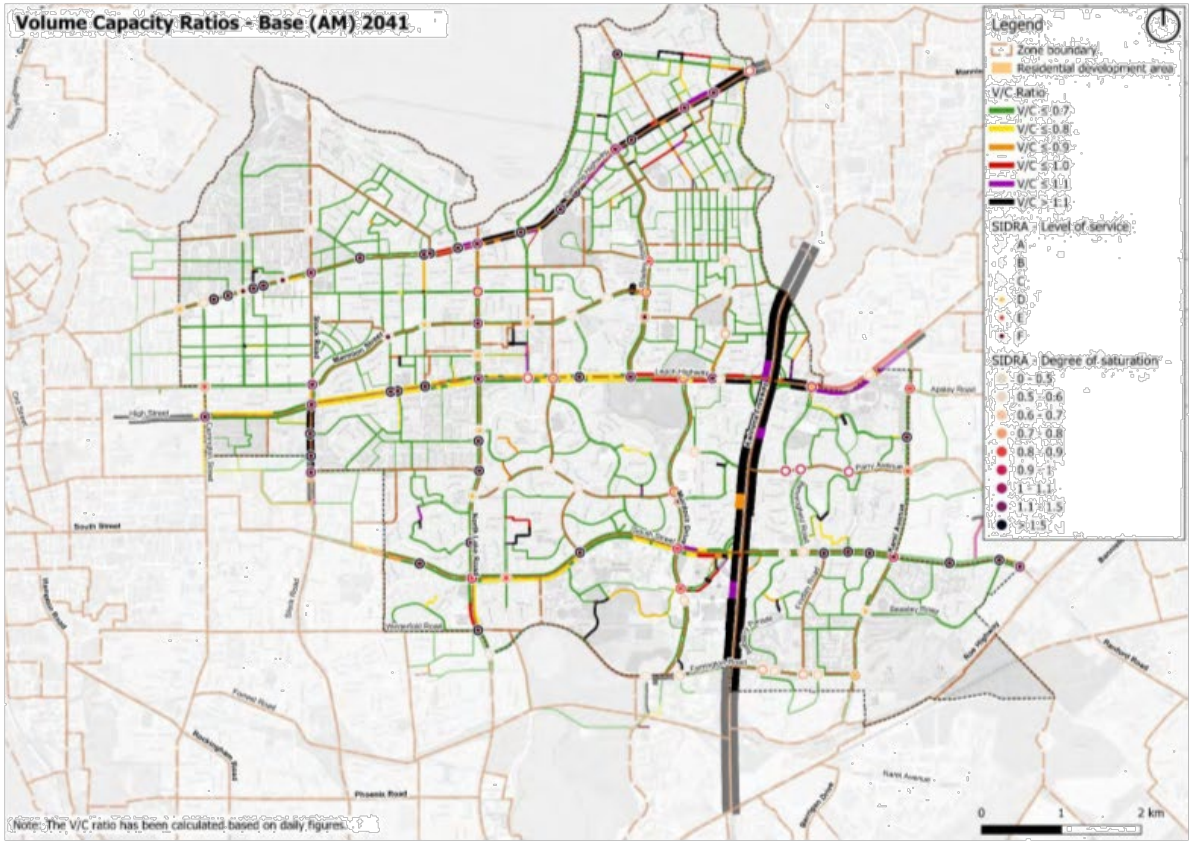


Figure C.11 Existing network volume-capacity ratios and intersection performance– 2041 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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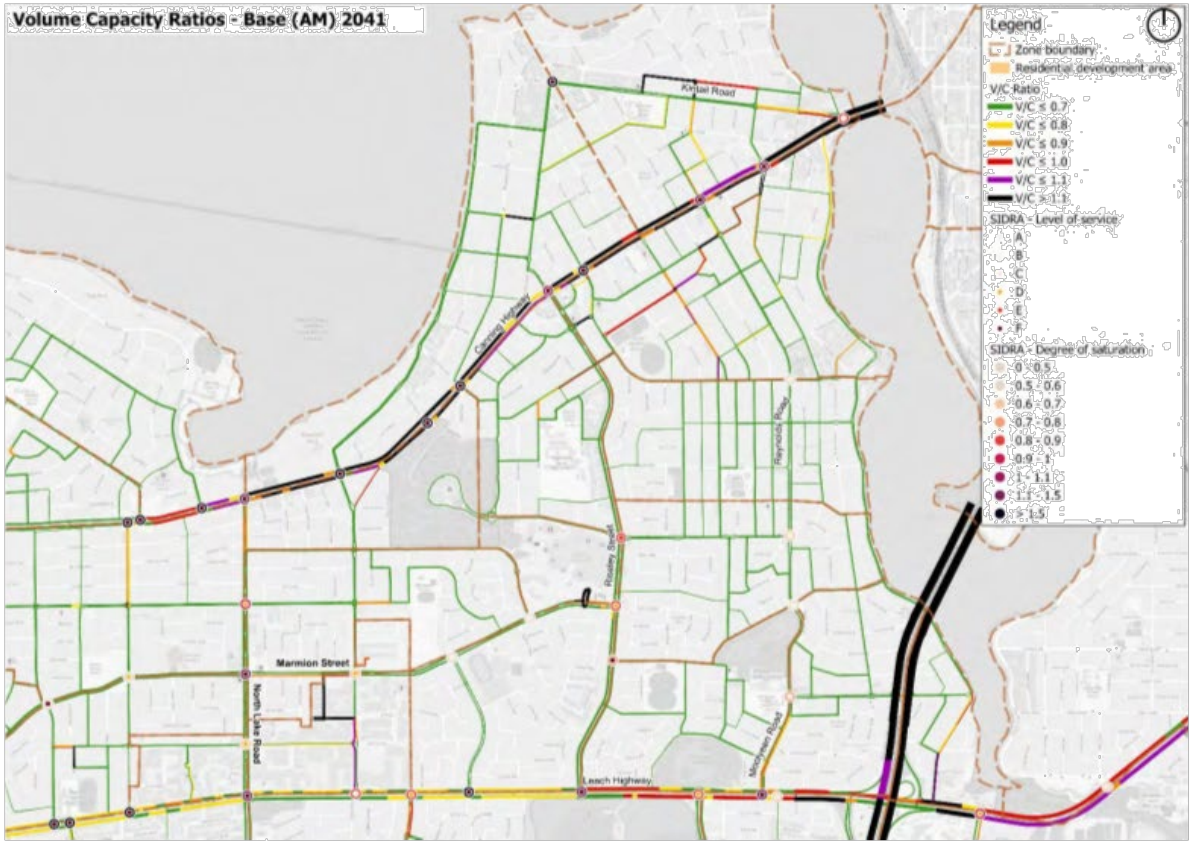


Figure C.12 Existing network volume-capacity ratios and intersection performance– 2041 Base AM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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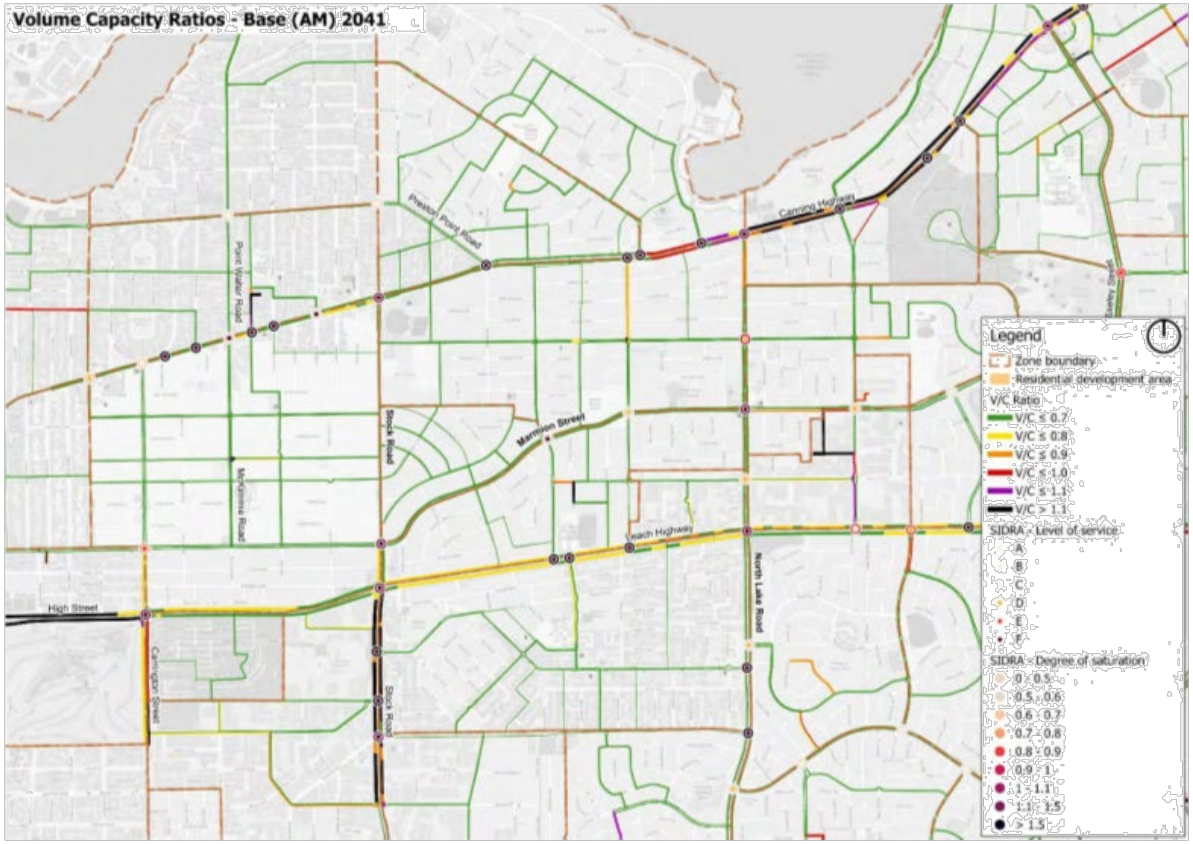


Figure C.13 Existing network volume-capacity ratios and intersection performance– 2041 Base AM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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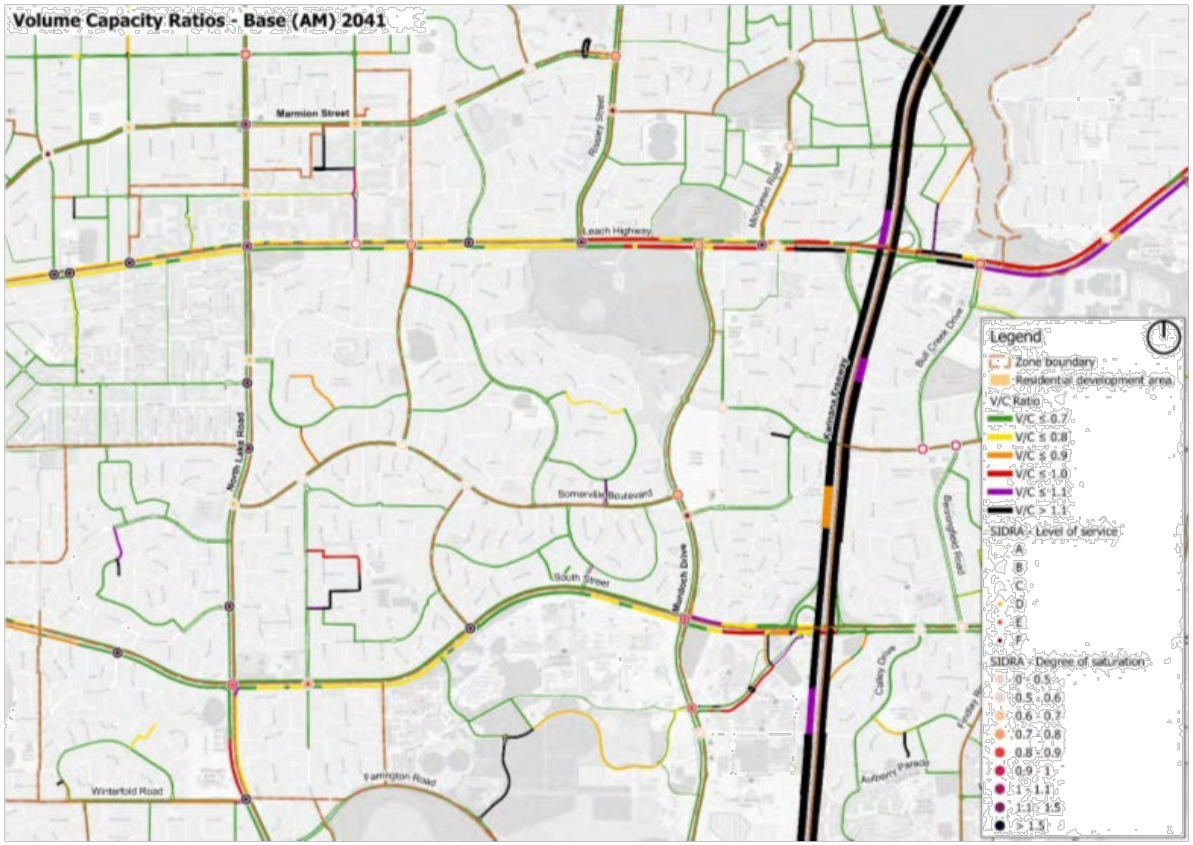


Figure C.14 Existing network volume-capacity ratios and intersection performance– 2041 Base AM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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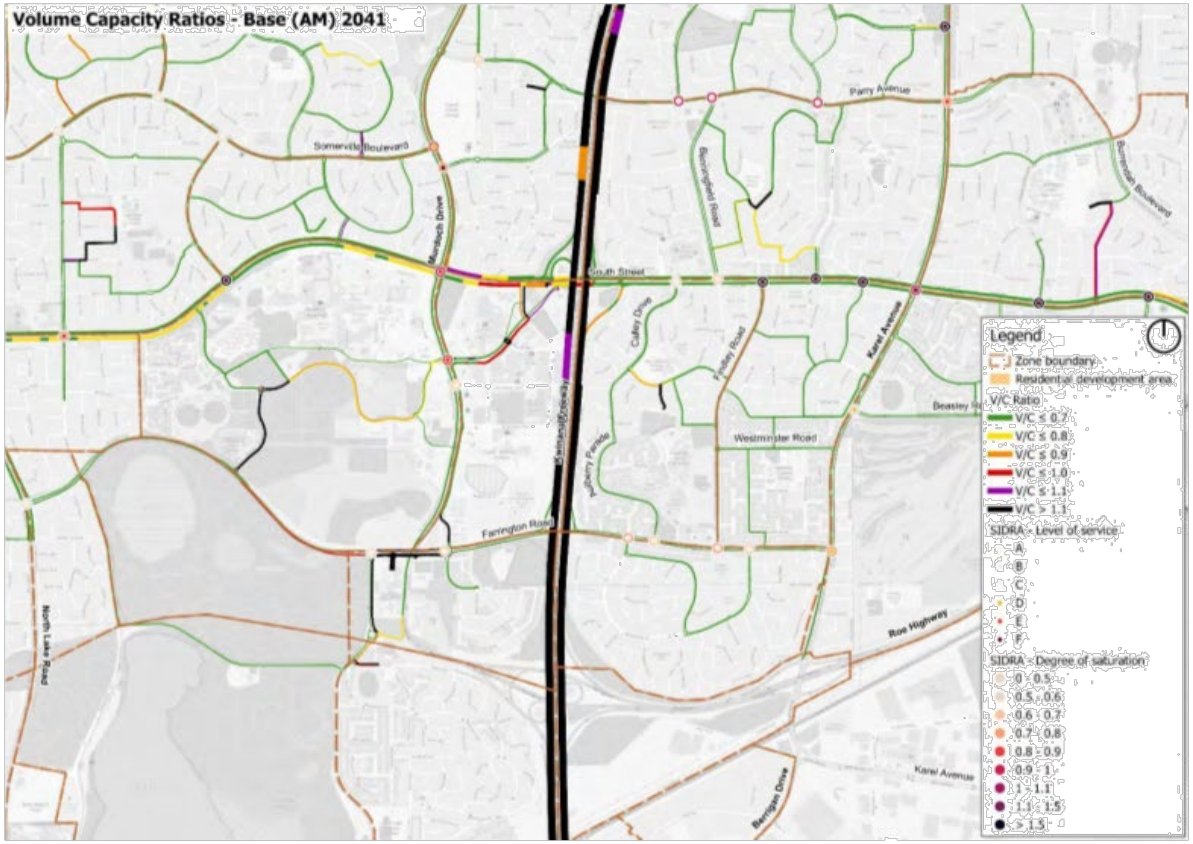


Figure C.15 Existing network volume-capacity ratios and intersection performance– 2041 Base AM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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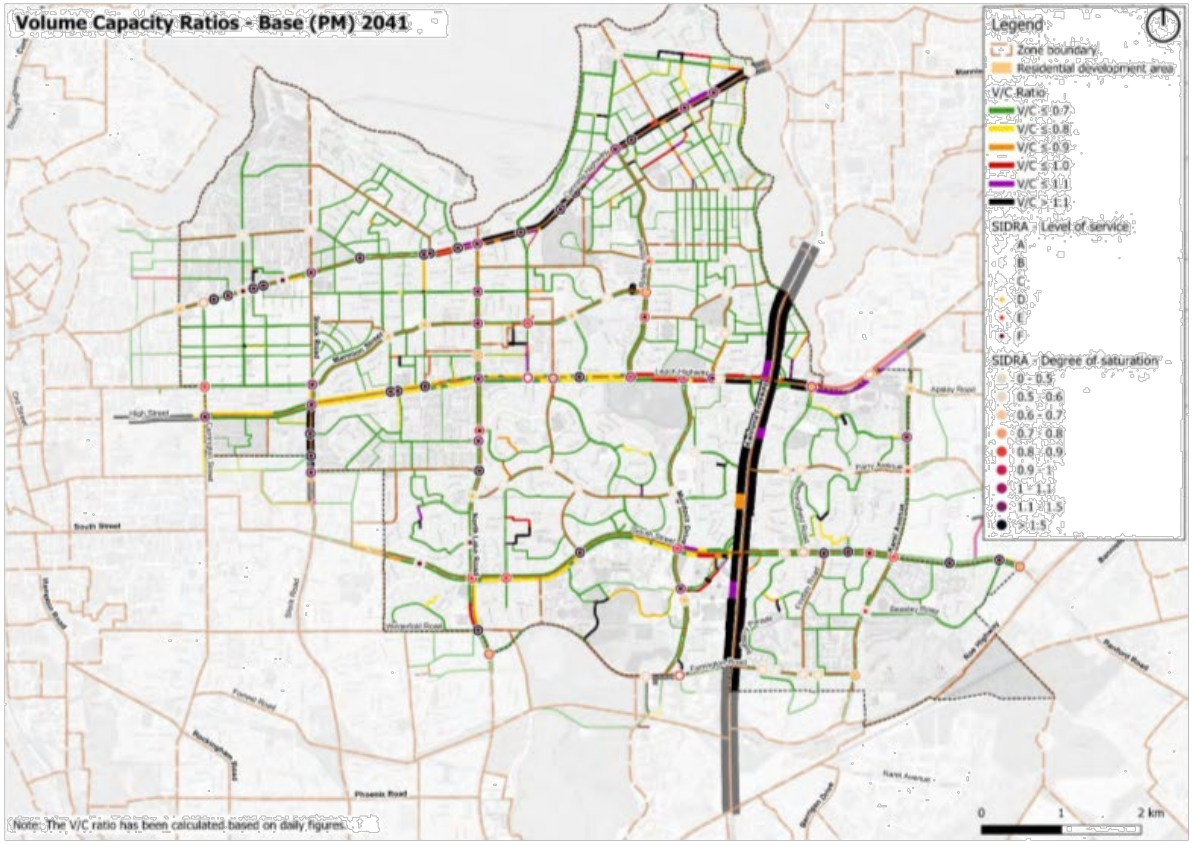


Figure C.16 Existing network volume-capacity ratios and intersection performance– 2041 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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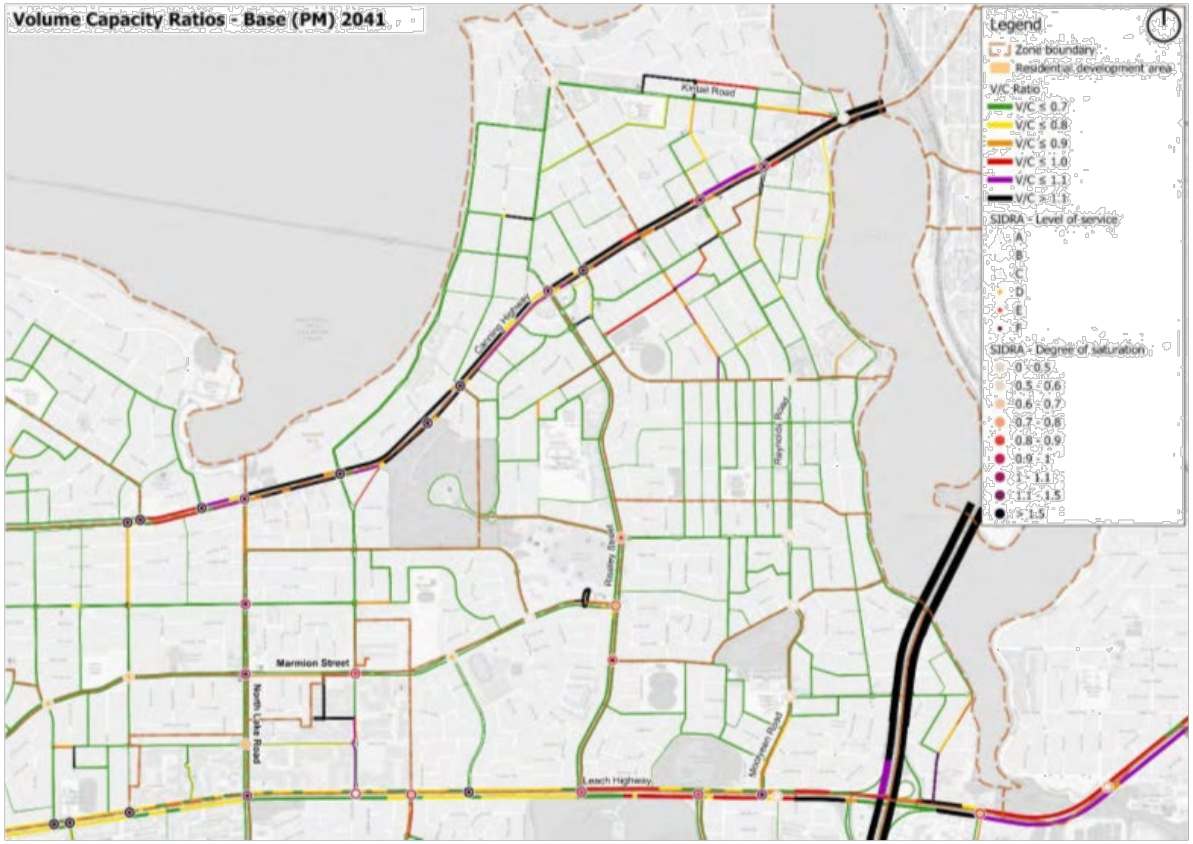


Figure C.17 Existing network volume-capacity ratios and intersection performance– 2041 Base PM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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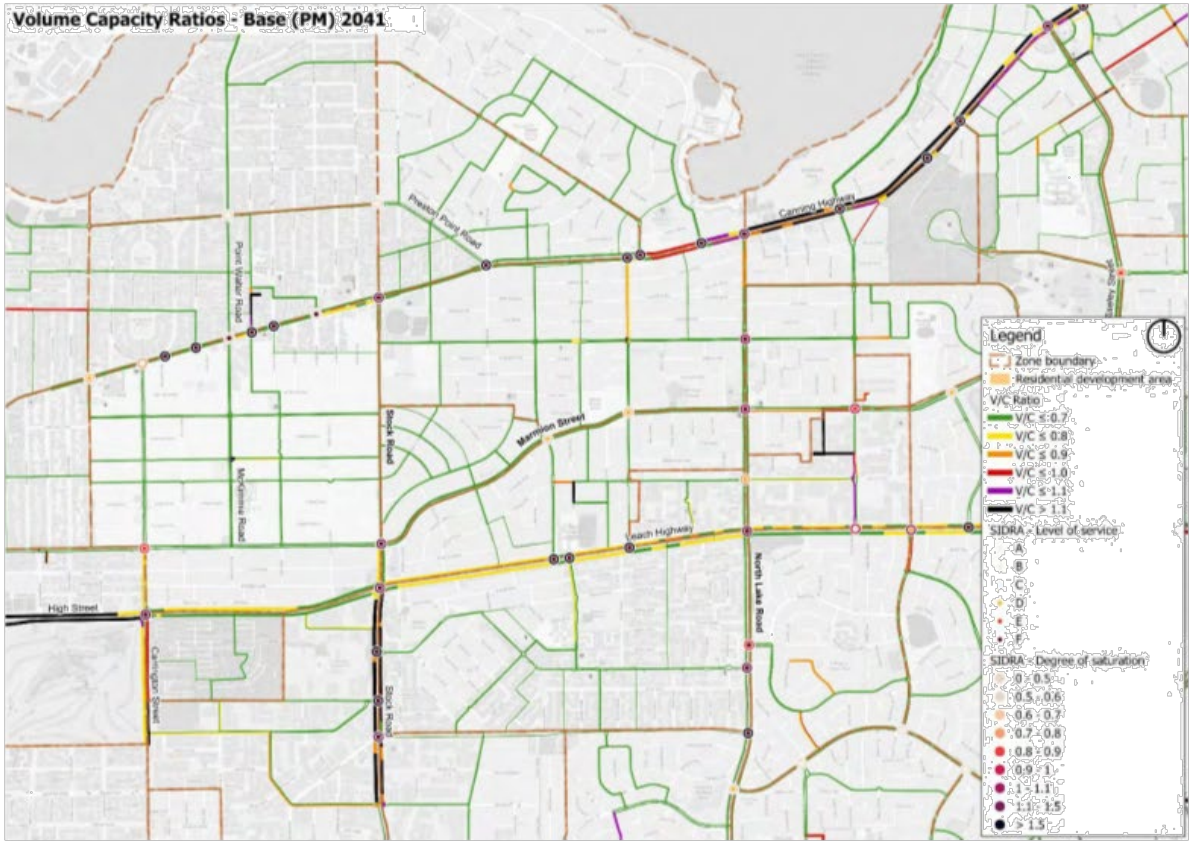


Figure C.18 Existing network volume-capacity ratios and intersection performance– 2041 Base PM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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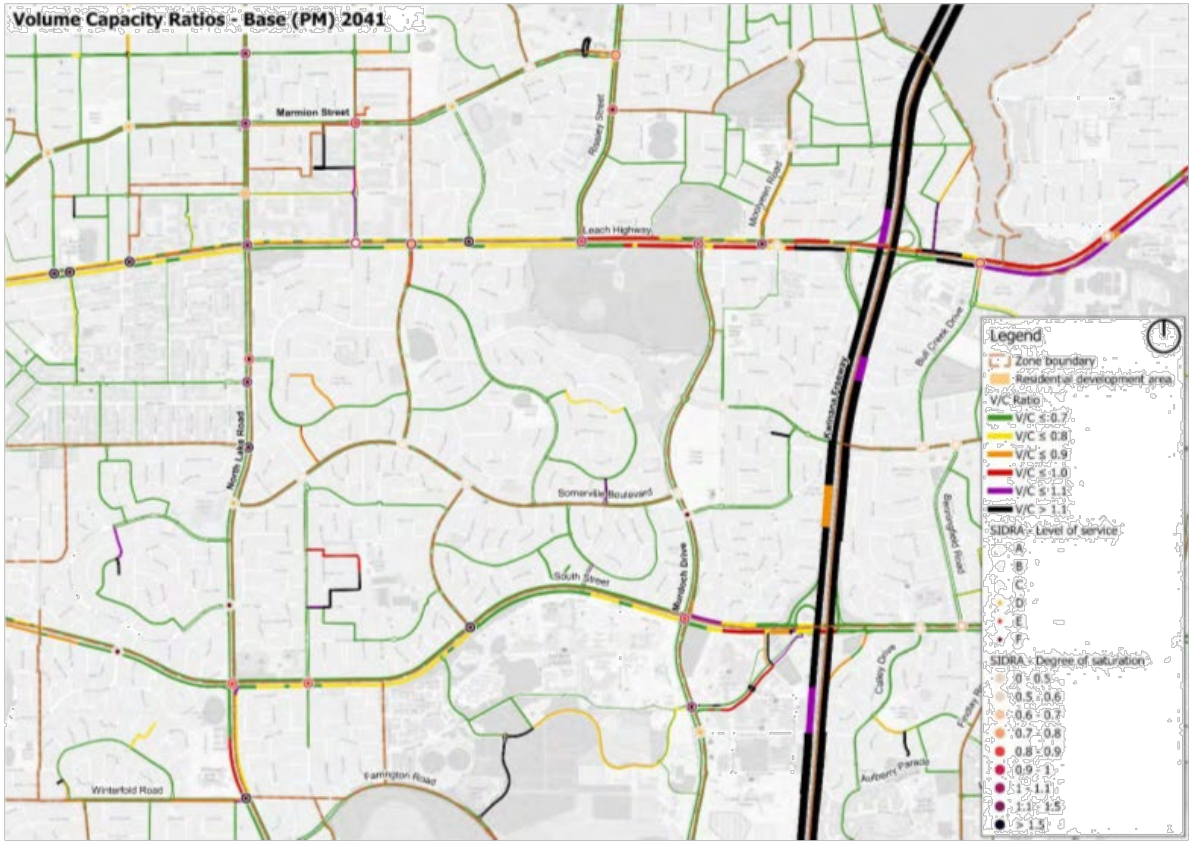


Figure C.19 Existing network volume-capacity ratios and intersection performance– 2041 Base PM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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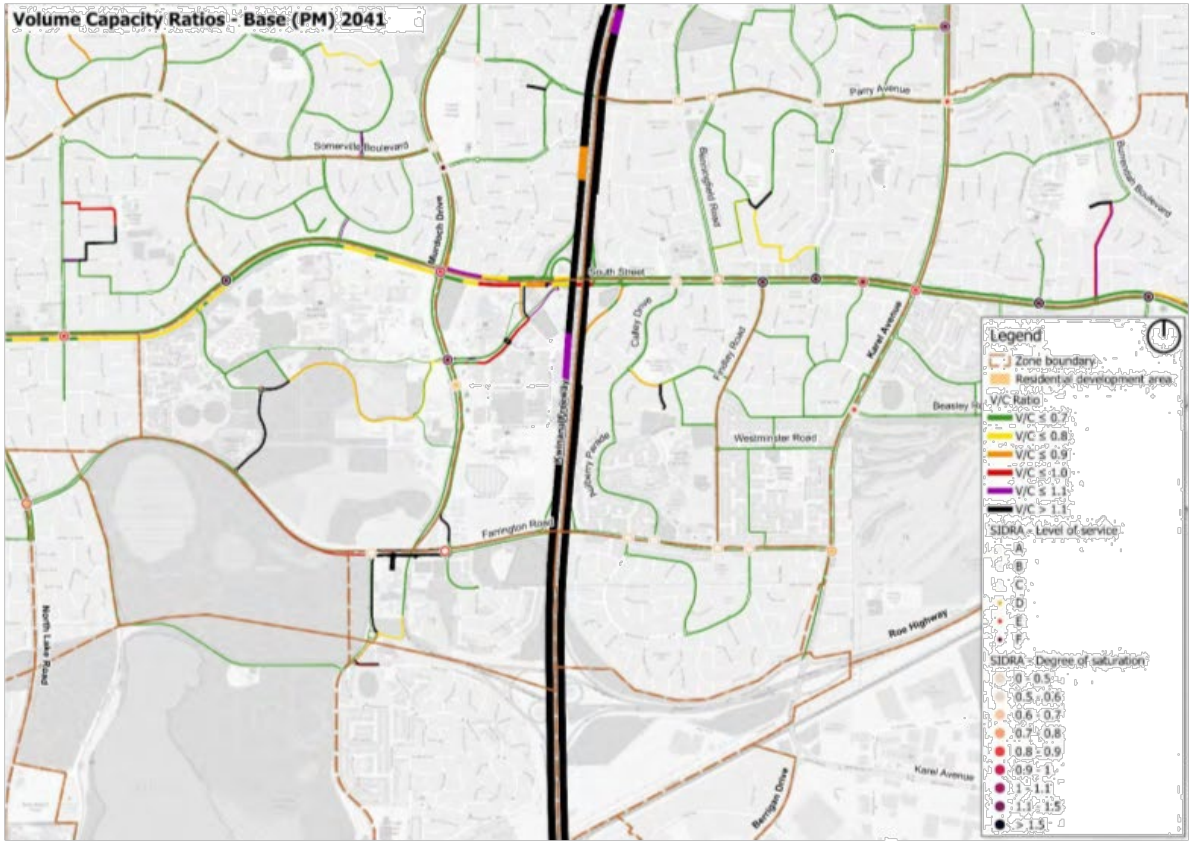


Figure C.20 Existing network volume-capacity ratios and intersection performance– 2041 Base PM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C3 2041 scenario 1 (“CoM Density Approach 1”)

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2041 scenario 1 (“CoM Density Approach 1”). These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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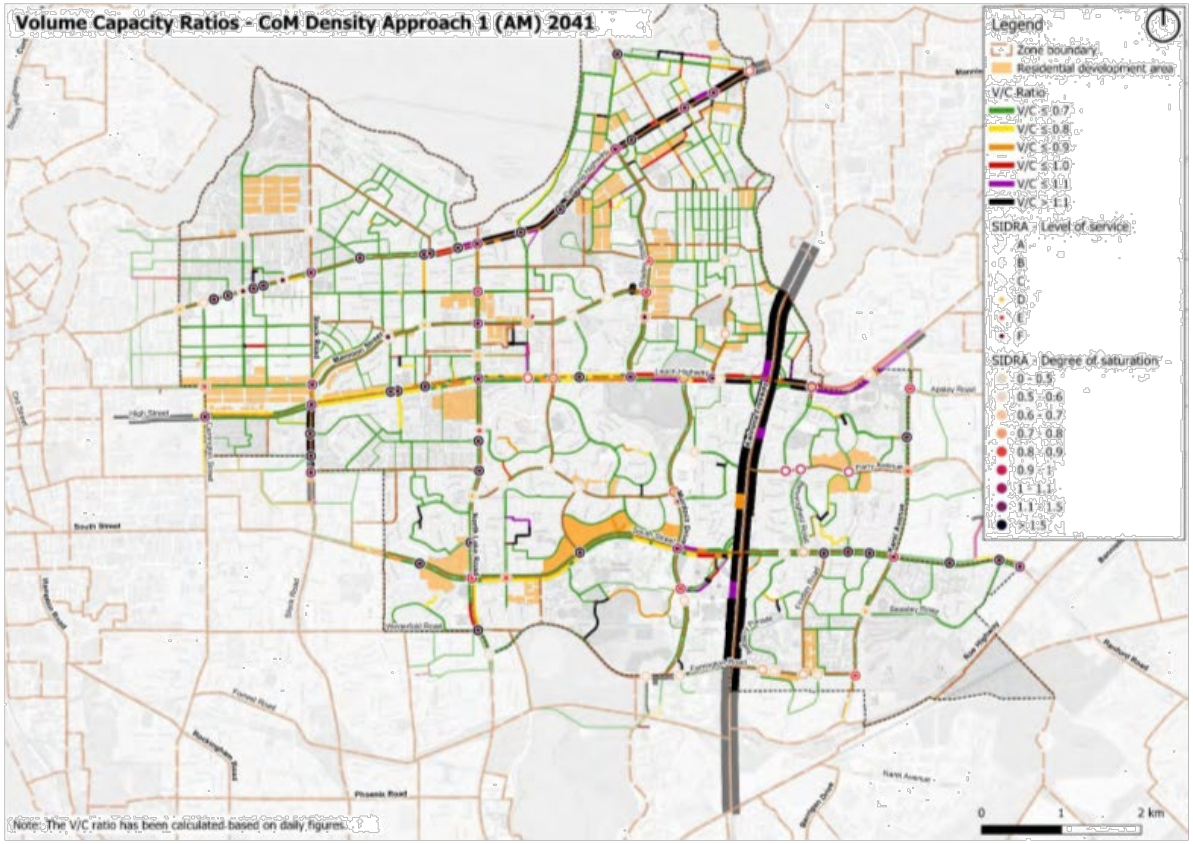


Figure C.21 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 AM ("CoM Density Approach 1")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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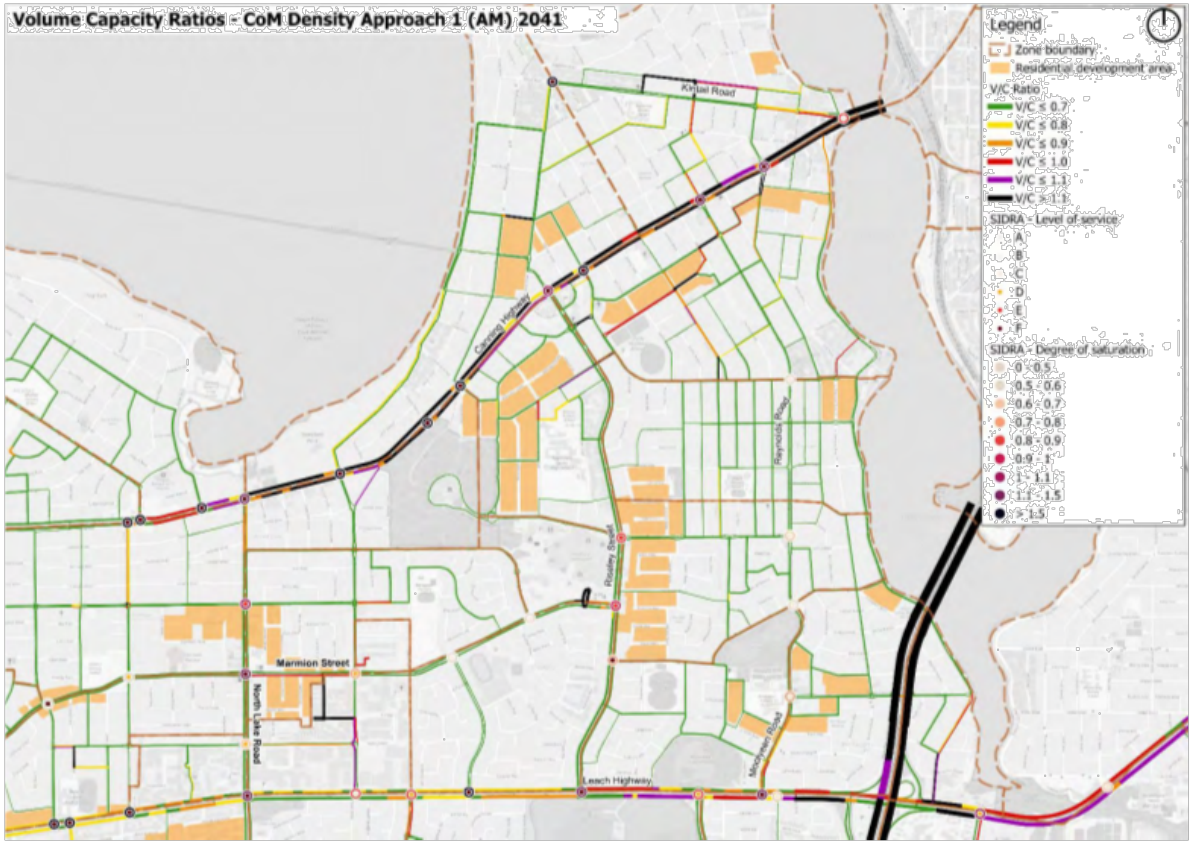


Figure C.22 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 AM ("CoM Density Approach 1") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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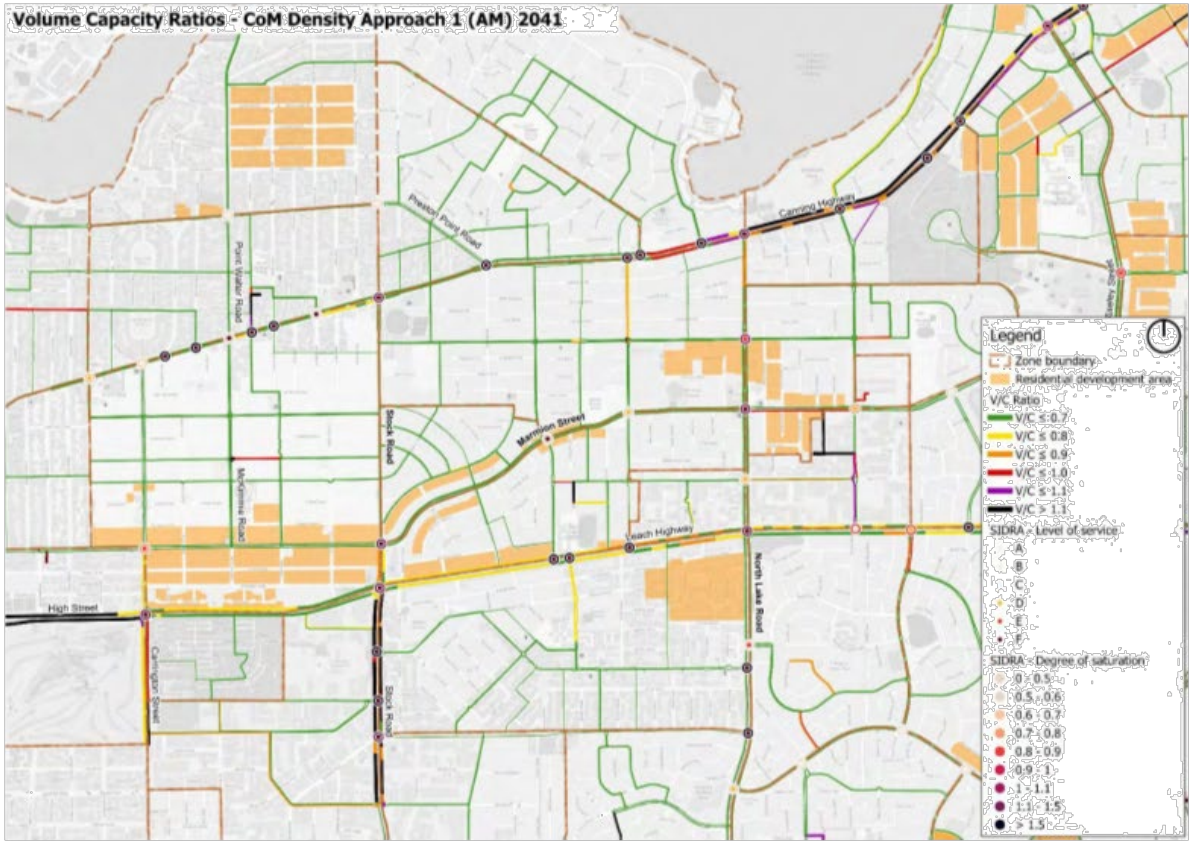


Figure C.23 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 AM ("CoM Density Approach 1") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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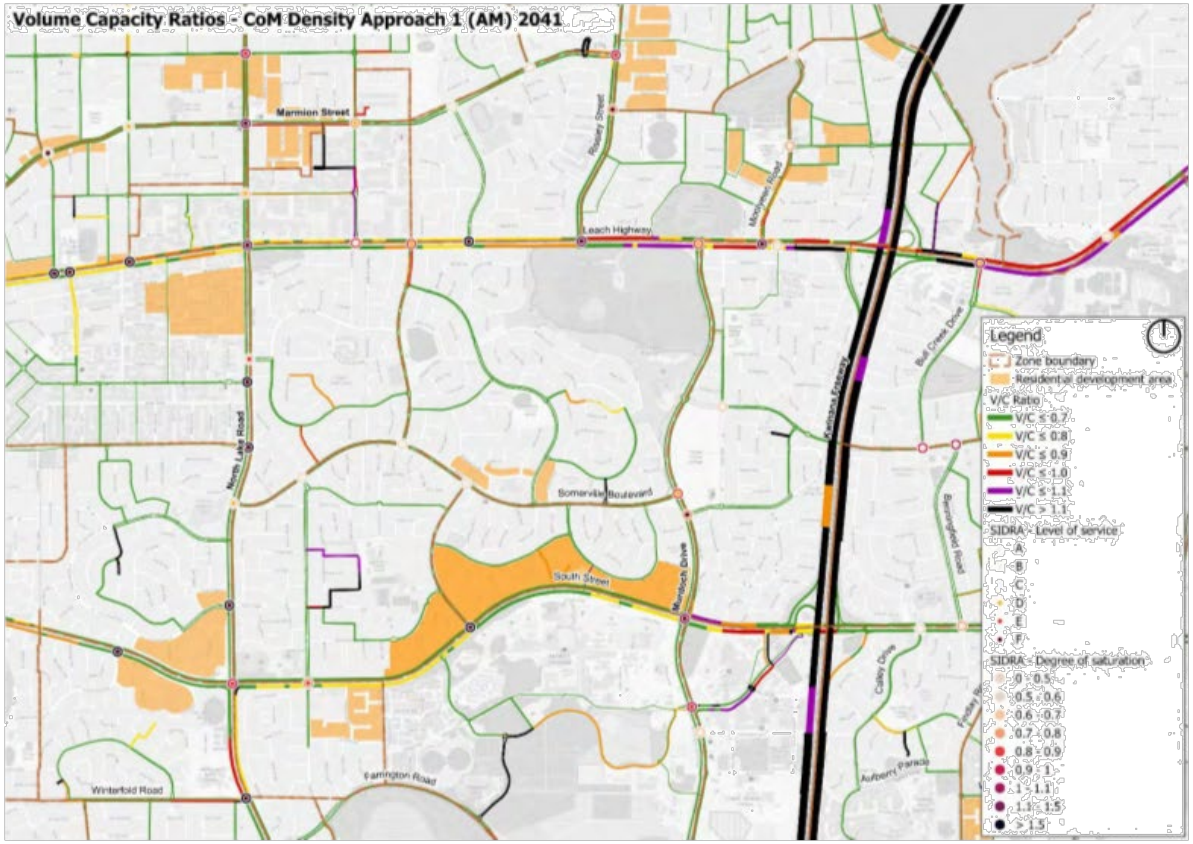


Figure C.24 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 AM ("CoM Density Approach 1") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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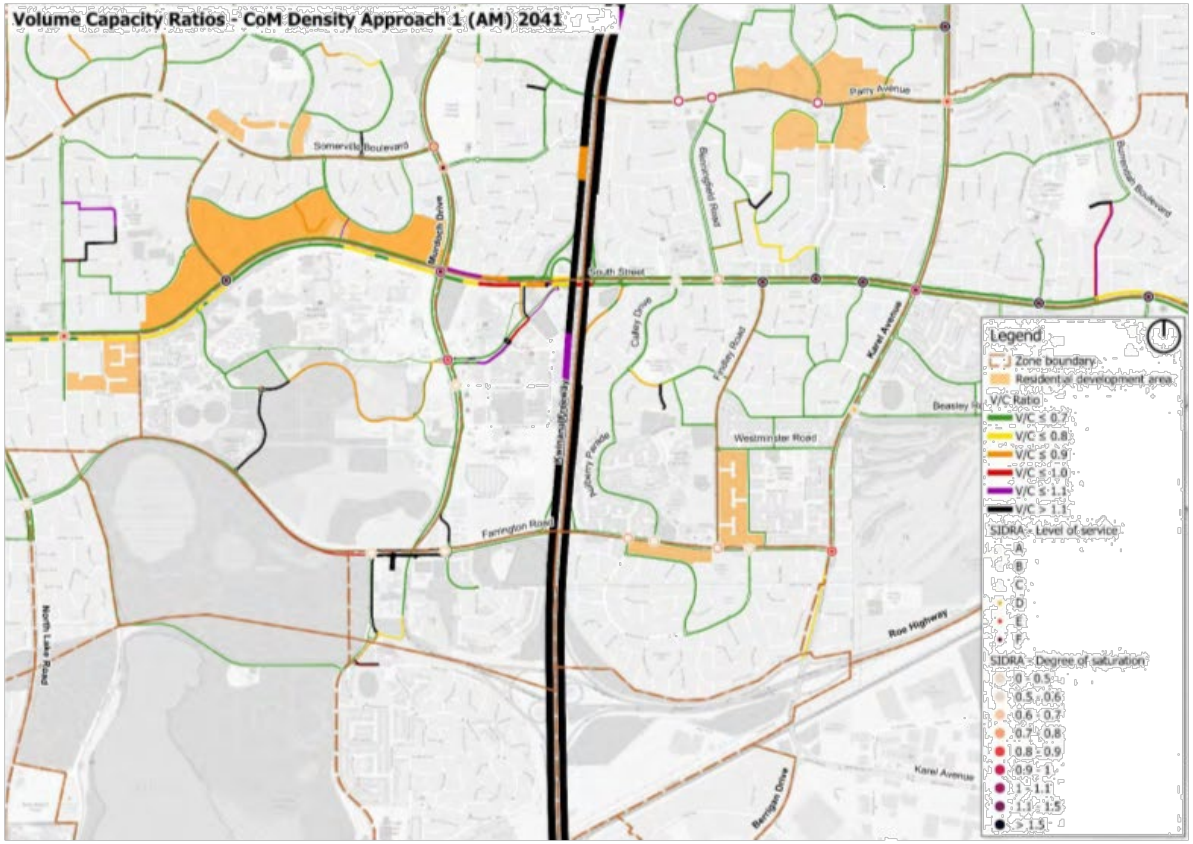


Figure C.25 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 AM ("CoM Density Approach 1") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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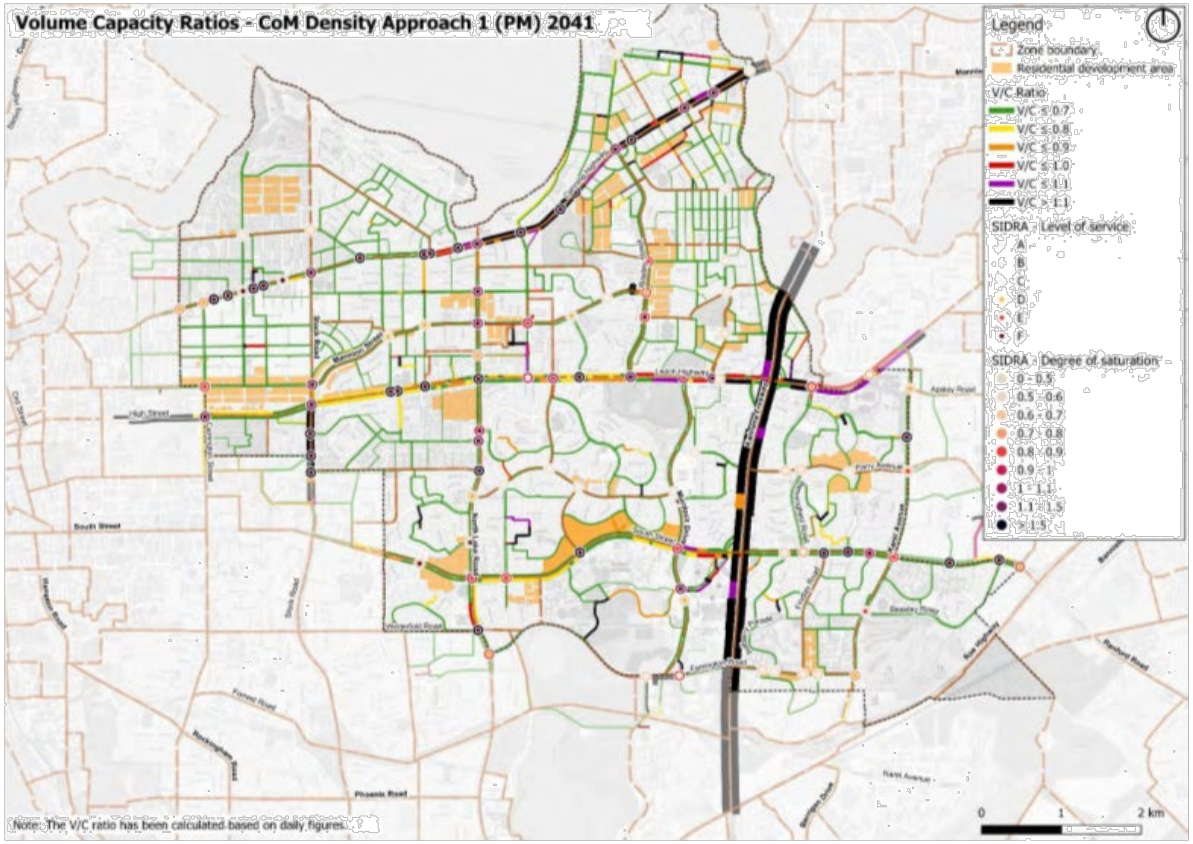


Figure C.26 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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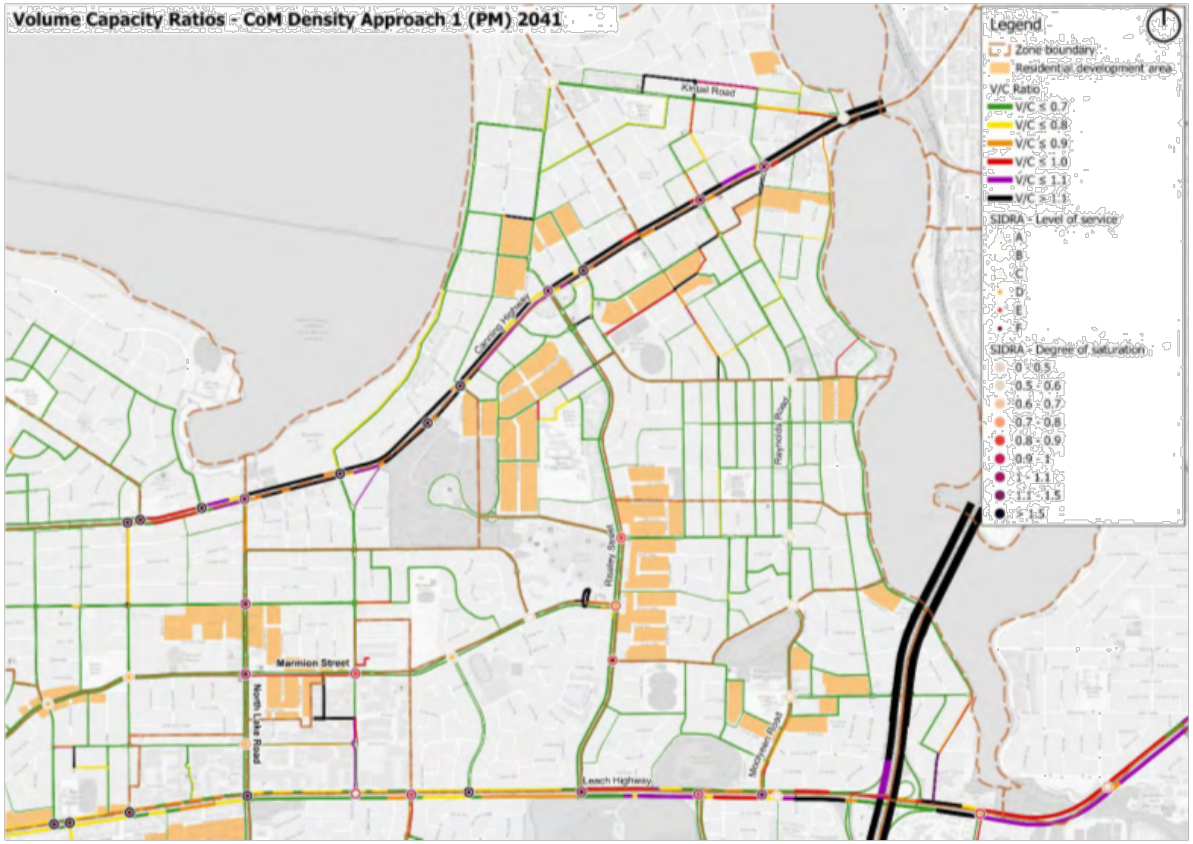


Figure C.27 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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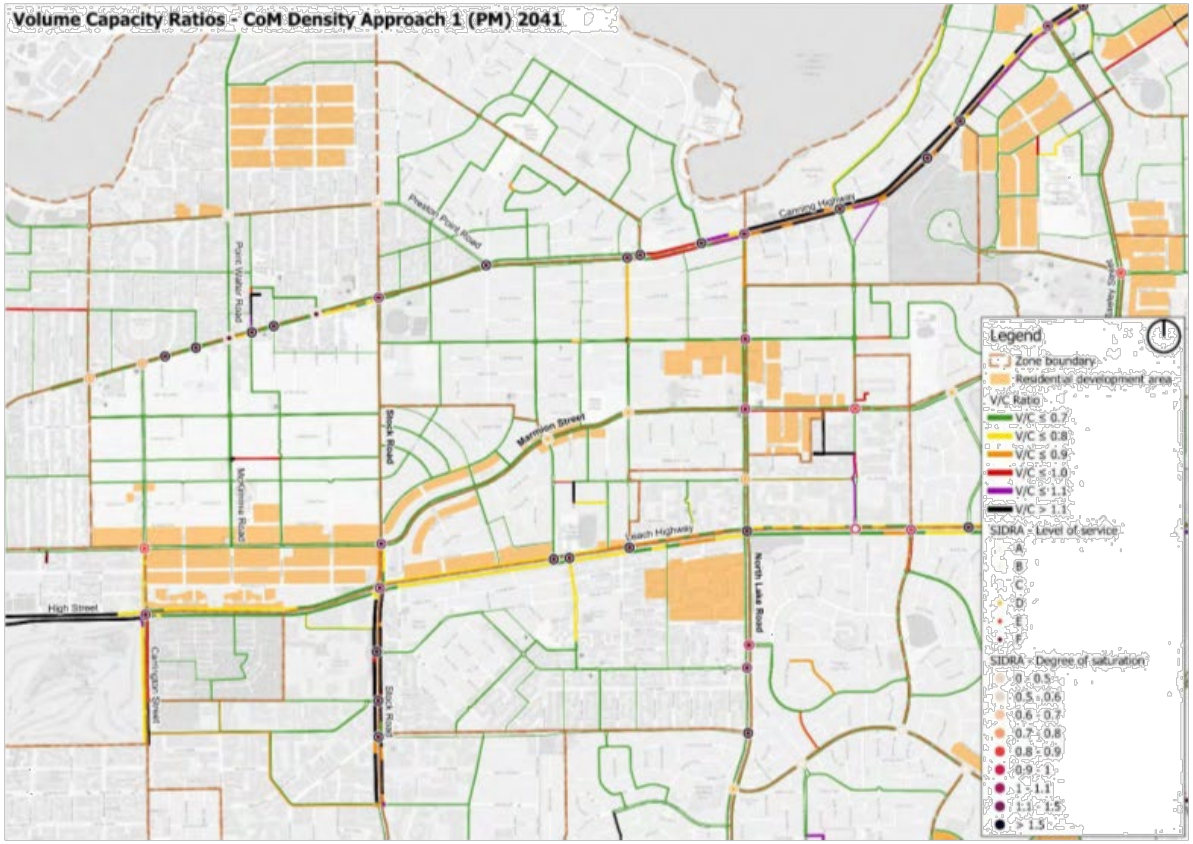


Figure C.28 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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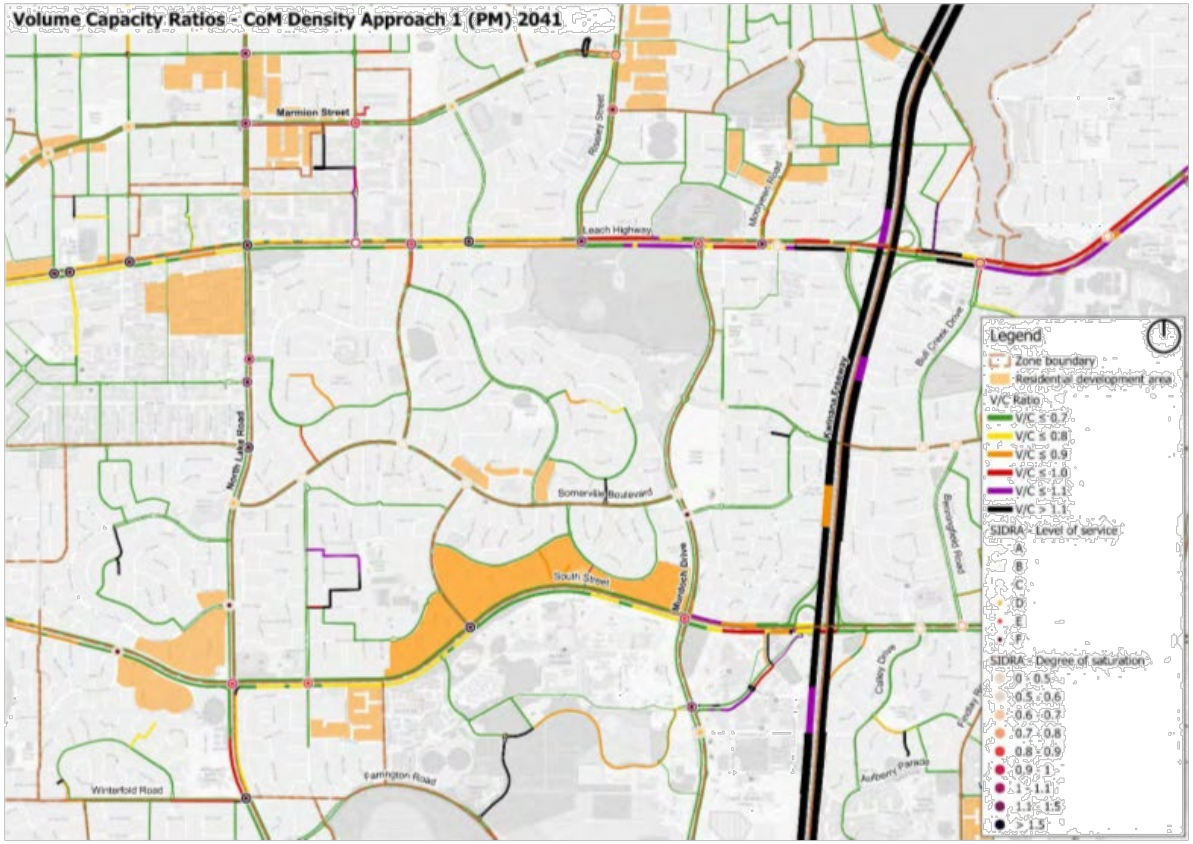


Figure C.29 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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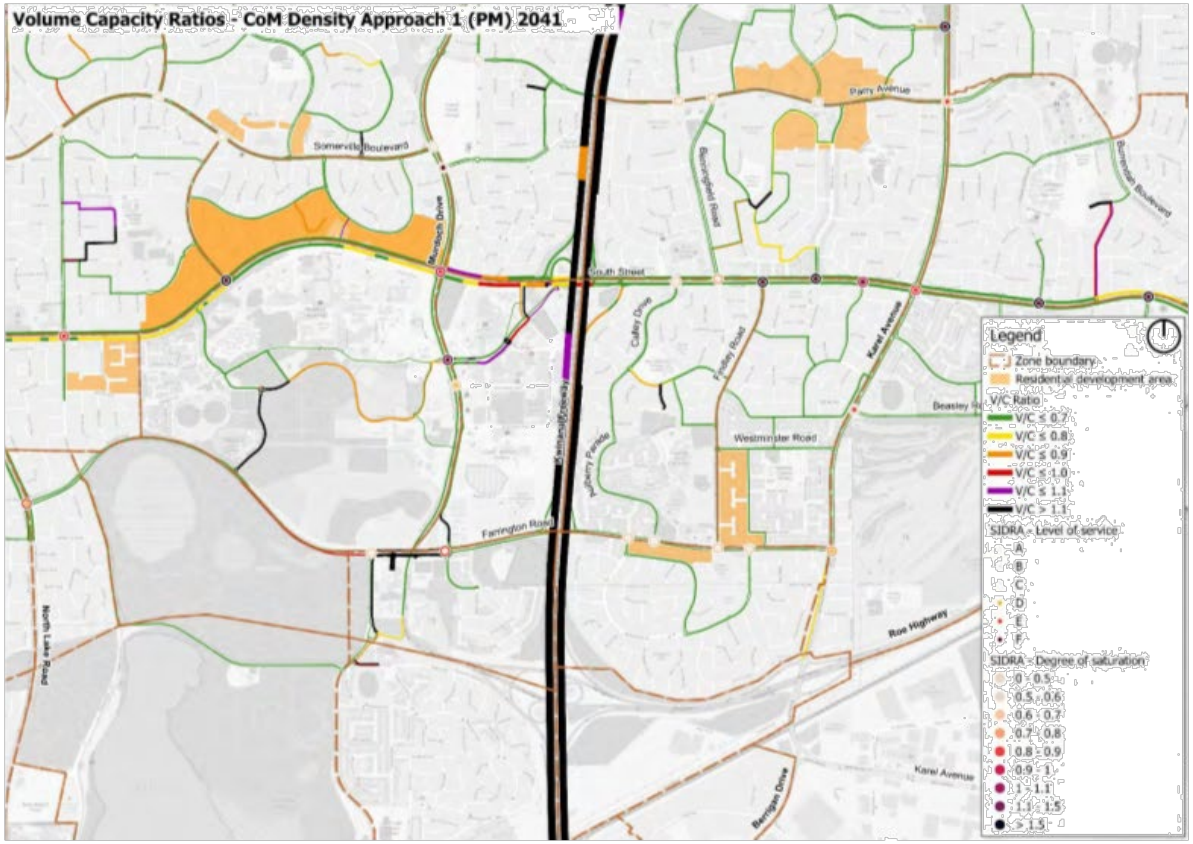


Figure C.30 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C4 2041 scenario 2 (“CoM Density Approach 2”)

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2041 scenario 2 (“CoM Density Approach 2”). These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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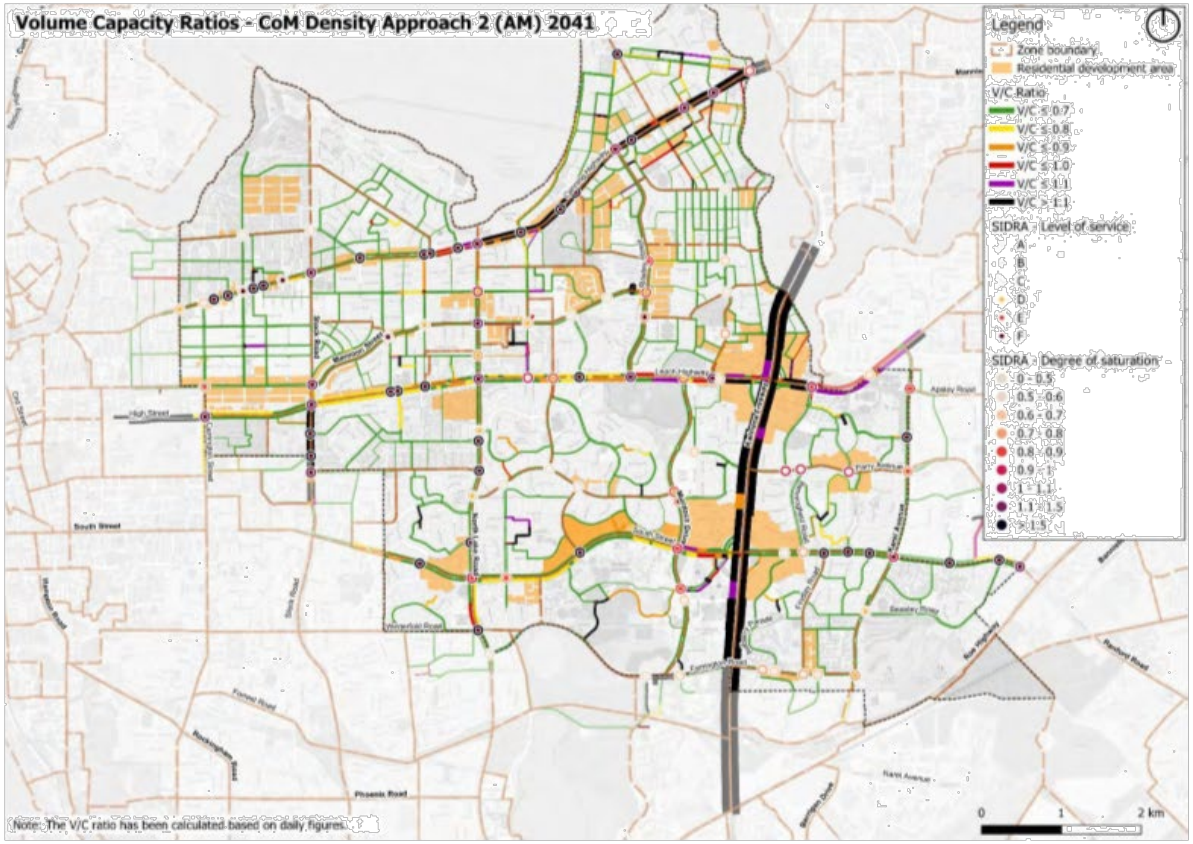


Figure C.31 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 AM ("CoM Density Approach 2")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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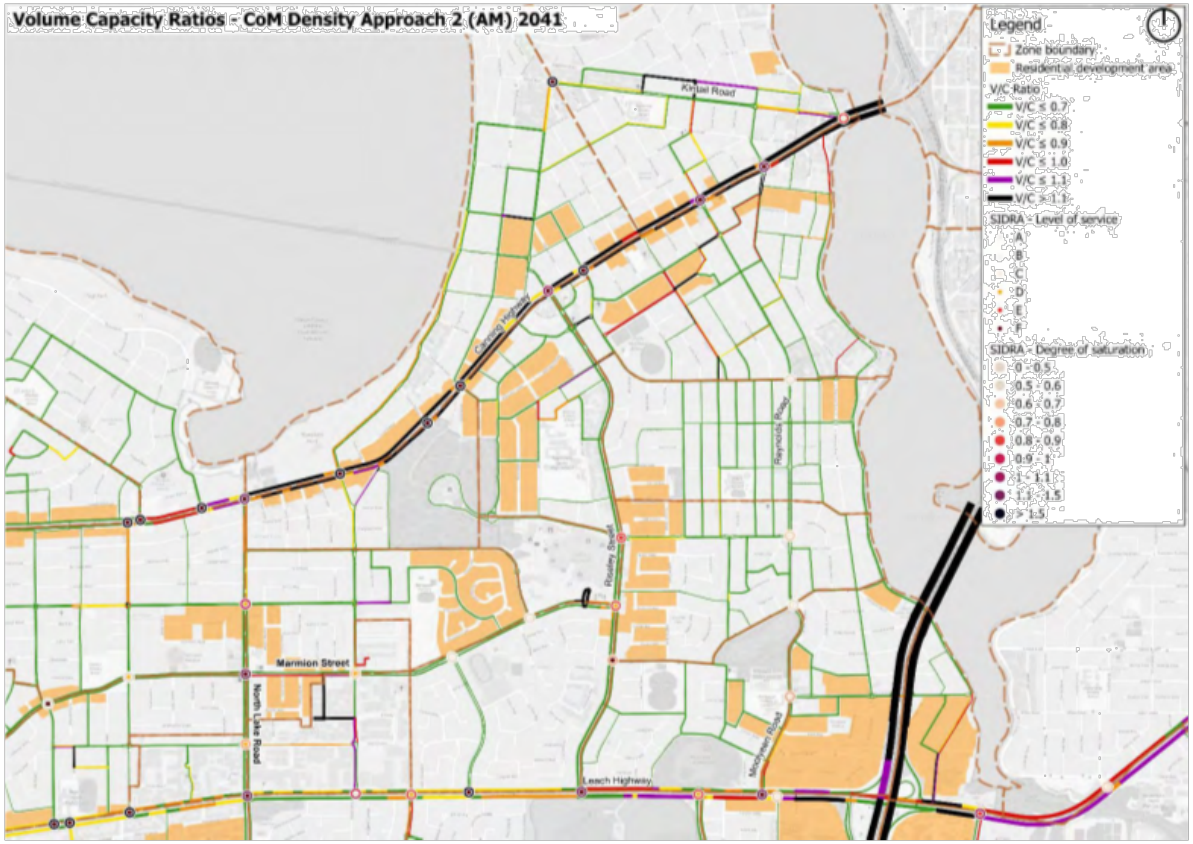


Figure C.32 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 AM ("CoM Density Approach 2") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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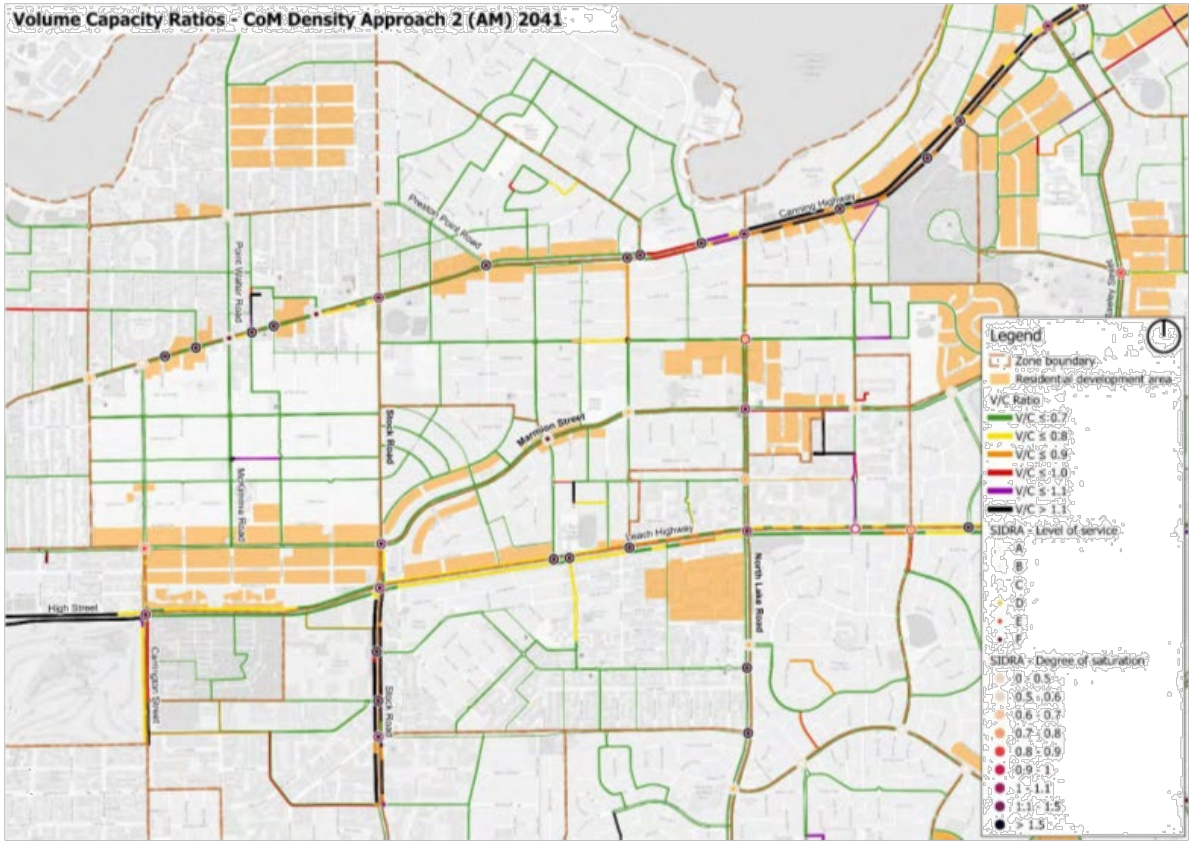


Figure C.33 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 AM ("CoM Density Approach 2") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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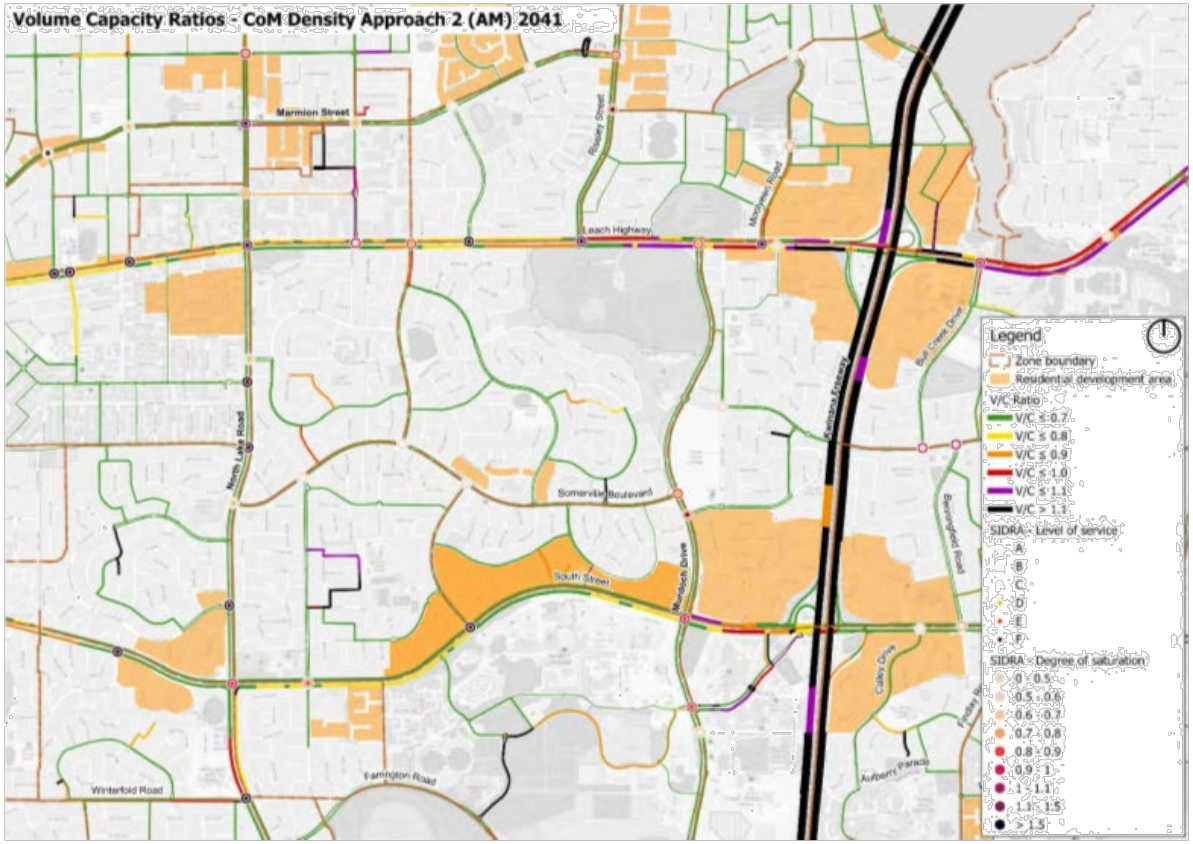


Figure C.34 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 AM ("CoM Density Approach 2") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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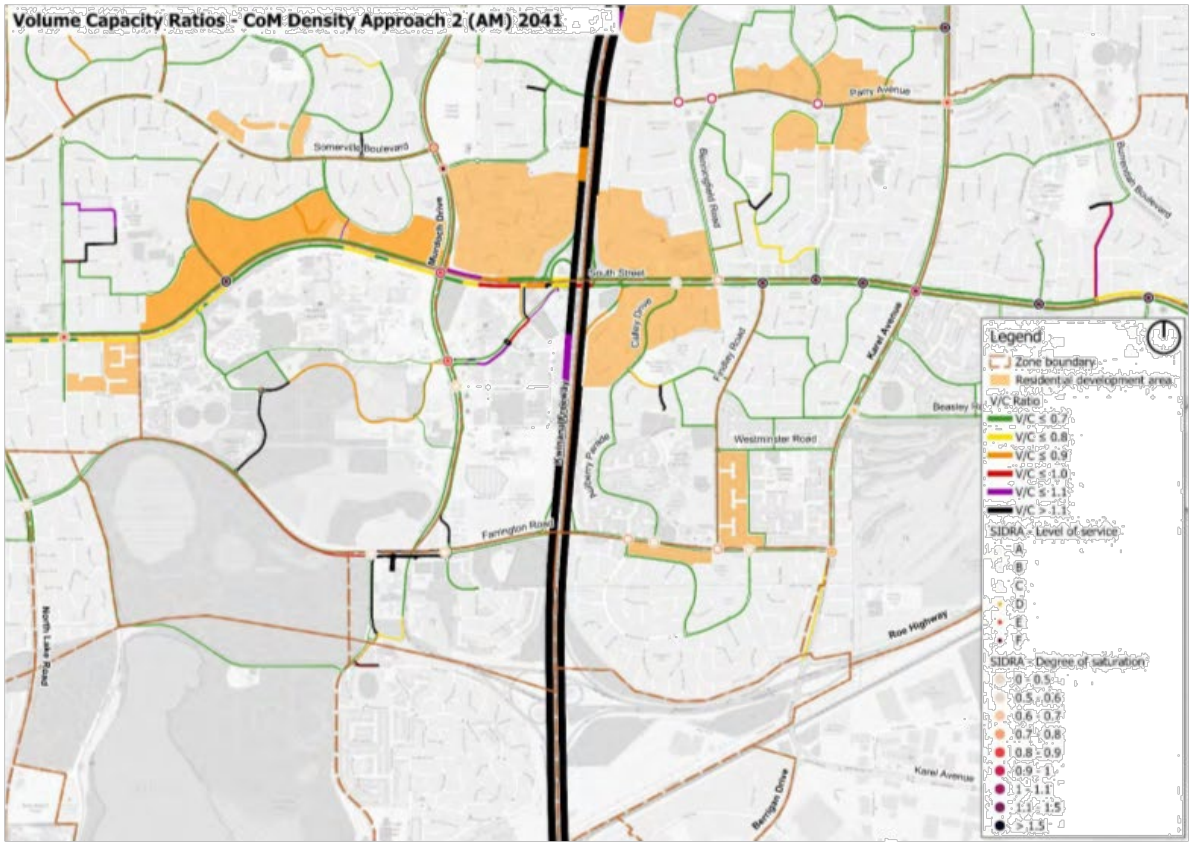


Figure C.35 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 AM ("CoM Density Approach 2") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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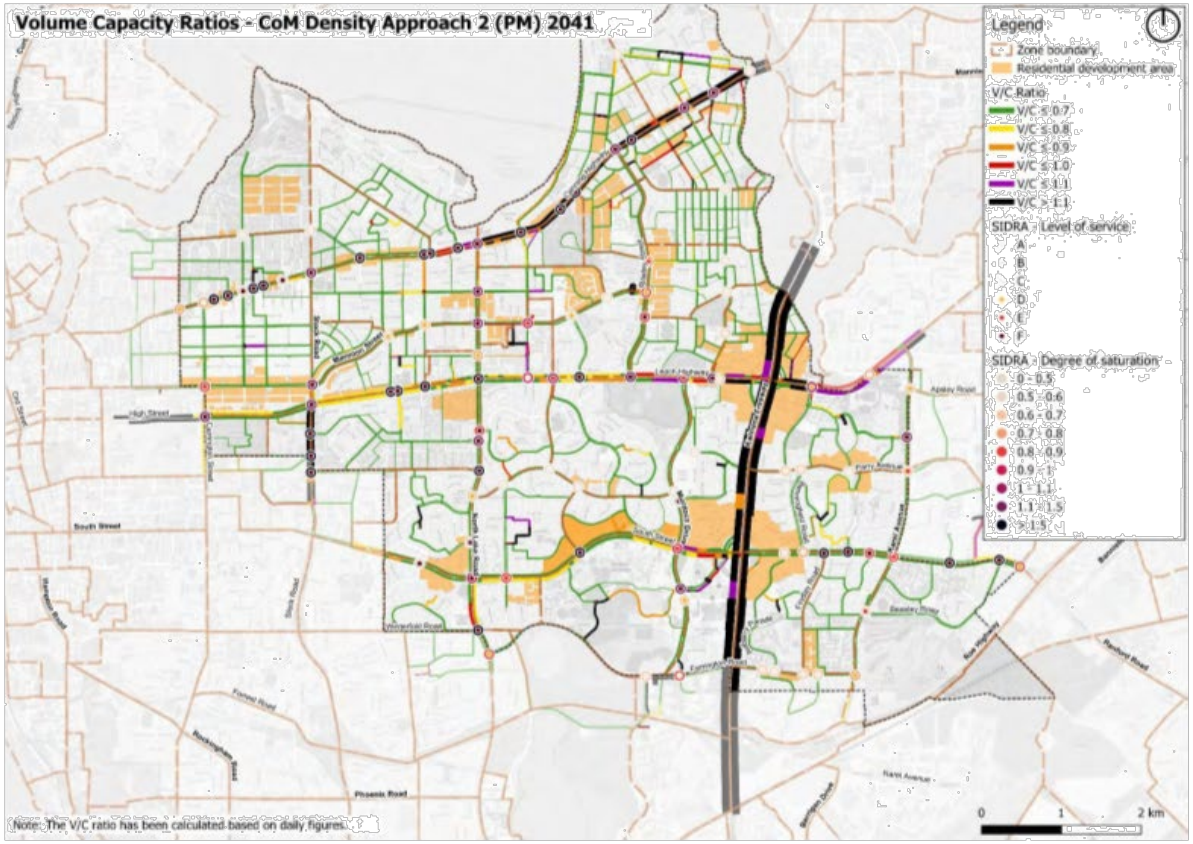


Figure C.36 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 PM ("CoM Density Approach 2")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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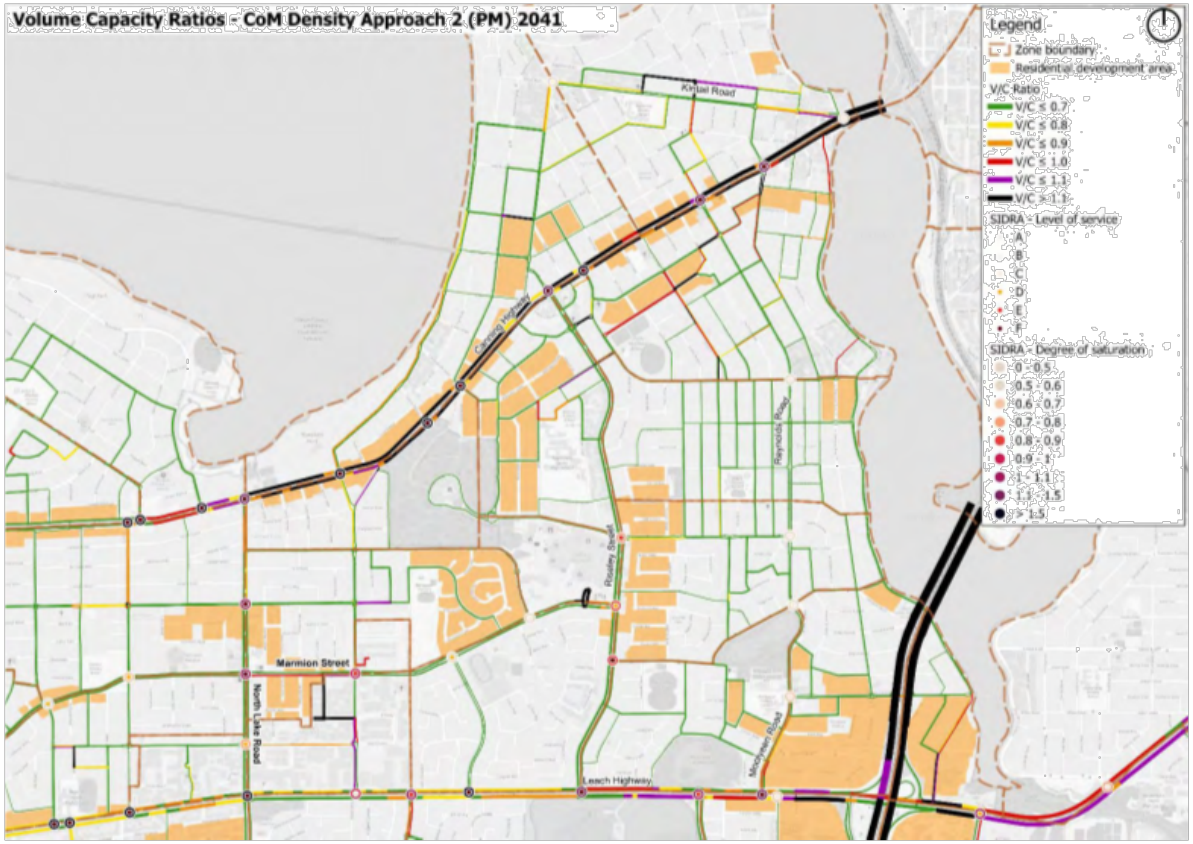


Figure C.37 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 PM ("CoM Density Approach 2") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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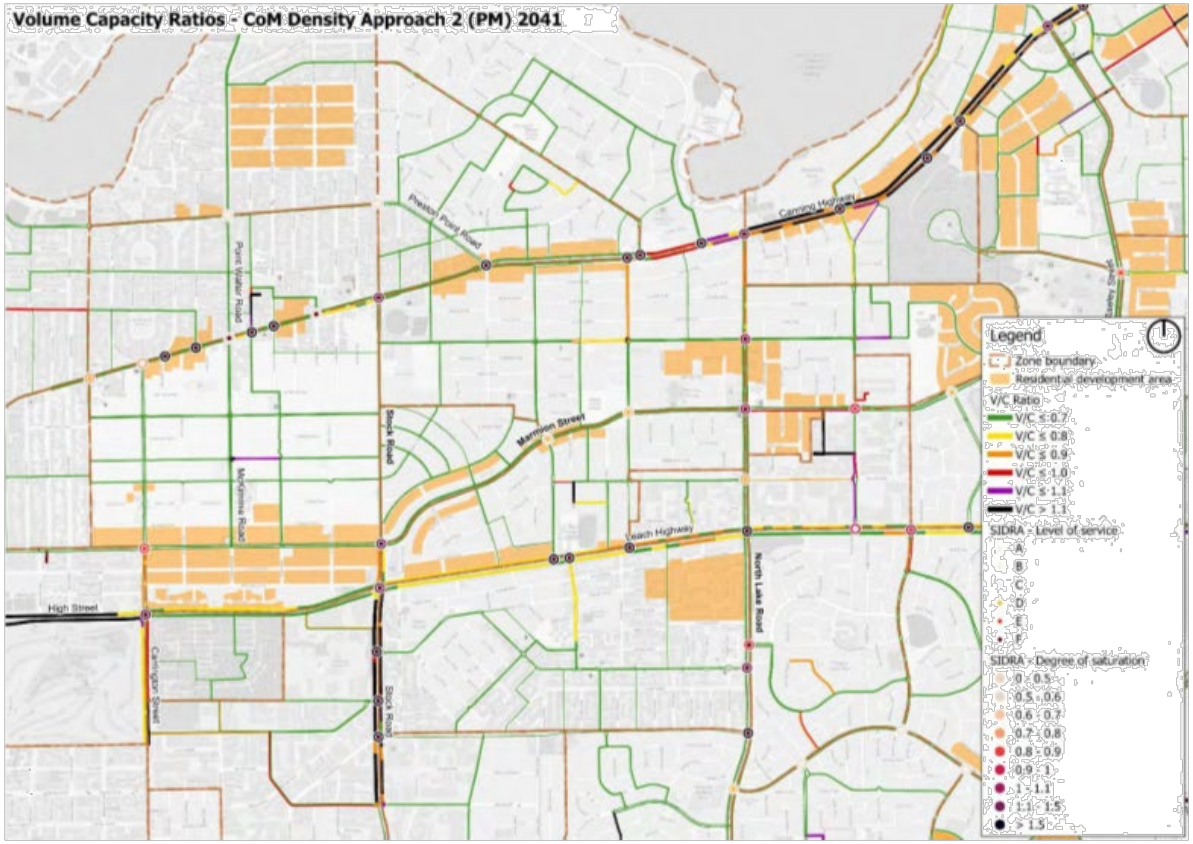


Figure C.38 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 PM ("CoM Density Approach 2") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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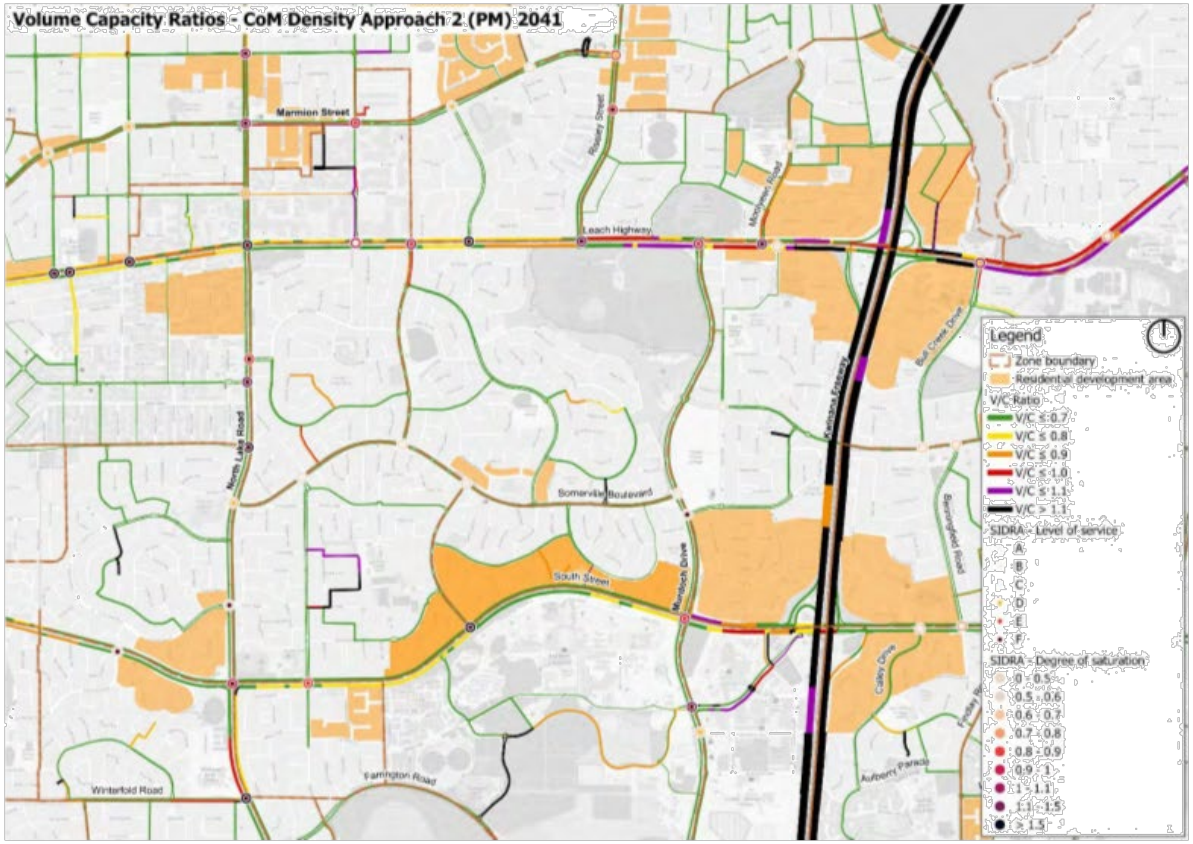


Figure C.39 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 PM ("CoM Density Approach 2") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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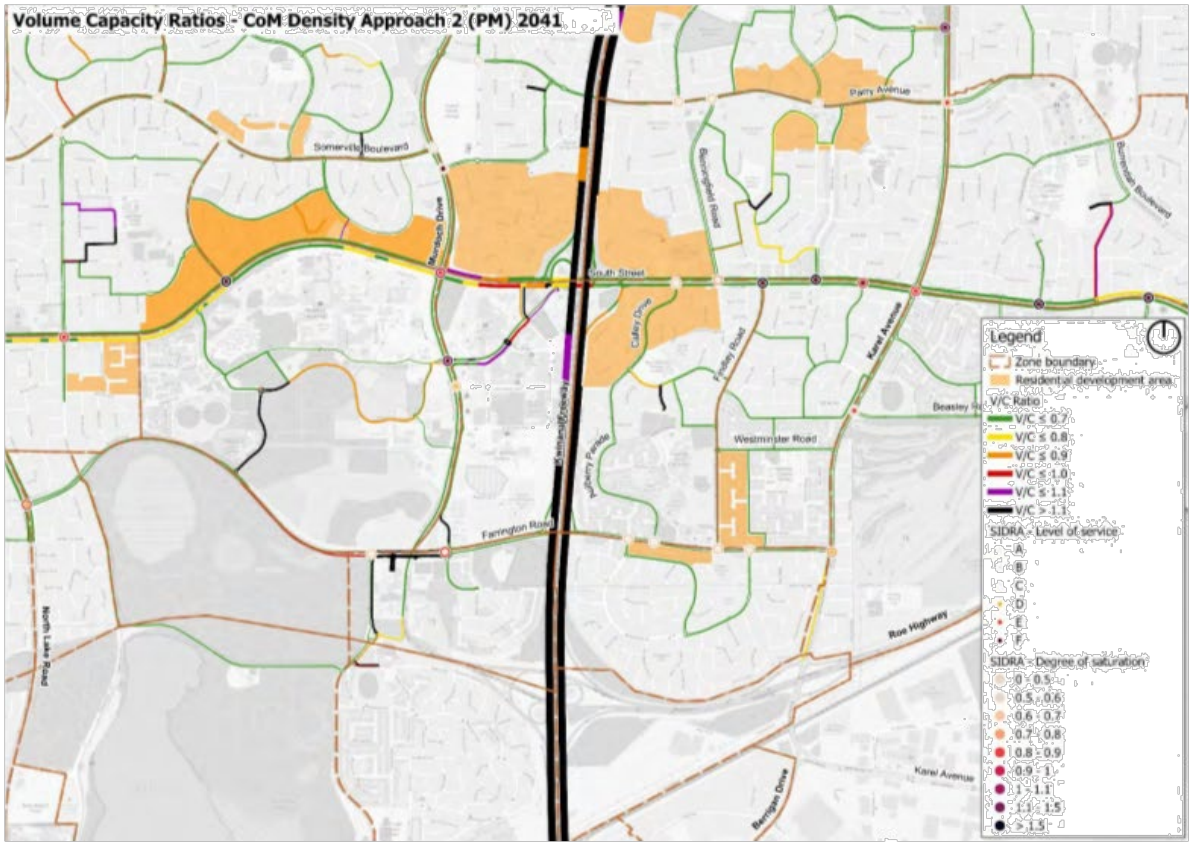


Figure C.40 Existing network volume-capacity ratios and intersection performance– 2041 scenario 2 PM ("CoM Density Approach 2") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C5 2051 baseline

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2051 baseline. These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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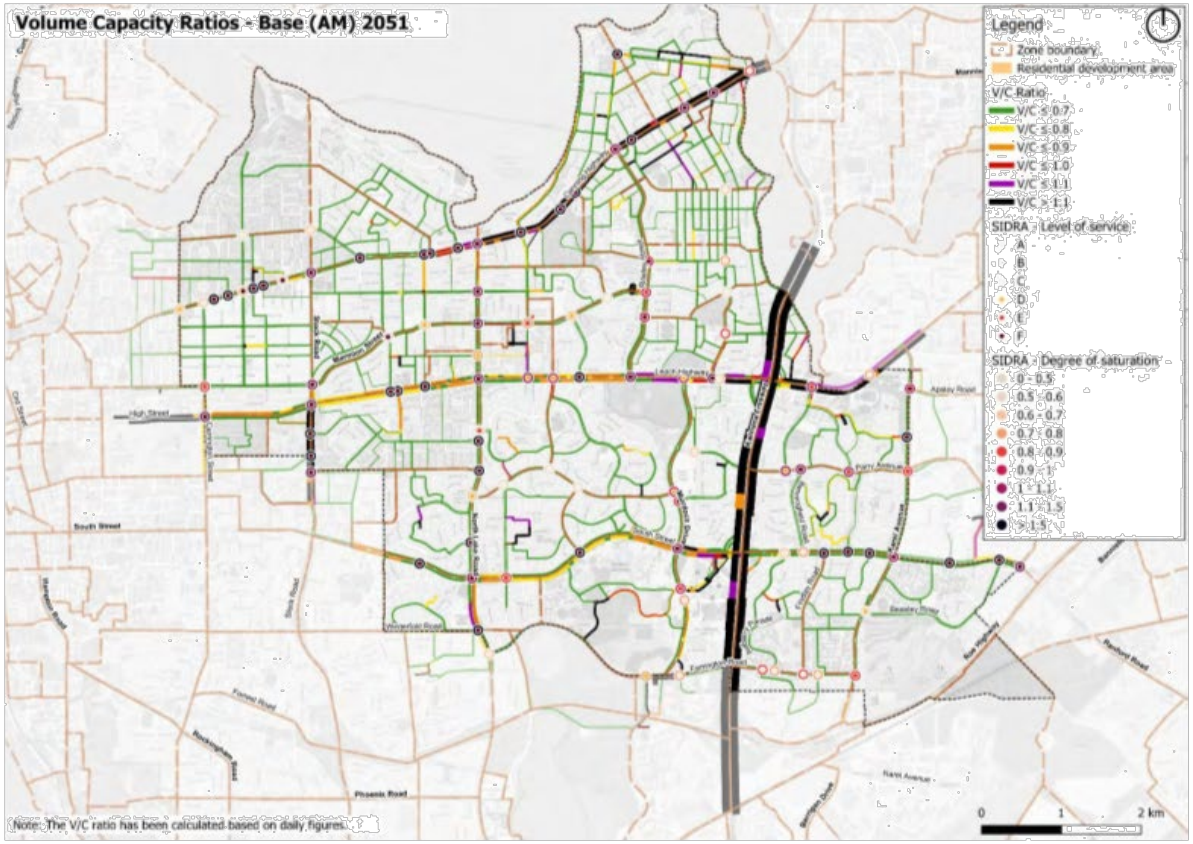


Figure C.41 Existing network volume-capacity ratios and intersection performance– 2051 Base AM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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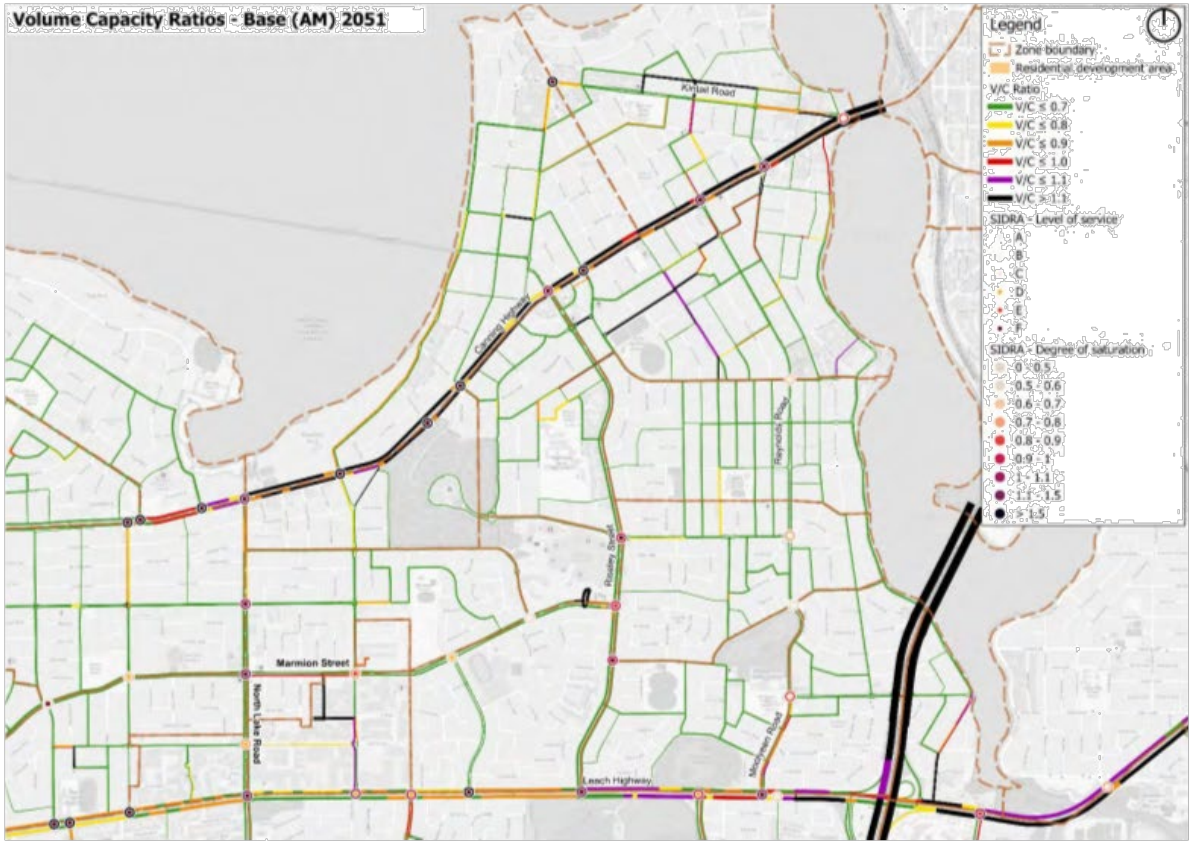


Figure C.42 Existing network volume-capacity ratios and intersection performance– 2051 Base AM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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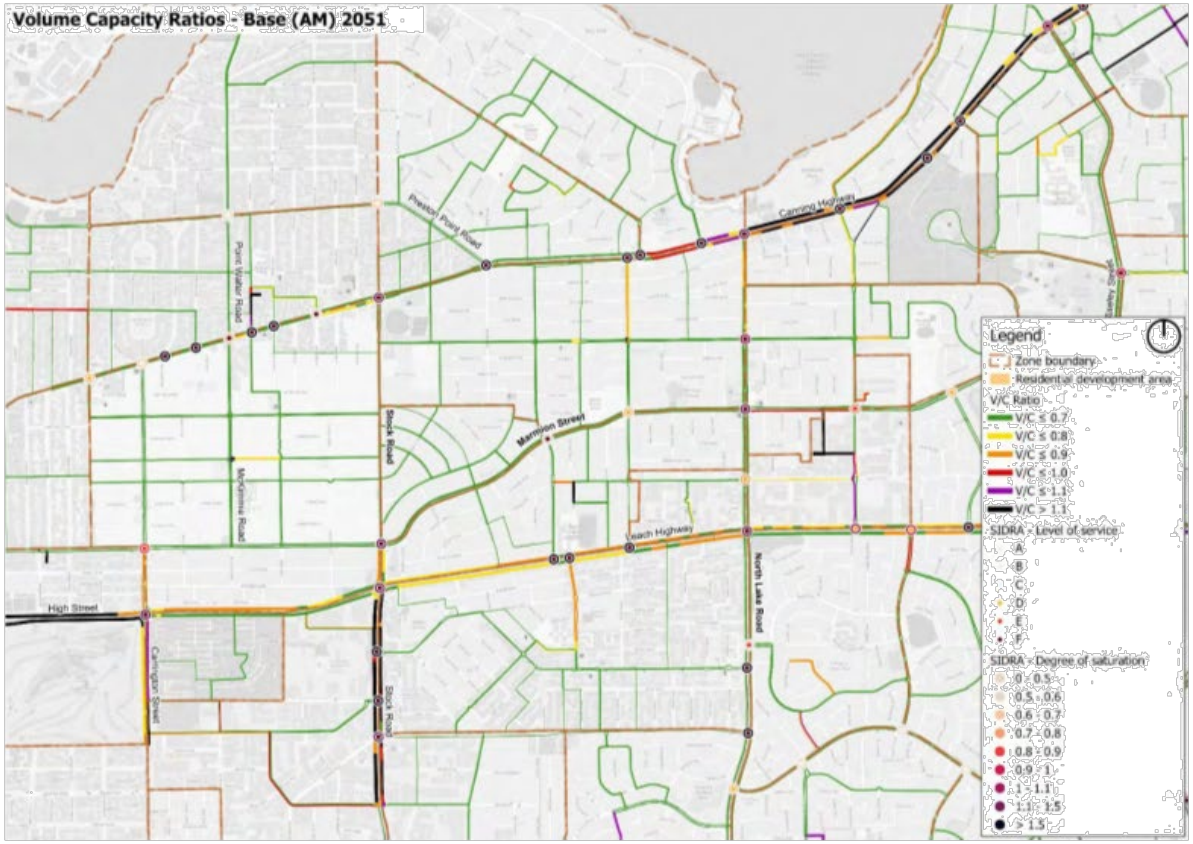


Figure C.43 Existing network volume-capacity ratios and intersection performance– 2051 Base AM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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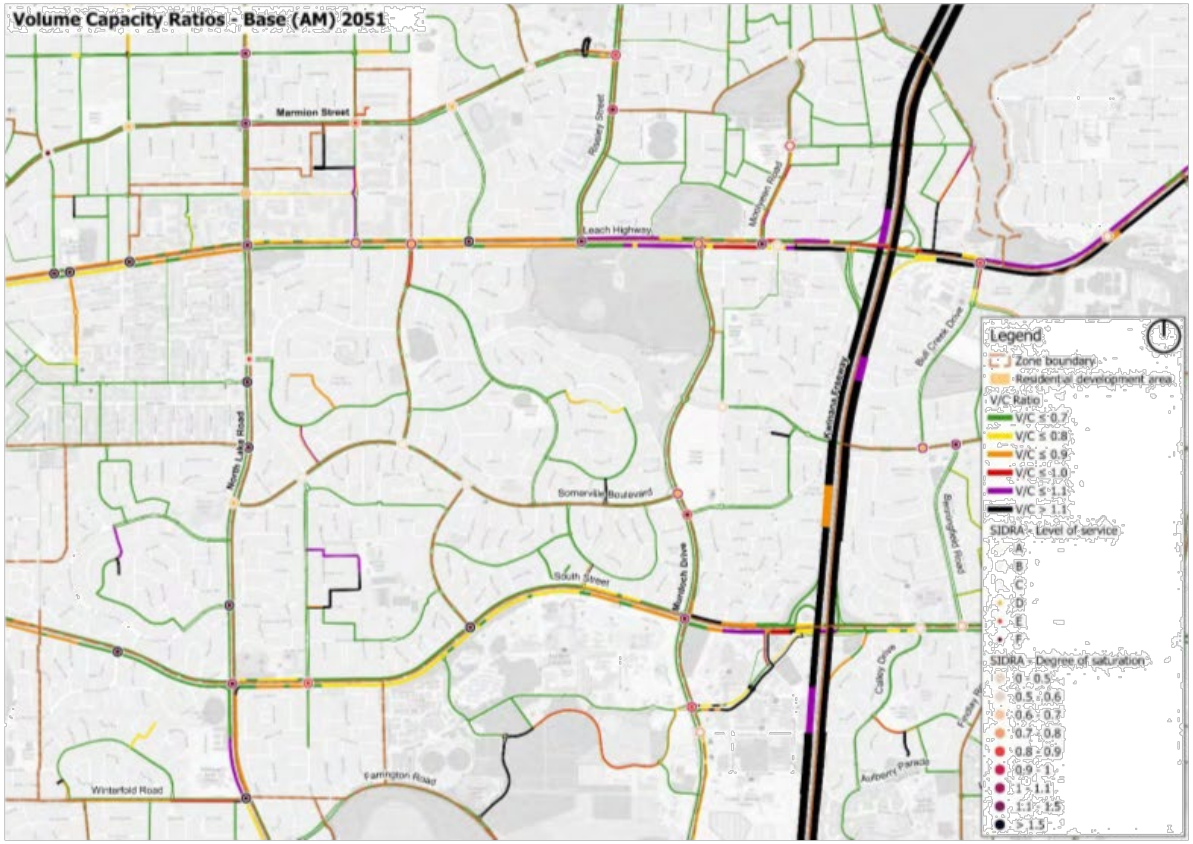


Figure C.44 Existing network volume-capacity ratios and intersection performance– 2051 Base AM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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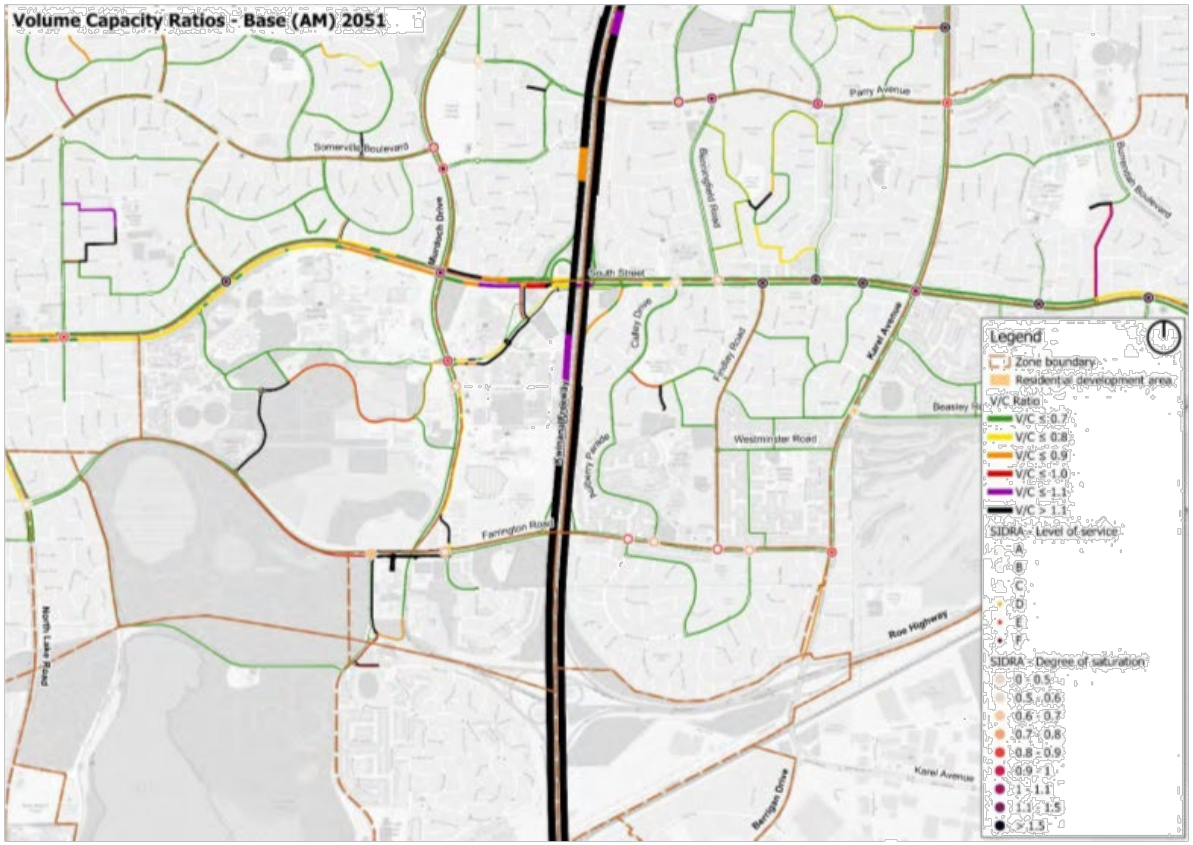


Figure C.45 Existing network volume-capacity ratios and intersection performance– 2051 Base AM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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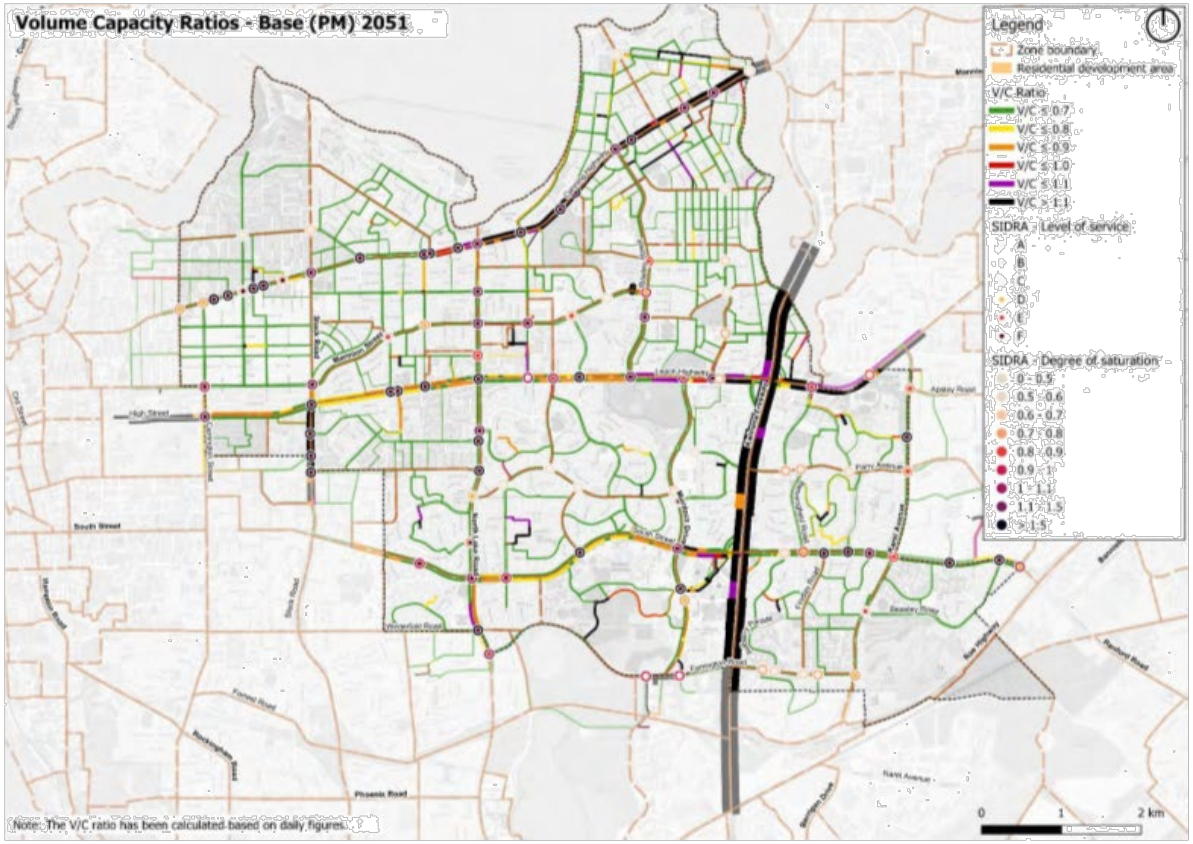


Figure C.46 Existing network volume-capacity ratios and intersection performance– 2051 Base PM

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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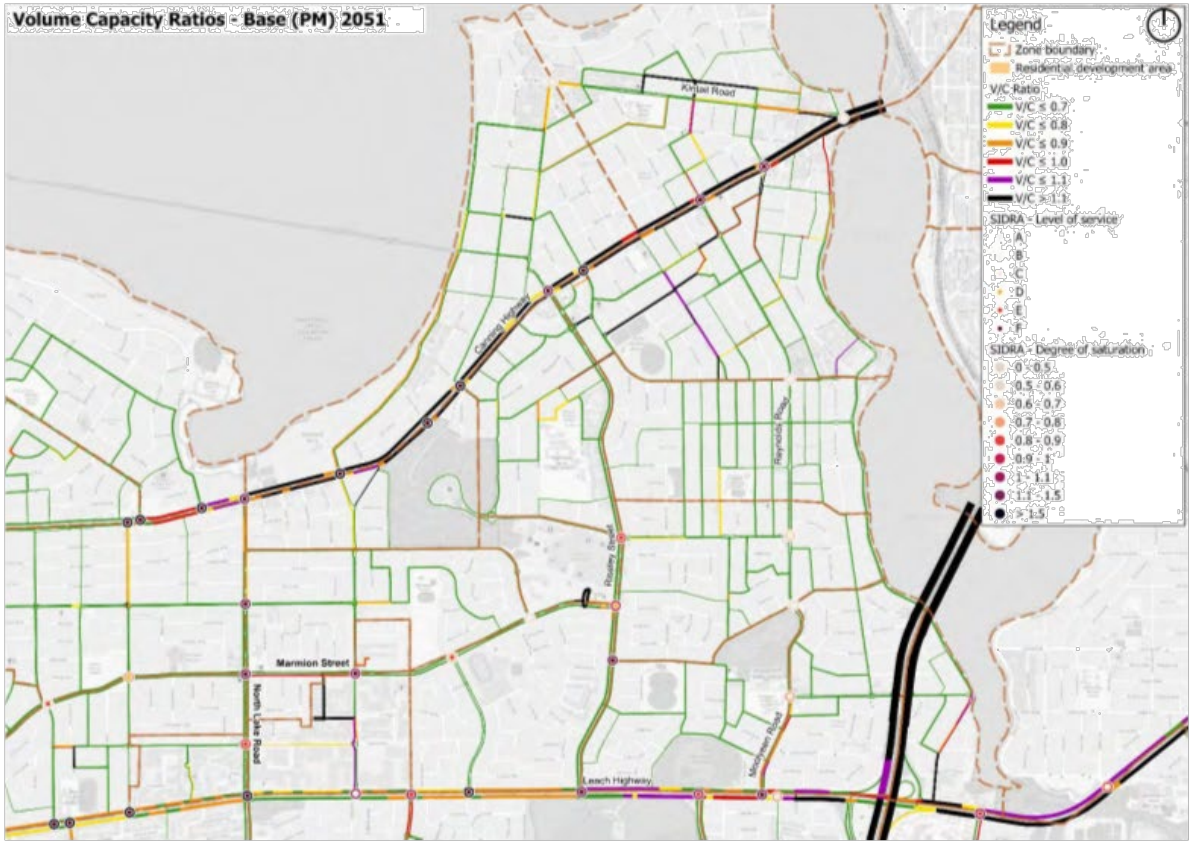


Figure C.47 Existing network volume-capacity ratios and intersection performance– 2051 Base PM (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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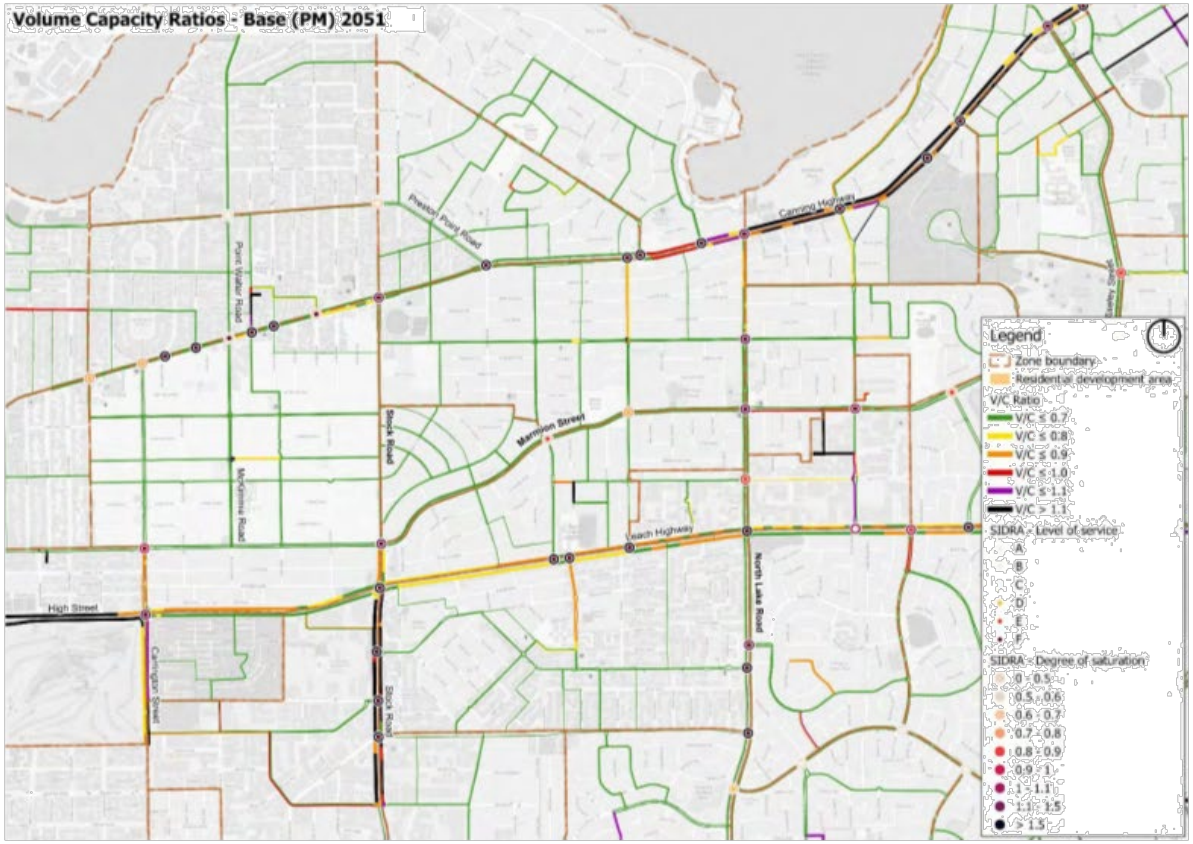


Figure C.48 Existing network volume-capacity ratios and intersection performance– 2051 Base PM (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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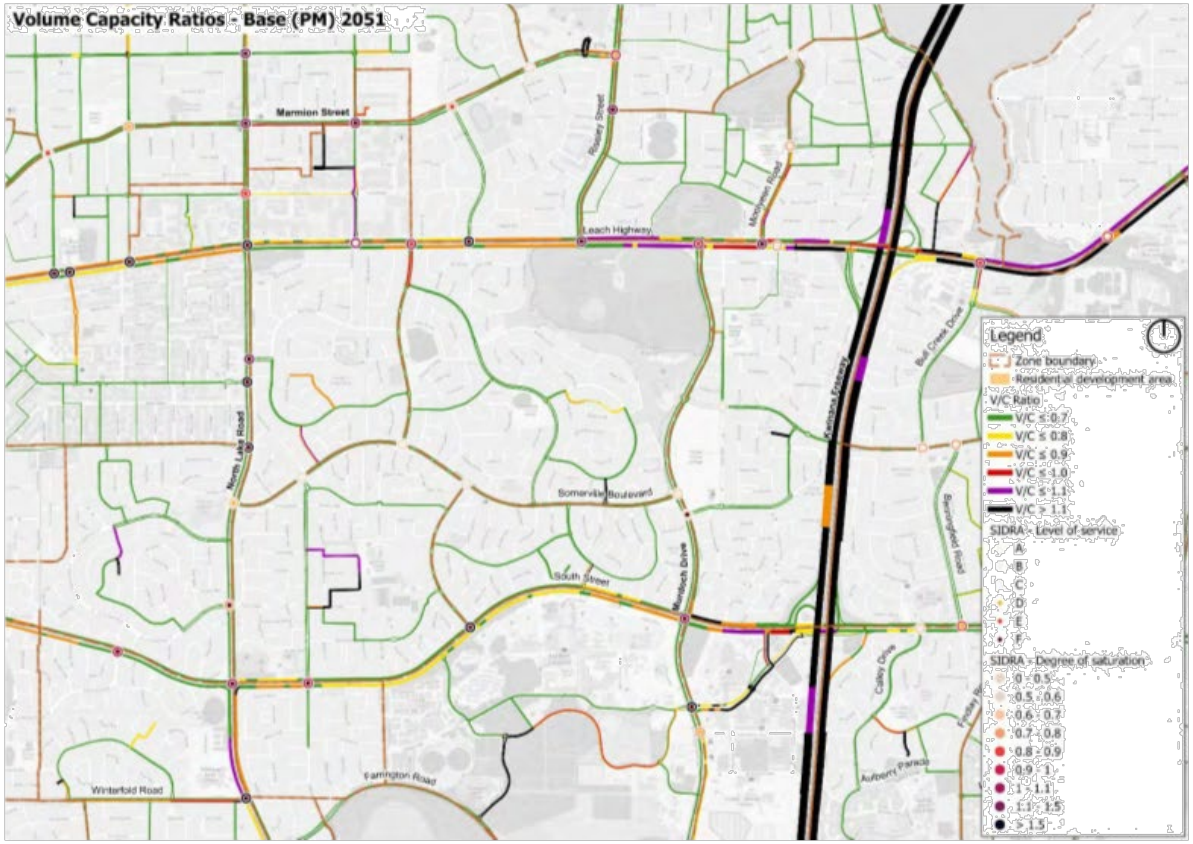


Figure C.49 Existing network volume-capacity ratios and intersection performance– 2051 Base PM (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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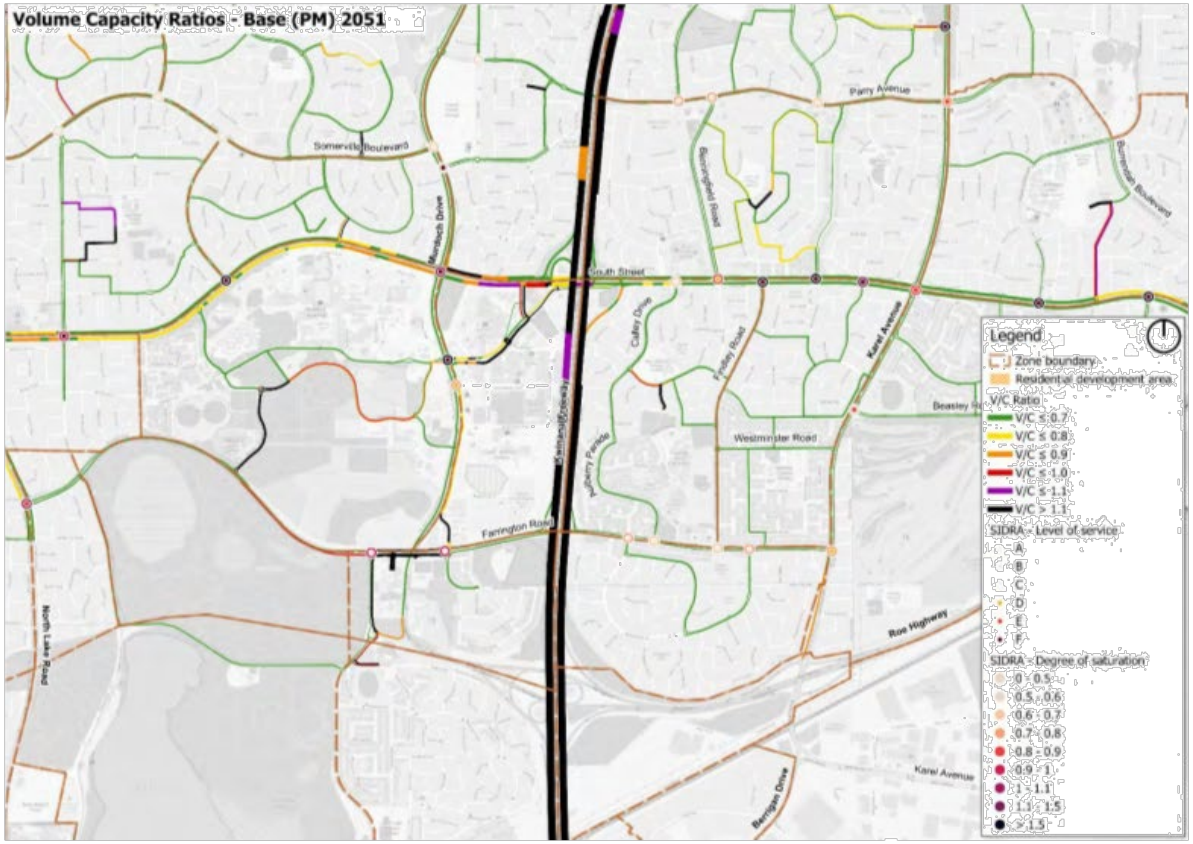


Figure C.50 Existing network volume-capacity ratios and intersection performance– 2051 Base PM (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C6 2051 scenario 1 (“CoM Density Approach 1”)

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2051 scenario 1 (“CoM Density Approach 1”). These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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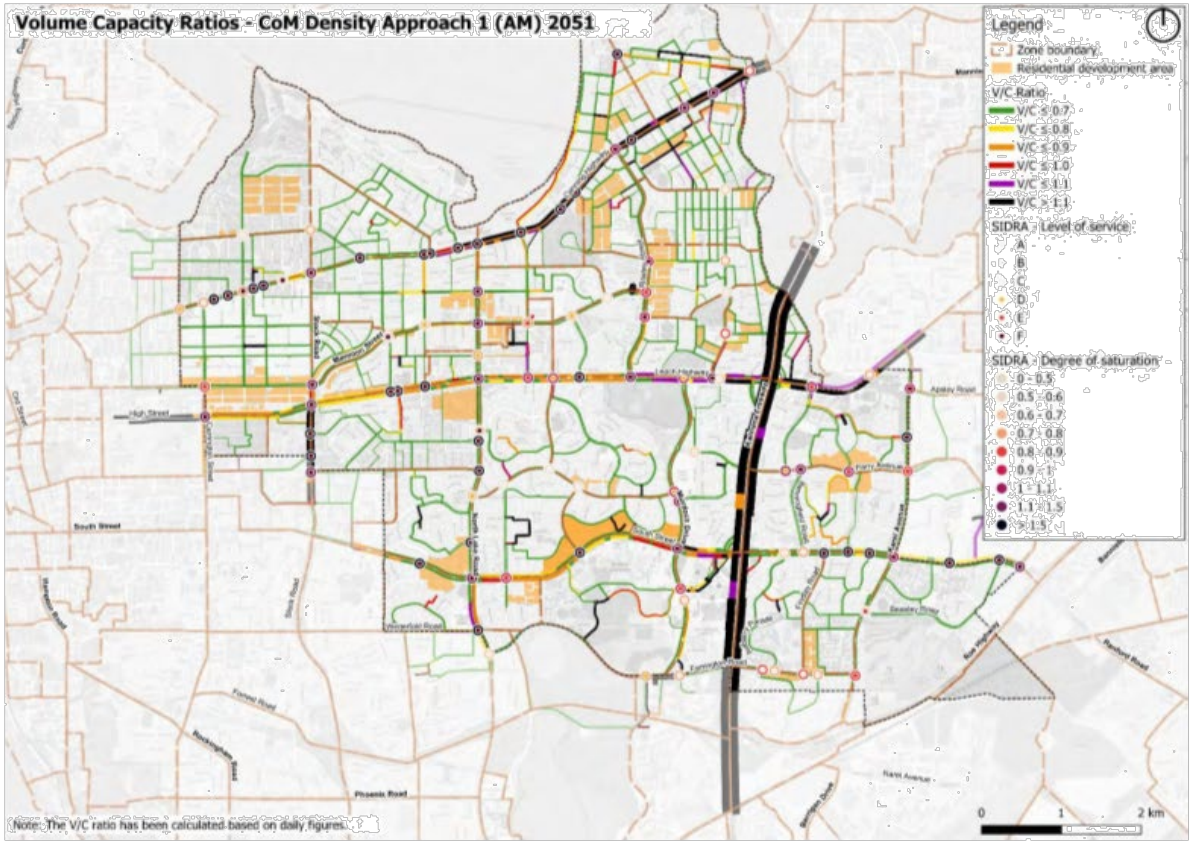


Figure C.51 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 AM ("CoM Density Approach 1")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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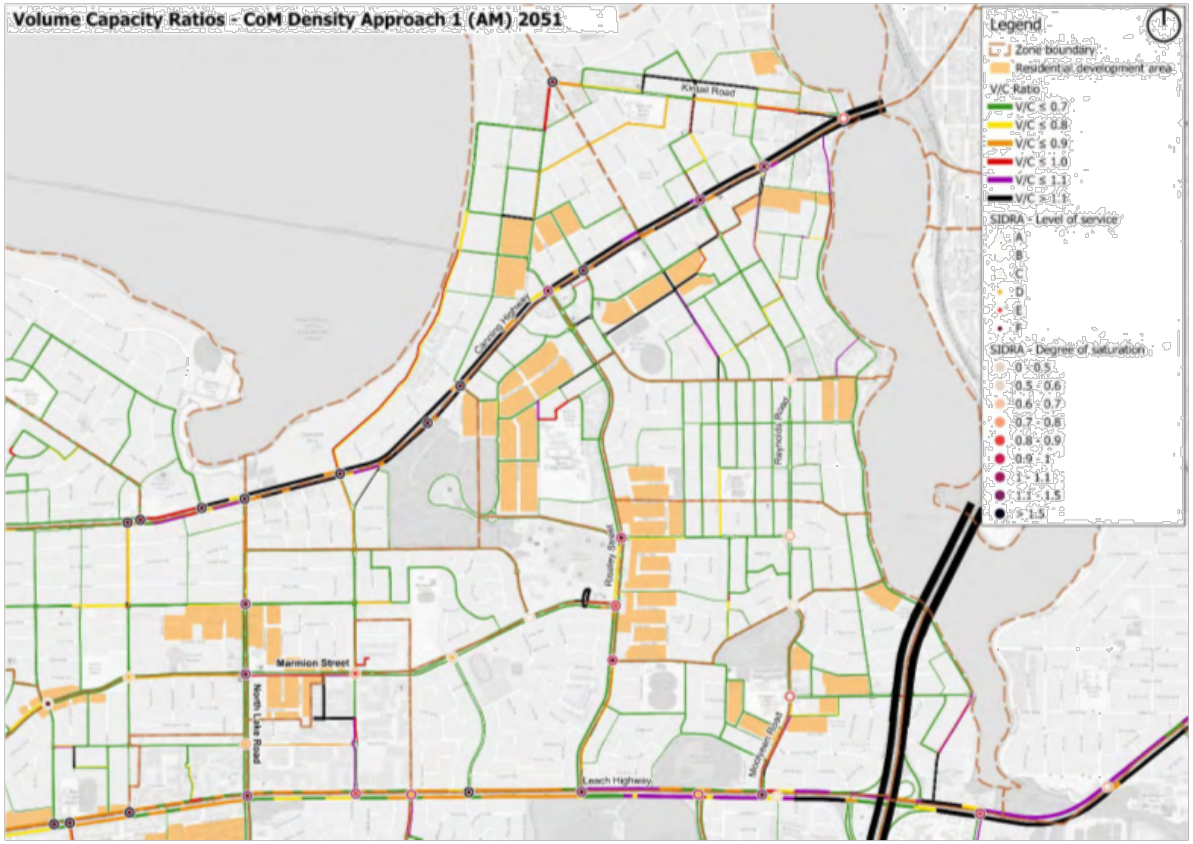


Figure C.52 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 AM ("CoM Density Approach 1") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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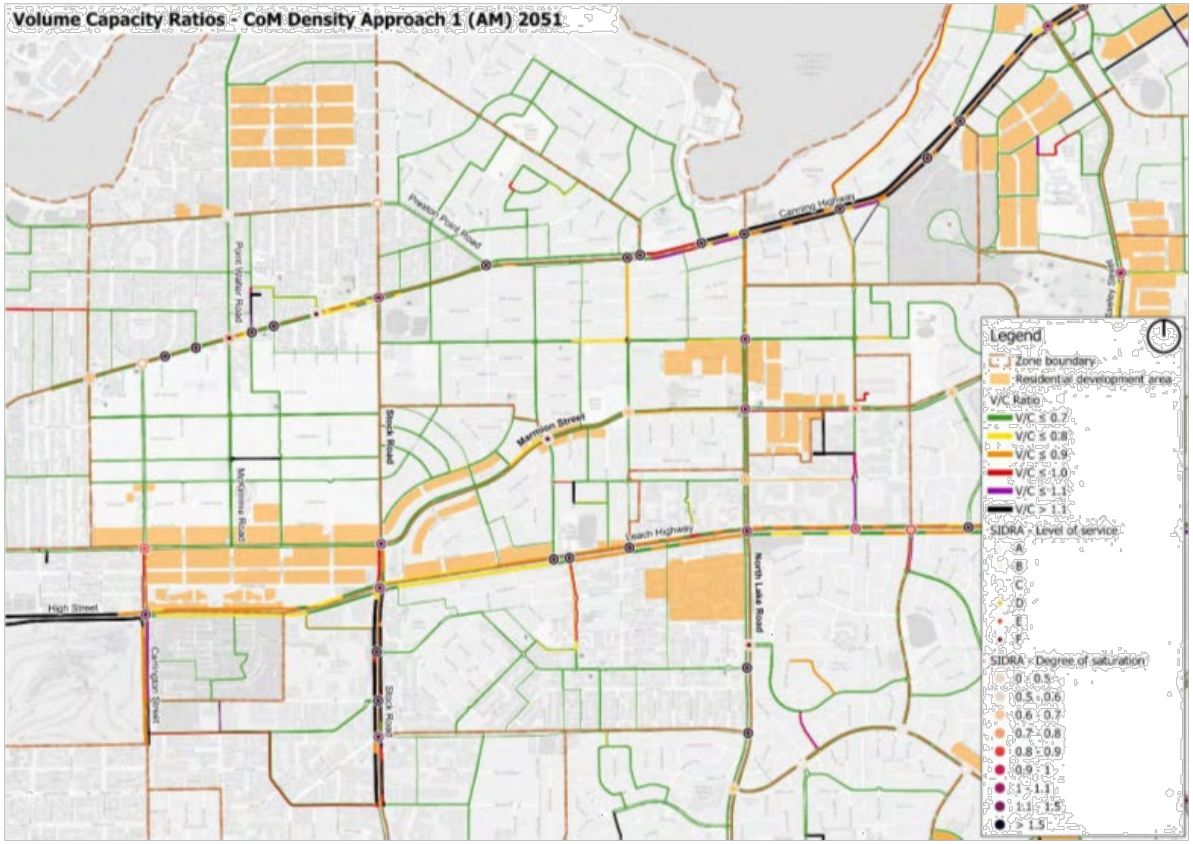


Figure C.53 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 AM ("CoM Density Approach 1") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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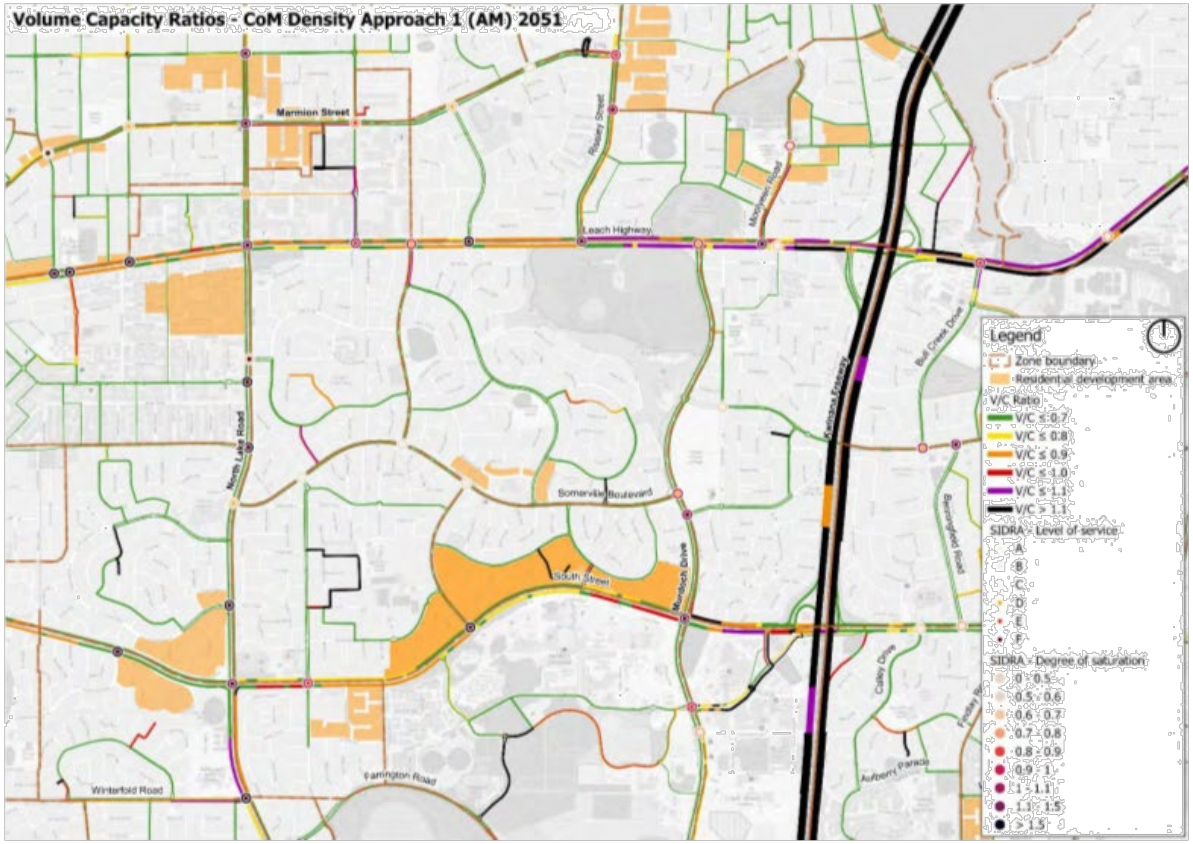


Figure C.54 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 AM ("CoM Density Approach 1") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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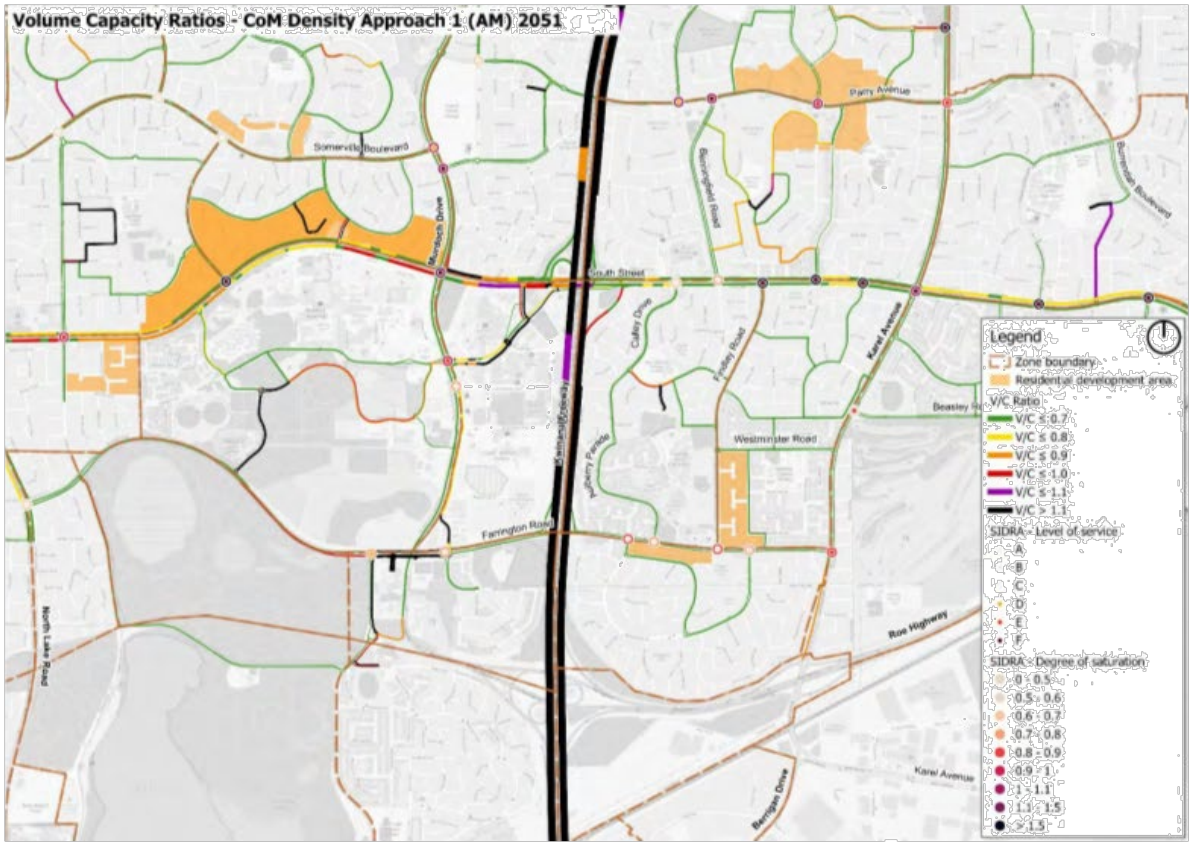


Figure C.55 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 AM ("CoM Density Approach 1") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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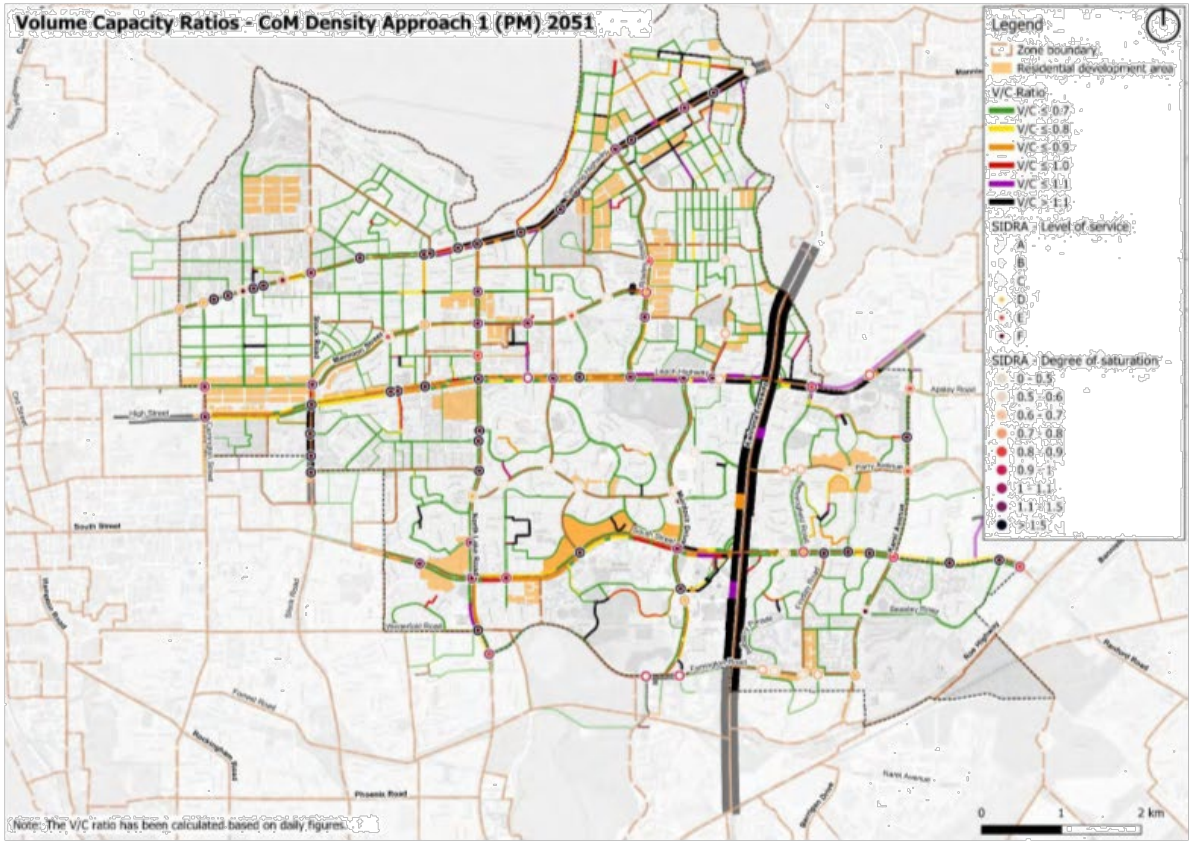


Figure C.56 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 PM ("CoM Density Approach 1")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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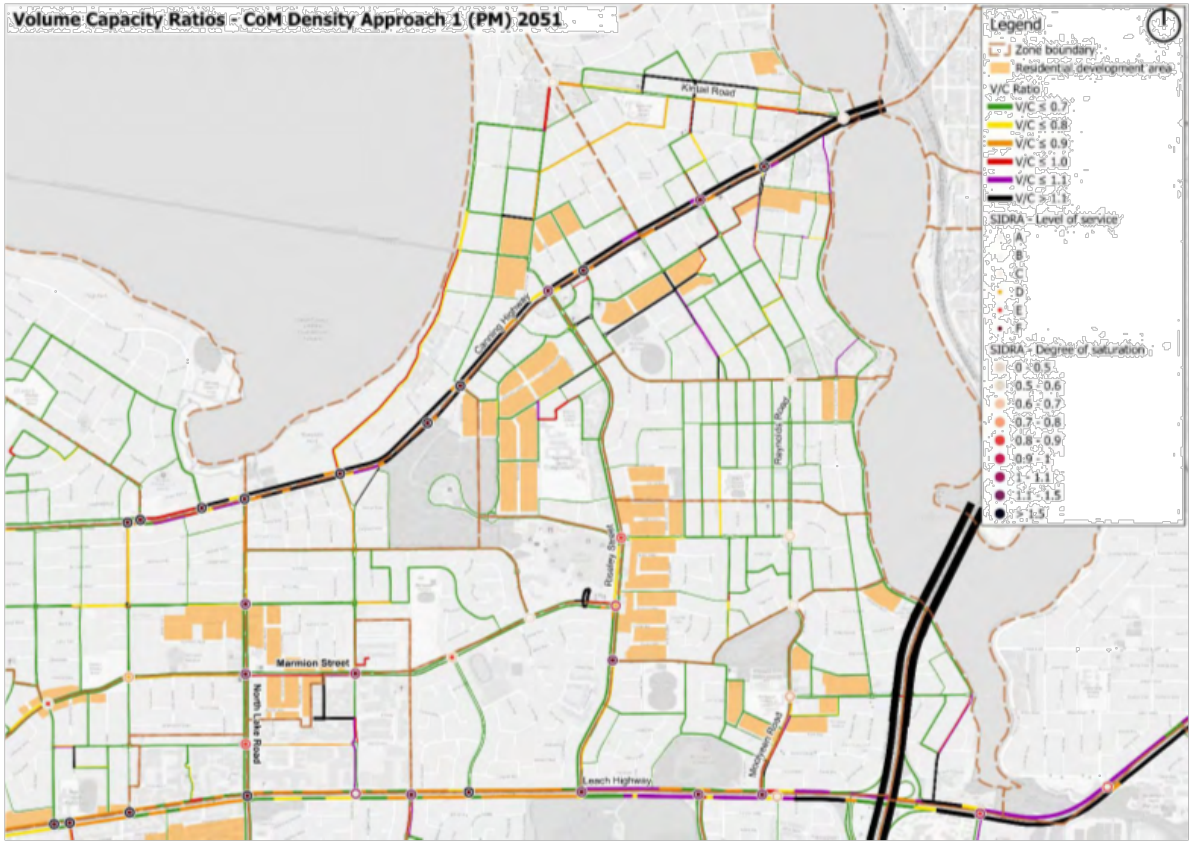


Figure C.57 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 PM ("CoM Density Approach 1") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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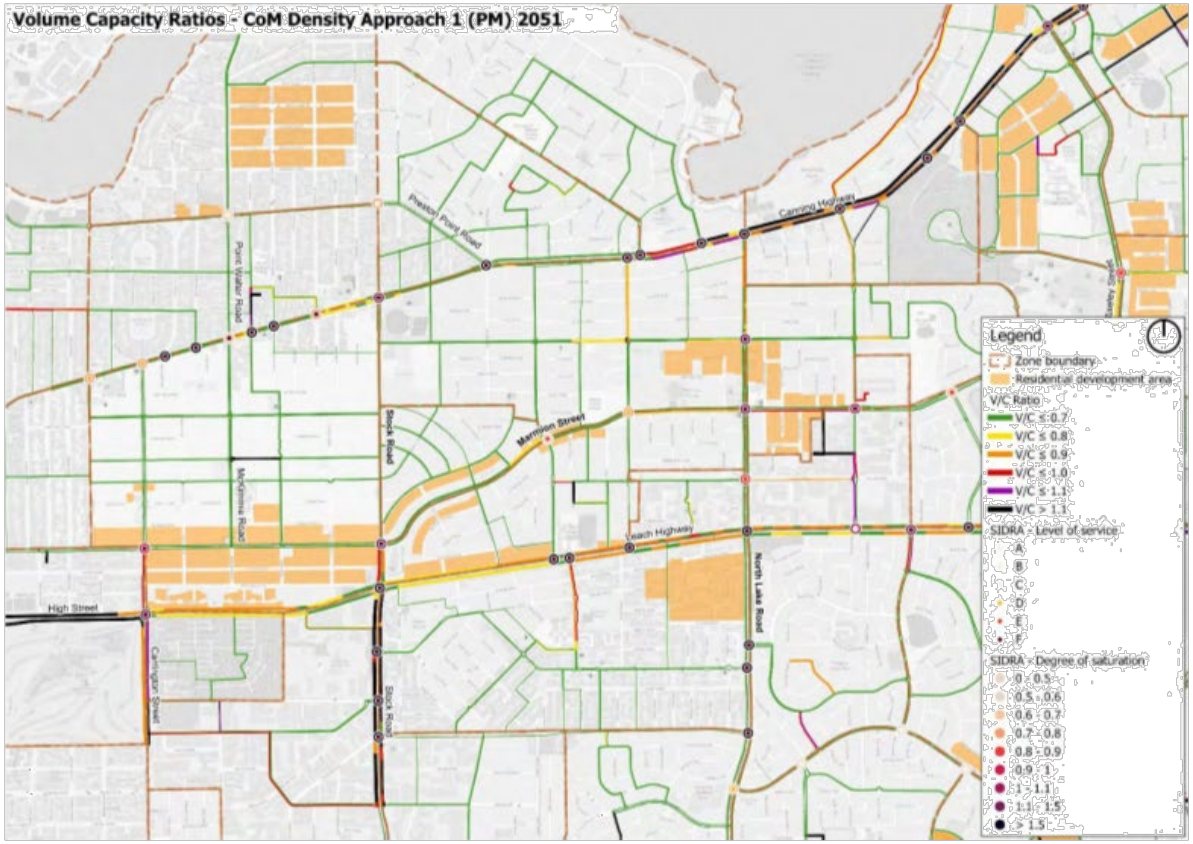


Figure C.58 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 PM ("CoM Density Approach 1") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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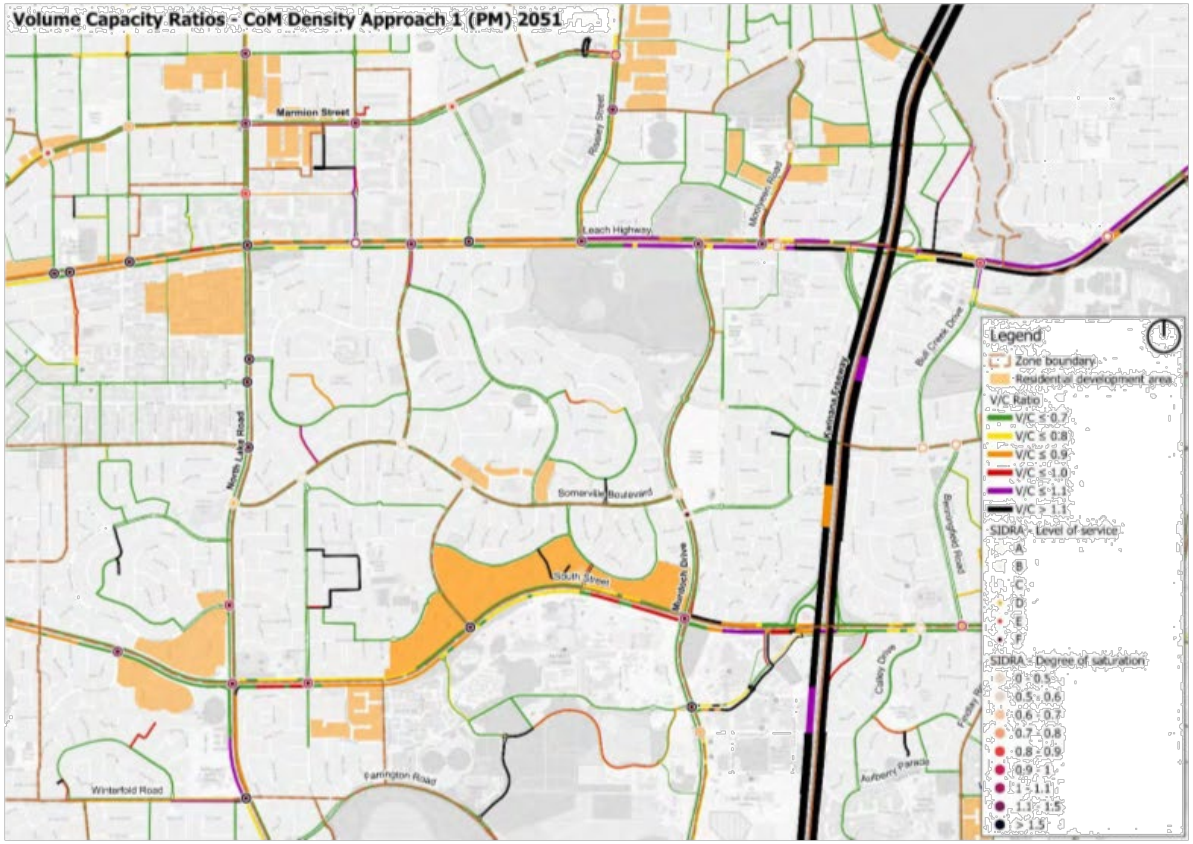


Figure C.59 Existing network volume-capacity ratios and intersection performance– 2041 scenario 1 PM ("CoM Density Approach 1") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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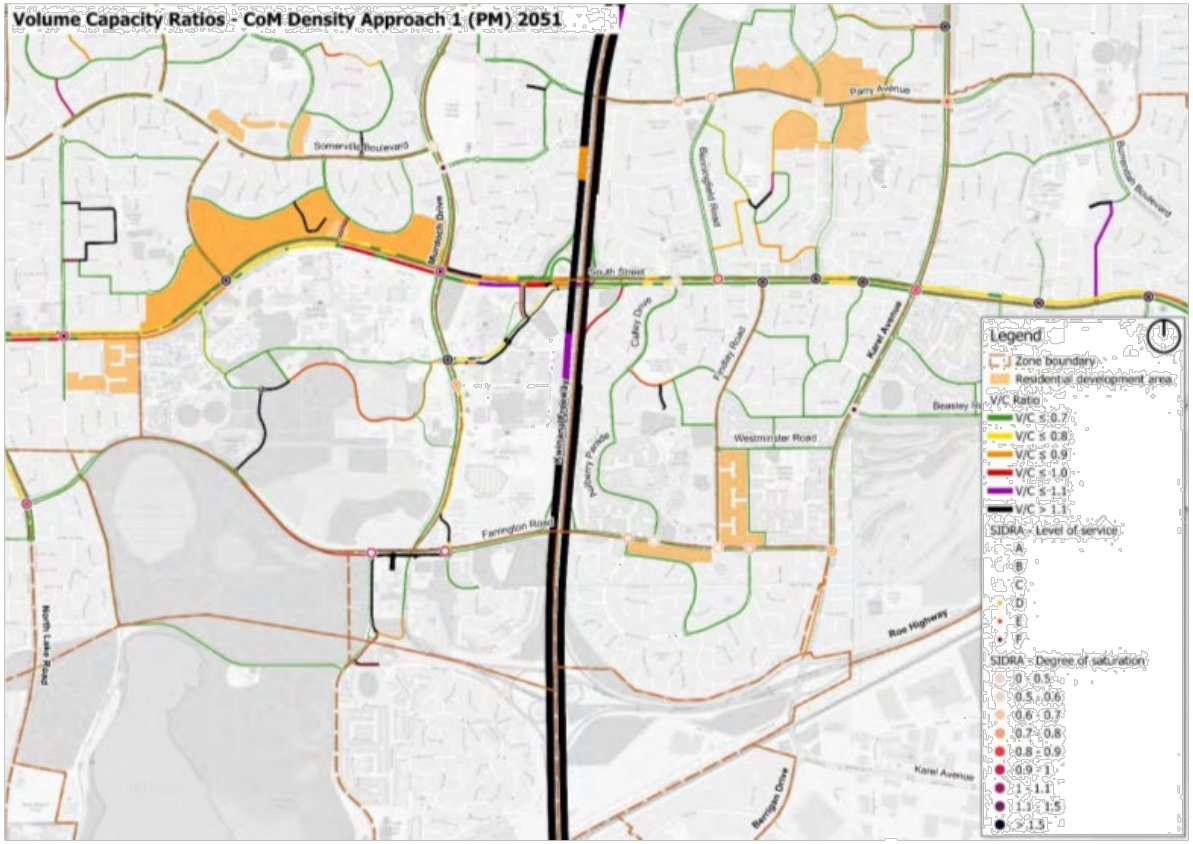


Figure C.60 Existing network volume-capacity ratios and intersection performance– 2051 scenario 1 PM ("CoM Density Approach 1") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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C7 2051 scenario 2 (“CoM Density Approach 2”)

This section summarises the peak hour network congestion, indicated by volume-capacity ratios on road corridors and intersection performance, from the traffic assignment model and SIDRA intersection modelling, respectively, for the 2051 scenario 2 (“CoM Density Approach 2”). These network flows are estimated peak hour flows, factored from a daily demand model. The indicated flows can be interpreted as the busiest peak hour flows (AM or PM).

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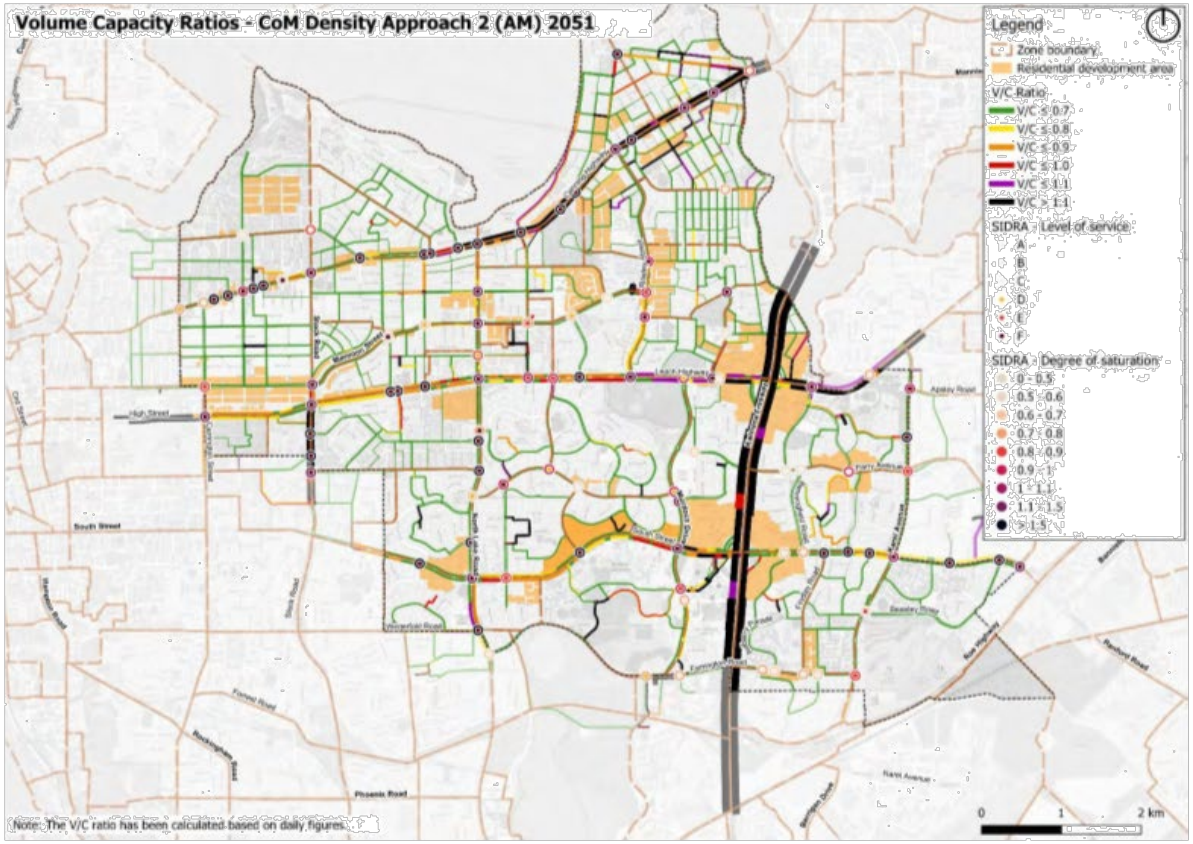


Figure C.61 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 AM ("CoM Density Approach 2")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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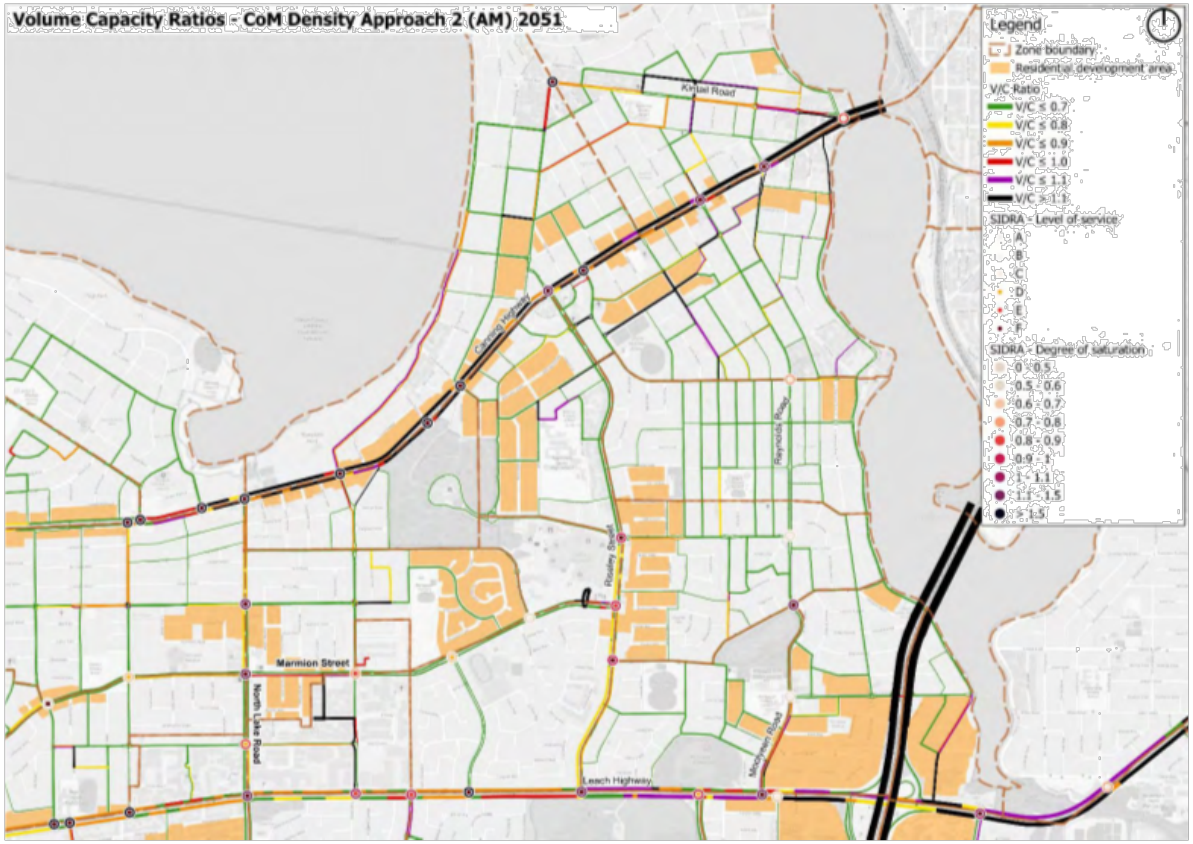


Figure C.62 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 AM ("CoM Density Approach 2") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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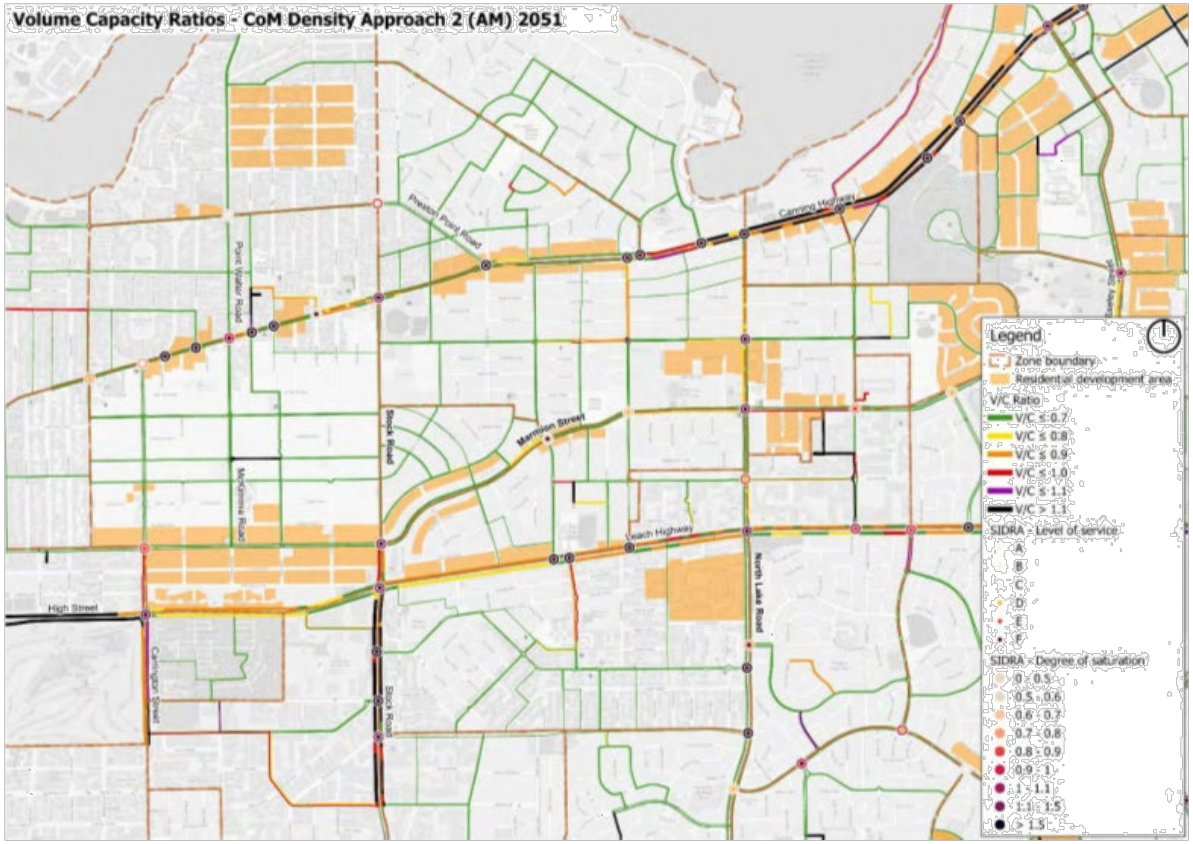


Figure C.63 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 AM ("CoM Density Approach 2") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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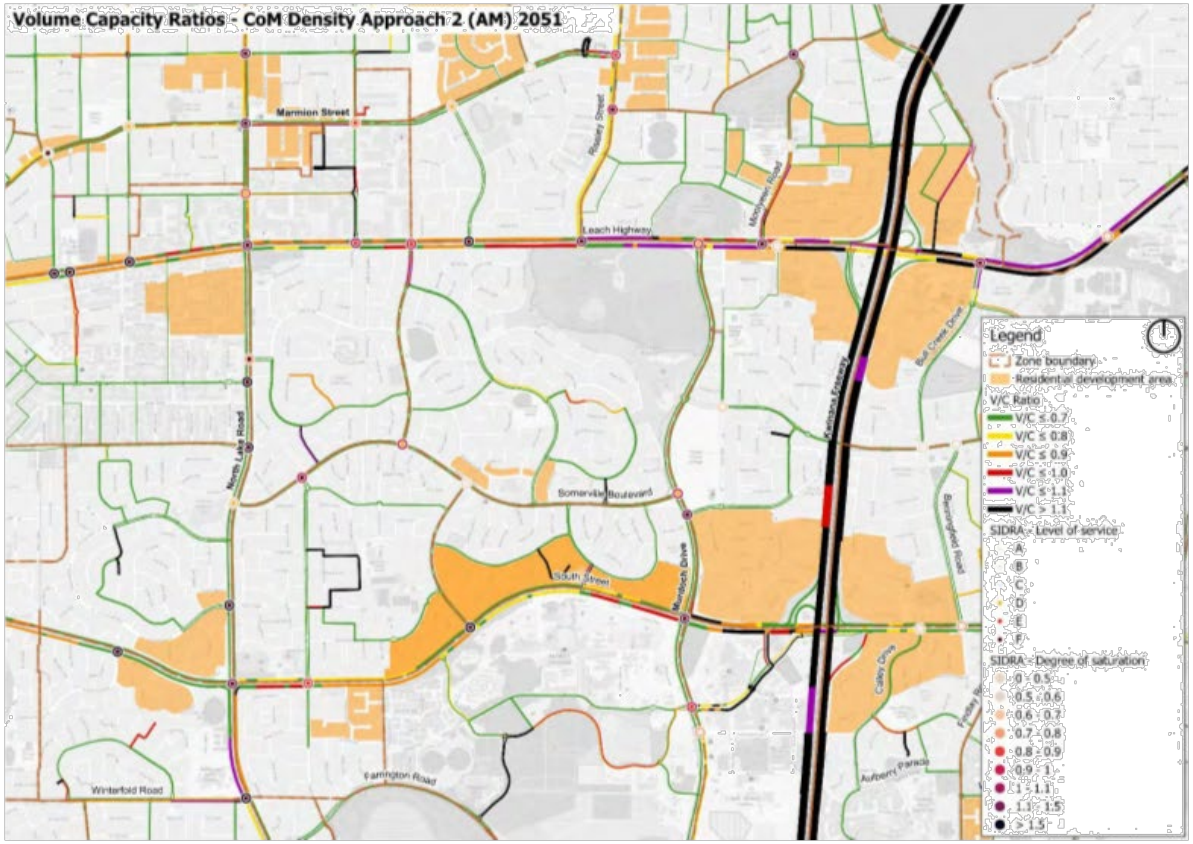


Figure C.64 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 AM ("CoM Density Approach 2") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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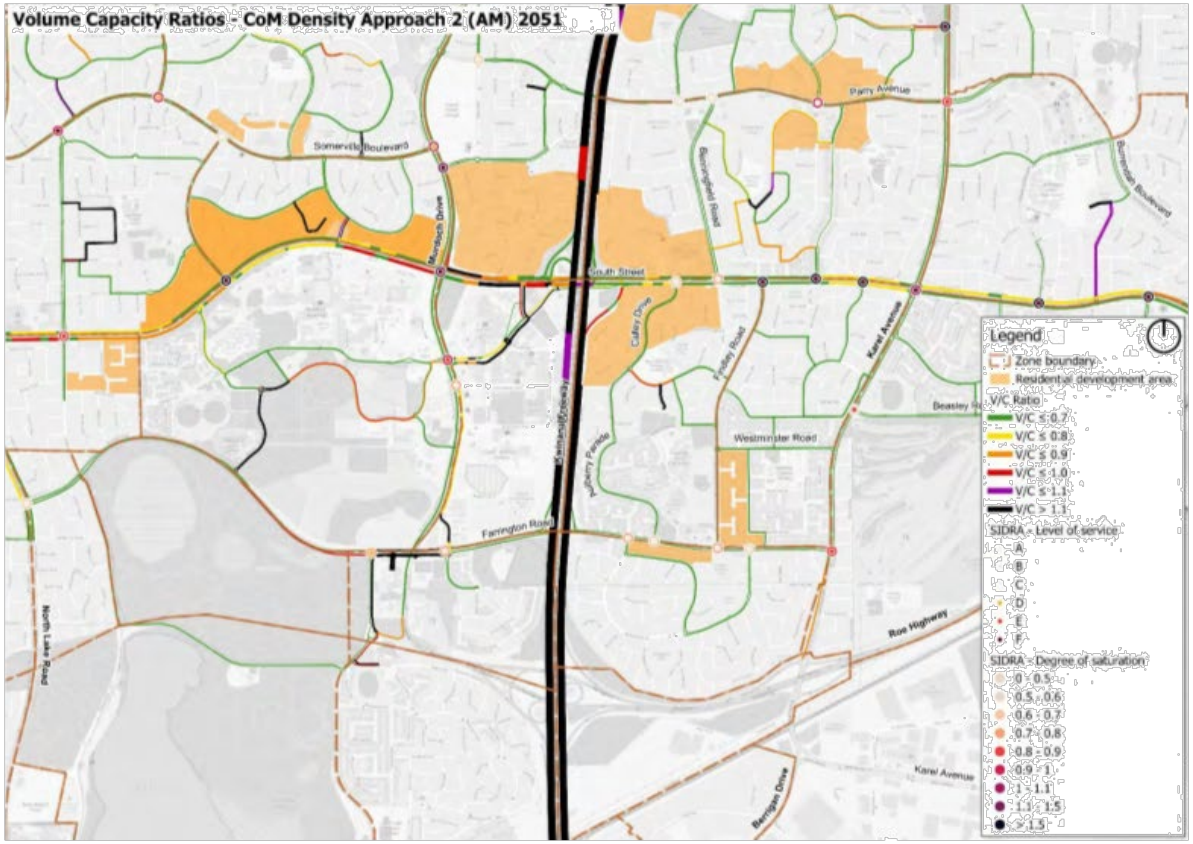


Figure C.65 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 AM ("CoM Density Approach 2") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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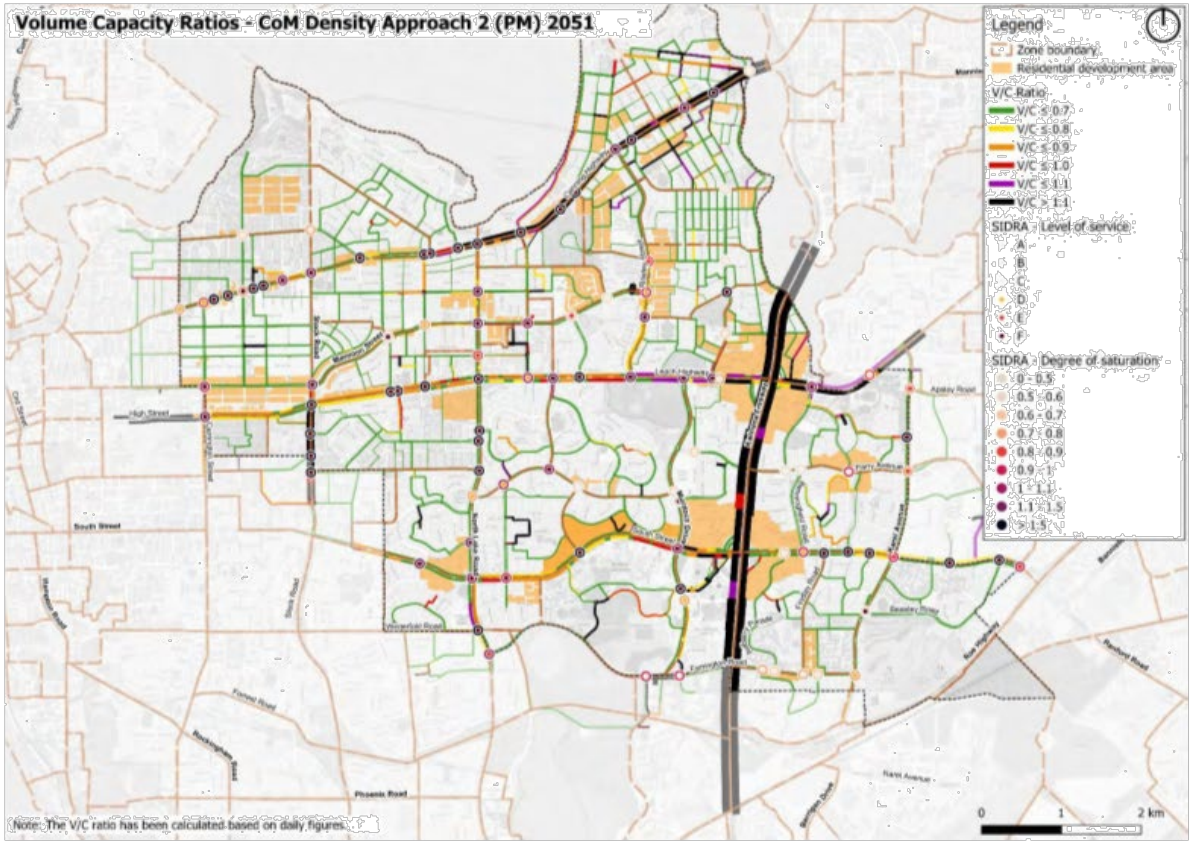


Figure C.66 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 PM ("CoM Density Approach 2")

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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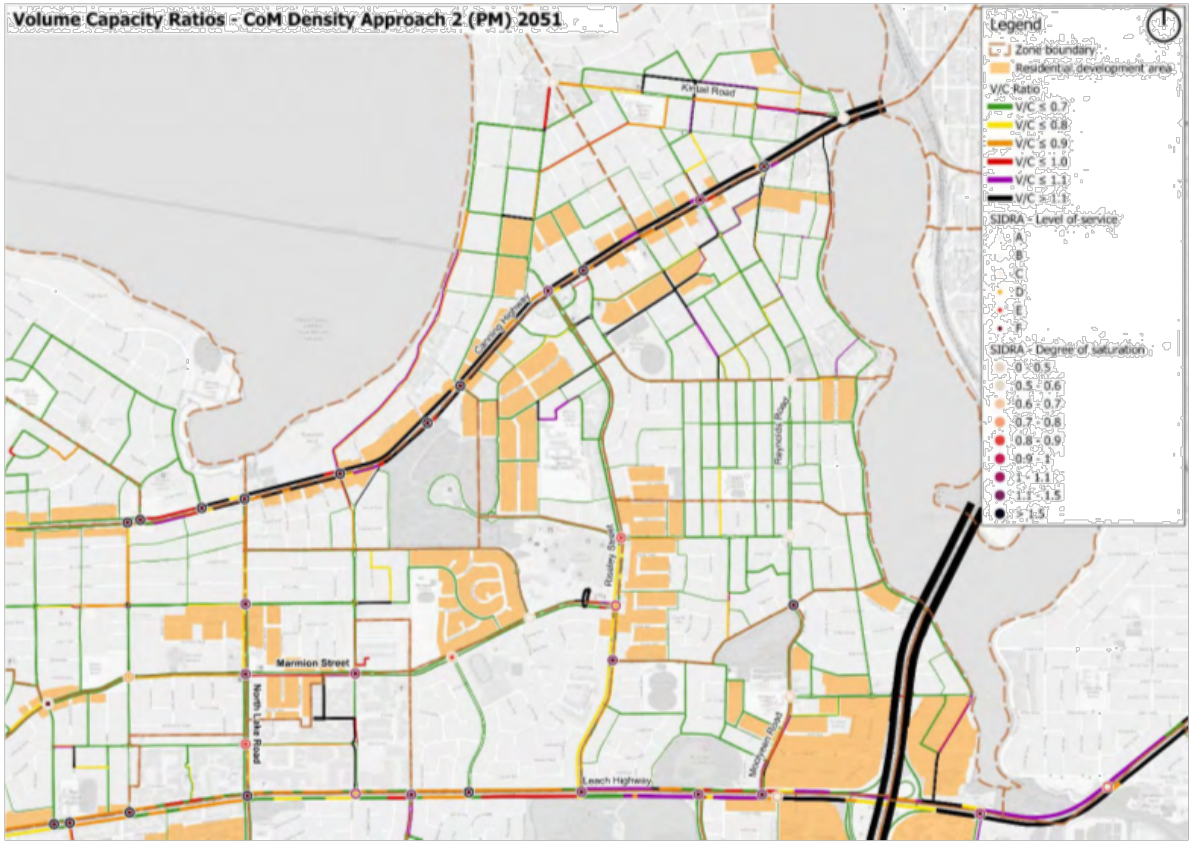


Figure C.67 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 PM ("CoM Density Approach 2") (zoomed, Canning Highway)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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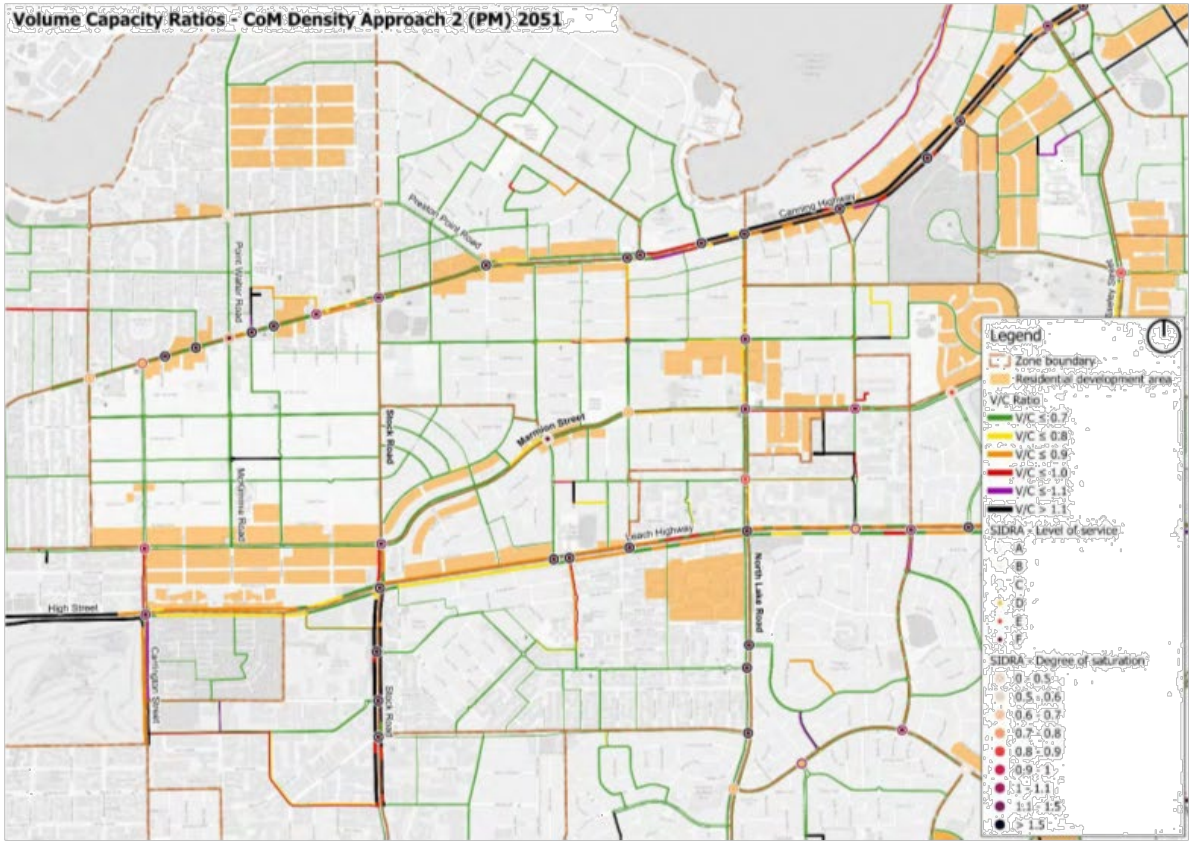


Figure C.68 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 PM ("CoM Density Approach 2") (zoomed, Stock Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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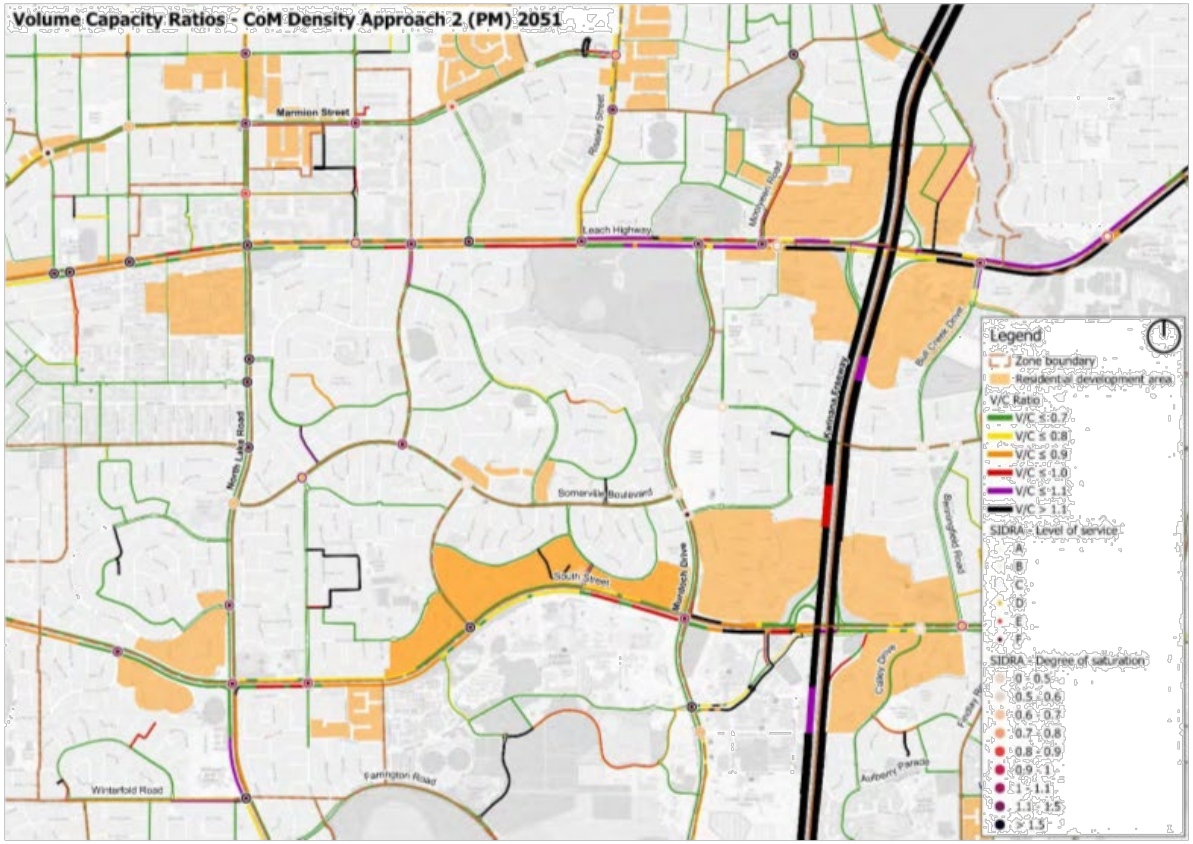


Figure C.69 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 PM ("CoM Density Approach 2") (zoomed, Leach Highway and South Street)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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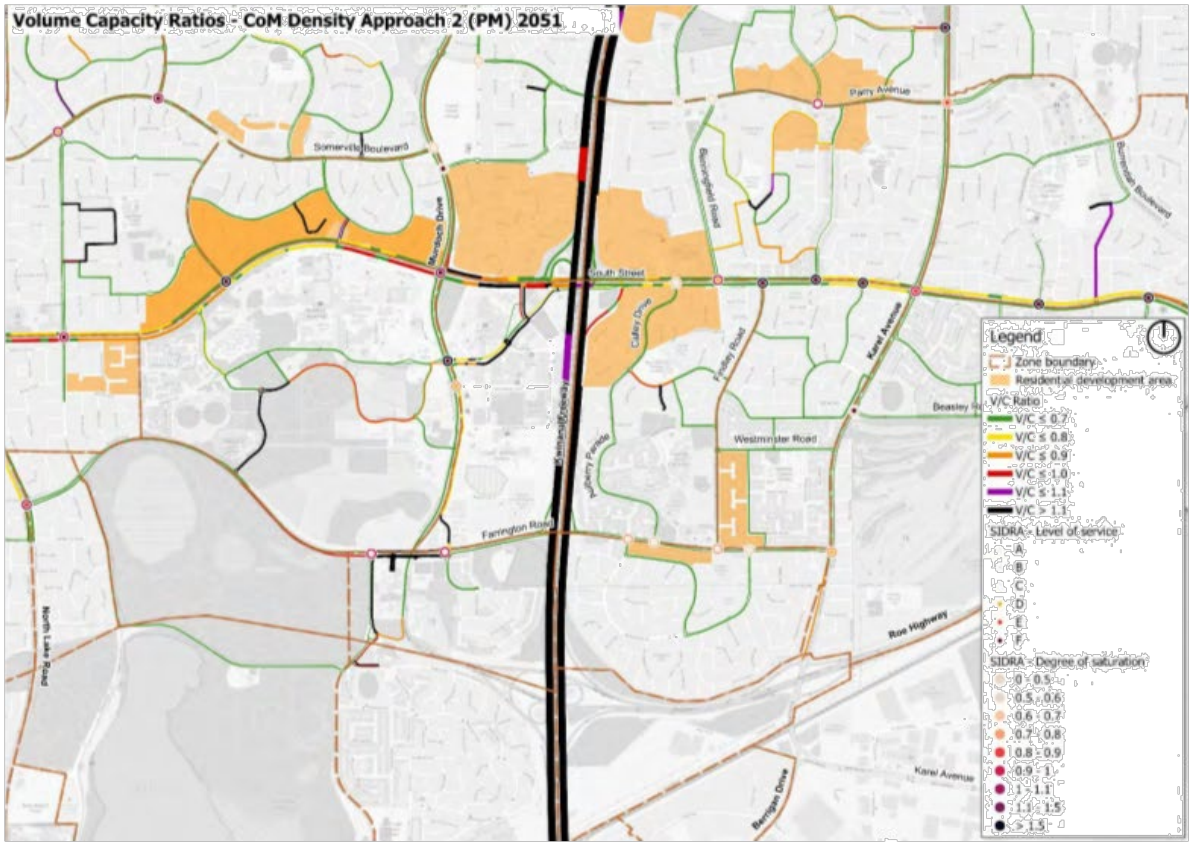


Figure C.70 Existing network volume-capacity ratios and intersection performance– 2051 scenario 2 PM ("CoM Density Approach 2") (zoomed, Farrington Road)

Notes These volume-capacity ratios are based on estimated peak hour flows, factored from a daily demand model. The indicated ratios can be interpreted as the busiest peak hour flows (AM or PM)

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Attachment 6

Tree Canopy Impact Assessment



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Summary Sheet

Tree Canopy Impact Assessment

City of Melville

Why was this study done?

This study was done to better **understand how redevelopment affects trees and canopy cover** and to help guide future planning decisions.

With very little undeveloped land in Melville, building more dwellings requires more efficient use of land. This creates conflict with existing trees that are often removed to make way for more housing.

The City and our community values trees and the benefits they bring, specifically how they...

- ✓ Keep neighbourhoods cooler
- ✓ Support wildlife
- ✓ Improve air quality
- ✓ Make streets more attractive and liveable.

Therefore the City wants to understand how different approaches to infill might preserve more tree canopy on private land.

What did the study look at?

The study analysed:

- Existing tree canopy across the City
- What happens to trees when properties are redeveloped
- Differences between **lower-density infill** (e.g. single houses) and **higher-density infill** (e.g. townhouses or apartments)

It focused particularly on:

- **R20 (lower density)**
- **R40 and R60 (medium density)**

Using specialist imaging tools and spatial datasets, consultants ArborCarbon analysed how the redevelopment of sites impacted on the existing tree stock.

Very few trees on private land survive redevelopment

The study found that most redevelopments leads to major tree loss, regardless of the housing density.

- Typically, over **90% of tree canopy is lost** when a site is redeveloped.
- **Both low and high density developments result in similar levels of tree loss.**

In the aerial imagery modelling, tree canopy that appears to remain after redevelopment are:

- Street (verge) trees.
- Tree canopy from trees on neighbouring properties which overhang boundary lines.
- Trees from part of the original house that wasn't redeveloped.

Does higher density mean more tree loss?

Any density code will result in tree canopy loss. But when you look at it differently (per dwelling)... **Higher density development actually performs more efficiently**:

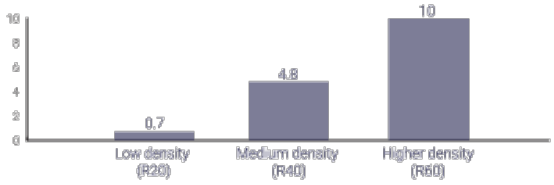
- Fewer trees are lost per home created
- Less canopy is lost per dwelling.

Low density (R20)	Medium density (R40)	Higher density (R60)
49 m²	**31 m²**	**30 m²**
of canopy lost per dwelling	of canopy lost per dwelling	of canopy lost per dwelling

This means:

- Higher density housing produces **more homes for a similar level of tree loss**
- Lower density requires **more sites to be rezoned and redeveloped,** which can spread tree loss across more lots.

Dwellings gained per tree lost:



Why does this matter for the future?

To meet housing targets, the City has two broad choices:

Option 1: Lower-density redevelopment

- Requires more properties to be redeveloped meaning more trees at risk
- Spreads tree loss across a larger area

Option 2: Higher-density redevelopment

- Requires fewer sites overall
- Concentrates development (and tree impact) in key areas
- Delivers more housing with less tree loss per home

The key takeaway is: **Tree loss is likely to happen either way, but how it's distributed across the City is different**.

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Tree loss not unique to the City of Melville

A review of development sites in nearby Local Government Areas (Town of Cambridge, City of South Perth, and Town of Victoria Park) revealed **similar development and tree loss patterns**.

This issue is not unique to the City of Melville.

What needs to change?

The report makes it clear that **changing density alone will not protect trees**.

Instead, a **combined approach** is needed:

1. Smarter density planning

- Use medium to higher densities in appropriate areas
- This allows more homes to be delivered with less impact per dwelling

2. Stronger tree protection measures

To actually improve tree outcomes, planning rules need to:

- Require developers to identify important trees early
- Design buildings and driveways around trees where possible
- Explain why trees are being removed
- Include replacement planting and greening

3. Better design of redevelopment sites

- More compact building layouts (building "up" rather than out)
- Smarter placement of access ways and open space
- Protection of street trees and neighbouring canopy

For more information, read the full Tree Canopy Impact Assessment report.

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ArborCarbon *Creating Sustainable Ecosystems*



Tree Canopy Impact Assessment

City of Melville

Report No. 24103

22nd May 2026

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ArborCarbon acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

DOCUMENT QUALITY ASSURANCE

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Reviewed by	Paul Barber, Giles Hardy		
Project Manager	Alexander Buckland	Project Number	24103
Filename	CoMv_J24103_Tree Canopy Impact Assessment_20260522_Rev0	Saved on	22/5/2026

REVISION SCHEDULE

Revision	Revision Details	Date	Approved by
A	Draft for Client Review	13/5/2026	Paul Barber
B	Client comments incorporated	21/5/2026	
0	Final version	22/5/2026	Paul Barber

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Executive Summary

The City of Melville engaged ArborCarbon to provide an evidence-based assessment of tree canopy impacts associated with residential redevelopment in the City of Melville. The assessment has been prepared to support the ongoing review of Local Planning Scheme No.6 (LPS6) and the City's requirement to accommodate approximately 14,000 additional dwellings by 2050. Using high-resolution airborne ArborCam® imagery, spatial datasets and subsequent analysis, this study examined how canopy loss, tree retention and dwelling yield vary across selected residential R-Code contexts. The assessment focused particularly on redevelopment outcomes in the R20, R40, and R60 residential code areas, which are relevant to the City's proposed planning scheme changes.

The main findings of this assessment are:

- redevelopment across R20, R40 and R60 sites was associated with substantial canopy loss, typically exceeding 90% of pre-development canopy;
- mature tree retention on private land was uncommon, with most redevelopment sites undergoing near-complete clearing prior to construction;
- apparent post-development canopy was often attributable to verge trees, neighbouring vegetation, or partial retention of original site condition, rather than deliberate retention of mature trees within the redevelopment footprint;
- canopy loss is driven primarily by the redevelopment process itself, rather than by the development intensity alone;
- when assessed on a per-dwelling basis, higher-density (R40 and R60) redevelopment generally resulted in lower canopy loss and fewer trees removed per dwelling than lower-density (R20) development;
- when redevelopment outcomes were standardised to an equivalent 1,000 m^2 land area, the analysis showed that tree loss per additional dwelling decreased substantially as development density increased;
- higher-density development can achieve greater dwelling yield for a comparable level of tree and canopy impact;
- achieving dwelling targets through lower-density redevelopment would require a larger number of redevelopment sites, potentially increasing cumulative canopy loss across the City;
- higher-density redevelopment may reduce the number of sites required to accommodate housing growth, thereby concentrating canopy impacts within planned redevelopment areas; and
- efficient density settings and stronger tree retention frameworks should operate together as a dual planning response to support the required urban infill while improving canopy outcomes.

Overall, the assessment finds that canopy loss from infill development is common under current development practices and is unlikely to be resolved through density settings alone. However, higher-density redevelopment provides a more efficient pathway to meeting housing targets when canopy impact is considered relative to dwelling yield.

To better align urban growth with environmental and liveability objectives, future planning should combine appropriate density settings with clear, enforceable requirements for tree retention, site responsive design,

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replacement planting and urban greening. This would allow the City to support infill housing delivery while improving the prospects for mature tree retention and long-term canopy recovery.

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Table of Contents

Executive Summary 3
1 Introduction 7
2 Scope and Key Questions 9
3 Methods 11
3.1 Analysis overview 11
3.2 Data acquisition and processing 11
3.3 Data sources 12
3.4 Definitions 12
3.5 Analytical approach 13
3.5.1 Site selection and parent lot reconstruction 13
3.5.2 Tree, canopy and metric derivation 14
3.5.3 Comparative framework 15
3.5.4 Case-study and pattern-based review 15
4 Results 16
4.1 Redevelopment-specific analysis 16
4.1.1 Redevelopment outcomes by focus R-code 16
4.1.2 Key redevelopment findings 18
4.2 Case-study and pattern-based analysis 19
4.2.1 Comparative patterns across redevelopment contexts 19
4.2.2 Case-study observations 21
4.2.3 External Observations 23
4.3 Normalised Lot Analysis 29
5 Discussion: Interpretation of findings 31
5.1 Trade-offs between yield and canopy retention 31
5.2 Implications for LPS6 density changes 32
6 Conclusions & Recommendations 33
Appendix A 35

List of Figures

Figure 1. Aerial overview of the ArborCarbon RGB output layer across the City of Melville, showing the extent of ArborCam image capture (green hatching). 11
Figure 2. Visual representation of the complete development of a site within the City of Melville, and the subsequent parent lot identification derived from ArborCarbon analysis. The green boundary on the left (2016 imagery) represents the analysed parent lot area, with the red boundaries on the right (2026 imagery) representing the City's current property outline dataset..... 13
Figure 3. Aerial snapshot of a random cluster of properties within the City of Melville showcasing several key metrics: building identification (green hashing), canopy cover (green shading), and tree identification (red points). Dark blue and light blue shading represent vegetation below 3m in height, and turf, respectively. 14
Figure 4. Trees lost per dwelling across completed redevelopment sites within the analysed focus R-code contexts (R20, R40 and R60), with HIGH shown as a higher-density benchmark where included. 19
Figure 5. An example of an R20-code development that has retained a disproportionate amount of its existing canopy compared to other developments of its kind. This figure demonstrates canopy retention by way of partial/complete original footprint retention..... 20
Figure 6. Visualisation of canopy cover percentage (%) of total land area in 2016, 2022 and 2026 across redevelopment sites within R20, R40, R60 and HIGH (R80, R100 and R-AC0) codes. 20
Figure 7. ArborCam Imagery above several RAC-0 zoned development sites within The City of South Perth showing clear site-wide tree removal prior to building development. 24
Figure 8. ArborCam Imagery R20 zoned development sites within the Town of Cambridge (a) and the City of South Perth (b) & (c) showing common development patterns (a) and (b) and an example of constructive tree retention (c)..... 26
Figure 9. ArborCam Imagery of R40-zoned development sites within the City of South Perth, showing common development patterns exhibited across external sites..... 27
Figure 10. ArborCam Imagery of R60 zoned development sites within the Town of Victoria Park (a) and the City of South Perth (b), showcasing broader development trends across external study areas. 28

List of Tables

Table 1. Results of key metric analysis conducted on completed redevelopment sites within the analysed focus R-code contexts in the City of Melville, including canopy cover (area and %), canopy change, canopy retained, canopy loss per dwelling, tree count, trees retained, proportion of lots retaining trees, trees lost per site, trees lost per dwelling, building count and dwelling count. 17
Table 2. Case-study examples of redevelopment outcomes across R-codes within the City of Melville for 2016, 2022 and 2026..... 22
Table 3. Relative development efficiencies of sites within various R-Codes across the City of Melville, modelled off a normalised 1000m^2 lot. 30
Table 4. Residential R-Codes relevant to this assessment, showing site-area requirements derived from WA R-Codes Volume 1 Table D and City of Melville LPS6 context. Source: Western Australian Residential Design Codes Volume 1, Table D: Site area requirements; City of Melville Local Planning Scheme No. 6, clauses 25 and 26. Values shown are statutory site-area requirements and should be interpreted in light of the R-Codes, LPS6, the Scheme Map, relevant local planning policies, activity centre plans, and site-specific assessment. 35

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1 Introduction

This assessment has been prepared to help inform the City of Melville's review of Local Planning Scheme No. 6 (LPS6) in the context of State-led infill targets and the need to accommodate substantial additional housing within an already urbanised municipality. As part of the review, the City is considering proposed changes to residential R-codes in selected areas and requires an evidence-based understanding of how redevelopment intensity may affect tree retention and canopy loss, as well as the relationship between these factors and dwelling yield. This report addresses that need by examining the relationship between redevelopment and canopy outcomes within the City of Melville.

Project context

The City of Melville is planning for substantial residential growth, aiming to accommodate 14,000 additional homes by 2050. Given the limited availability of greenfield land, much of this growth will need to be delivered through urban infill and redevelopment of existing residential land. Urban infill is therefore central to the City's long-term growth strategy; however, it also has direct implications for the retention of existing tree canopy, particularly where redevelopment occurs on established private lots that currently contain mature vegetation.

At the same time, urban tree canopy forms an important part of the City's broader environmental and liveability objectives. Tree canopies provide important urban infrastructure benefits, including urban cooling, biodiversity habitat, stormwater management, visual amenity, and improved community well-being. In an already urbanised municipality, understanding the relationship between housing growth and canopy loss is therefore important to ensuring that future development supports both urban consolidation and environmental performance.

Local Planning Scheme No. 6 review context

This assessment forms part of the City's current review of LPS6, which includes consideration of residential density provisions and proposed R-code changes in selected locations. Consistent with the City's broader strategic planning framework, the review seeks to direct additional housing to areas best suited to accommodate redevelopment, including locations near activity centres, transport corridors and other urban infrastructure.

A key issue arising from the review is whether different forms and intensities of redevelopment result in materially different canopy outcomes. Community concern has focused on the potential loss of mature trees on private land under higher-density development. However, lower-density redevelopment may also involve substantial site clearing and would likely require more sites to be redeveloped to achieve the same dwelling yield. In this context, the relevant planning question is not simply whether canopy loss occurs, but how canopy impacts vary across redevelopment forms and how those impacts compare with housing delivery outcomes.

This study provides evidence to inform that question by assessing canopy and tree-retention outcomes across selected redevelopment contexts within the City of Melville.

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Study purpose and objectives

The purpose of this study is to quantify the impact of residential redevelopment on tree canopy within the City of Melville and to assess how canopy retention outcomes vary across different residential coding and redevelopment contexts. In particular, the assessment examines the relationship between redevelopment intensity, canopy loss, tree retention and dwelling yield, including whether higher- or lower-intensity redevelopment results in greater canopy loss per additional dwelling.

The objectives of the assessment are to:

a) provide an evidence-based comparison of redevelopment outcomes across selected residential R-code contexts;

b) quantify key canopy and tree-retention metrics relevant to the City's decision-making;

c) identify patterns and site characteristics associated with tree retention or removal during redevelopment; and

d) inform the LPS6 review by providing practical findings and recommendations to assist the City in balancing housing delivery with canopy retention outcomes.

2 Scope and Key Questions

This section defines the scope of the assessment by outlining the key questions addressed, the study area used for analysis, the comparison framework applied, and the main assumptions and limitations relevant to interpreting the findings.

Assessment questions

The assessment examines how residential redevelopment influences tree canopy outcomes across different residential R-code contexts within the City of Melville. In particular, it considers whether redevelopment intensity is associated with different levels of canopy loss and tree removal and how these outcomes compare when assessed against dwelling yield.

The key questions addressed by this assessment are:

a) how does tree canopy change following residential redevelopment;
b) does canopy loss vary across different residential R-Code and redevelopment contexts;
c) how do canopy loss and tree retention outcomes compare relative to the number of dwellings delivered;
d) are higher-intensity redevelopment outcomes associated with greater or lesser canopy loss per additional dwelling; and
e) what site or redevelopment characteristics appear to influence whether mature trees are retained or removed.

Study area

The study focuses on residential areas within the City of Melville where redevelopment activity and residential coding provide a suitable basis for comparative analysis. Within this broader municipal context, the assessment draws on selected redevelopment sites and coding areas relevant to the LPS6 review.

These include locations where proposed R-code changes and recent redevelopment patterns allow comparison of canopy outcomes across different development settings. The study area therefore reflects both the planning context of the LPS6 review and the availability of suitable examples for redevelopment analysis.

Density typologies and case-study categories

To support consistent comparison, the analysis is structured around selected residential coding categories and associated case-study redevelopment contexts. These are centred on the R-code settings most relevant to the LPS6 review and the available redevelopment sample.

The case-study framework allows canopy loss, tree retention and dwelling yield to be compared across lower-, medium- and higher-intensity development outcomes. This approach provides a practical basis for assessing whether different redevelopment forms result in materially different canopy impacts, both in absolute terms and relative to housing delivery.

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Assumptions and limitations

The assessment is based on the 2026 airborne ArborCam® imagery, spatial datasets and redevelopment records. It is therefore limited to observable redevelopment outcomes within the selected study context and to the accuracy, resolution and timing of the available data.

The analysis focuses on canopy and tree-retention outcomes associated with recent and completed redevelopment. It does not assess future planting, long-term canopy establishment, tree health, landscape maintenance, or the broader lifecycle performance of new landscaping. As a result, the findings should be interpreted as an evidence-based assessment of observed redevelopment outcomes, rather than a prediction of longer-term canopy change.

The assessment also does not seek to evaluate the full range of planning, design, economic or social factors that influence redevelopment feasibility. Its purpose is to provide targeted evidence on the relationship between redevelopment intensity, tree retention, canopy loss and dwelling yield to support the City's consideration of residential coding and canopy outcomes through the LPS6 review.

3 Methods

3.1 Analysis overview

The assessment was undertaken in three main analytical stages.

1. An internal baseline analysis was completed to characterise existing canopy, tree stock and dwelling patterns across existing residential coding contexts within the City of Melville.
2. A redevelopment-specific analysis was undertaken to quantify canopy and tree-retention outcomes at completed redevelopment sites and compare these against key metrics relevant to the LPS6 review.
3. Selected case-study and pattern-based analyses were used to examine how tree-retention outcomes varied across redevelopment forms, density contexts and site-design conditions.

Together, these analytical stages provide the basis for the results, discussion and recommendations presented in Sections 4 to 6.

3.2 Data acquisition and processing

High-resolution airborne multispectral imagery was acquired over the City of Melville on 29 January 2026 under cloud-free conditions. Imagery was captured using a proprietary 11-band multispectral sensor array ArborCam® system from an altitude of 10,000 ft above ground level, with a ground sample distance (GSD) ranging from 10 cm to 30 cm depending on spectral band. Figure 1 shows the extent of imagery capture across the City of Melville.



Figure 1. Aerial overview of the ArborCarbon RGB output layer across the City of Melville, showing the extent of ArborCam image capture (green hatching).

The airborne ArborCam datasets were geometrically corrected and orthorectified using client-provided 2020 Landgate aerial imagery and the Geoscience Australia 5 m LiDAR-derived Digital Terrain Model. A Digital Surface Model was then generated for the full extent of the City of Melville to support vegetation height stratification. Vegetation was classified into five height categories: turf, 0–3 m (excluding turf), 3–10 m, 10–15 m, and >15 m. For the purposes of this assessment, all vegetation exceeding 3 m in height was classified as canopy.

A tree inventory dataset was also derived from the processed imagery to support the assessment of changes in tree numbers across the City. These processed spatial outputs formed the basis for subsequent analysis of canopy extent, tree retention and redevelopment outcomes.

Leveraging ArborCam datasets analysed through proprietary AI-based detection models, ArborCarbon was able to generate a building footprint dataset across the entire City of Melville. The AI model was able to segment and classify roof structures with high precision, even in complex urban or vegetated environments throughout the city.

Additional datasets generated as part of the 2026 acquisition, including land surface temperature, false colour composite and vegetation condition index outputs, were not used in this assessment.

3.3 Data sources

In addition to the 2026 airborne ArborCam imagery, ArborCarbon used a range of spatial datasets supplied by the City of Melville to support the assessment. These included the Property Boundary, Development Area, Local Planning Scheme No. 6 Proposed Changes (2025), Local Planning Scheme No. 6 zoning, Subdivision Clearances, and Current Dwelling Counts datasets.

ArborCarbon also leveraged historical imagery datasets captured in 2022 and 2016 to further inform the assessment and provide analysis within a time-series context. These datasets enabled comparison of pre-development, transitional and post-development canopy conditions across redevelopment sites within the City of Melville.

Together, these datasets enabled redevelopment sites to be identified, parent lots to be reconstructed, sites to be classified by residential coding, and canopy and tree-retention outcomes to be compared against dwelling yield.

3.4 Definitions

For the purposes of this assessment, a site is defined as a redevelopment unit corresponding to a parent lot that has undergone complete development.

A parent lot is defined as the grouping of current City of Melville property boundaries that, together, represent the original lot configuration prior to subdivision and complete redevelopment. Figure 2 illustrates this relationship by showing the reconstructed parent lot in relation to the current property boundary pattern.

Complete development is defined as a parent lot that has undergone subdivision or consolidation, removal or replacement of previously built form, and the new development appears to be complete.



Figure 2. Visual representation of the complete development of a site within the City of Melville, and the subsequent parent lot identification derived from ArborCarbon analysis. The green boundary on the left (2016 imagery) represents the analysed parent lot area, with the red boundaries on the right (2026 imagery) representing the City's current property outline dataset.

3.5 Analytical approach

The analytical approach aimed to measure canopy and tree-retention results resulting from residential redevelopment in the City of Melville, and to compare these outcomes across different residential coding contexts relevant to the review of Local Planning Scheme No. 6 (LPS6).

Analysis was undertaken at the parent-lot level. Results were then summarised by residential coding and broader density typologies to enable comparison of redevelopment intensity, canopy loss, tree retention and dwelling yield.

3.5.1 Site selection and parent lot reconstruction

Eligible redevelopment sites were first identified from the City of Melville's Subdivision Clearances dataset. Sites were excluded when complete redevelopment had not occurred, including lots with no apparent change, sites under construction, and sites cleared but not yet redeveloped.

Complete development was determined through review of available cadastral and imagery time-series data. This review was used to confirm subdivision or consolidation, replacement of previously built forms, and apparent completion of new development.

For each eligible site, parent lot boundaries were reconstructed by grouping current property boundaries to represent the pre-development lot configuration. This step was undertaken using the available cadastral and redevelopment information and was supported by manual quality assurance to confirm parent lot identification and ensure that all relevant properties were captured in the analysis.

Parent lots were used as the principal unit of analysis to enable comparison of redevelopment outcomes with those of the original development parcel.

3.5.2 Tree, canopy and metric derivation

Tree and canopy features within each parent lot were derived from the processed imagery using ArborCarbon analytical workflows. Canopy extent was quantified from the derived vegetation-height data, with all vegetation taller than 3 m classified as canopy. Individual trees greater than 3 m in height were also identified to support the comparison of changes in tree numbers over time. These datasets enabled assessment of both canopy area and tree-retention outcomes associated with redevelopment.

Spatial metrics were generated for each analysed parent lot, including property count, lot area, canopy area (m^2), canopy cover (%), tree count, building count, building area, dwelling count and canopy area per dwelling. Figure 3 provides an example of these derived spatial outputs, showing identified tree locations, vegetation-height classes, turf and building footprints within a residential area of the City of Melville.

For the purposes of this assessment:

a) **property count** refers to the number of individual property polygons within the analysed dataset;

b) **canopy area** refers to the area, in square metres, occupied by vegetation greater than 3 m in height;

c) **canopy cover** refers to canopy areas expressed as a proportion of total site area;

d) **tree count** refers to the number of vegetation features greater than 3 m in height identified as individual trees; and

e) **building count** refers to the number of identifiable buildings, excluding shed-like structures.

These outputs were used to support the baseline characterisation of existing residential coding contexts and the redevelopment-specific analysis presented in Section 4.1. Additional redevelopment metrics derived from these outputs included canopy change, canopy retained, canopy loss per dwelling, trees retained, lots retaining trees, trees lost per site and trees lost per dwelling.

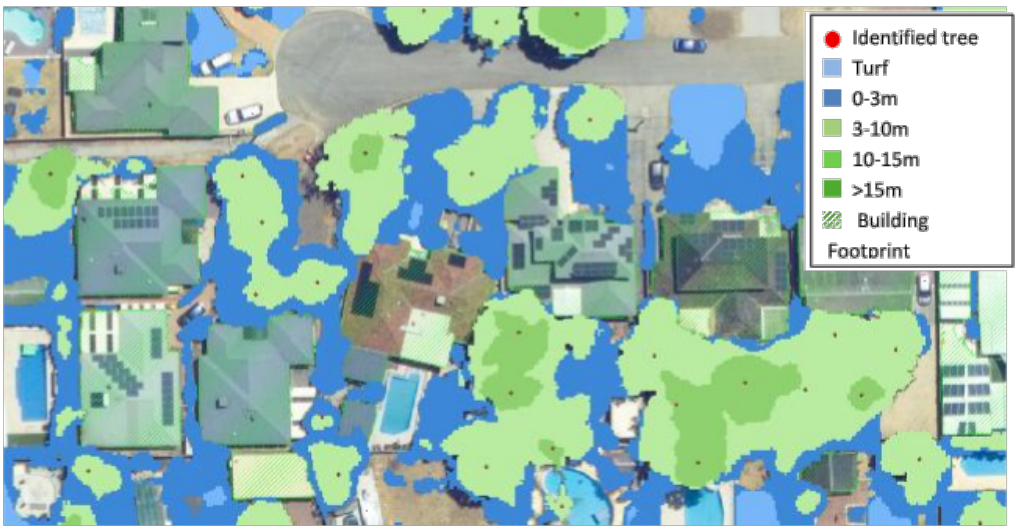


Figure 3. Aerial snapshot of a random cluster of properties within the City of Melville showcasing several key metrics: building identification (green hashing), canopy cover (green shading), and tree identification (red points). Dark blue and light blue shading represent vegetation below 3m in height, and turf, respectively.

3.5.3 Comparative framework

Analytical outputs were summarised at two levels: by individual residential R-code and by broader density typology. Broader density typologies were established to support higher-level comparison across the City and were informed by the structure of the Western Australian Residential Design Codes and the available analytical sample.

Residential R-Codes are used in Western Australia to identify the density of residential development that may be considered on a site. Because these codes are familiar to planners but less intuitive for general readers, Table 4 (Appendix A) summarises the R-Codes relevant to this assessment and the associated site-area requirements set out in the WA Residential Design Codes. The table is provided as a planning context only and is used to explain the density groupings adopted in this assessment.

For the purposes of analysis, high-density zones of R80, R100 and R-AC0 were merged due to limited sample size.

Categories with limited sample sizes or mixed coding characteristics were excluded from the comparison, as they were not considered analytically robust. This was due to their potential to skew results, either because of their non-linear coding relationships or because the available sample size was too small to support a reliable comparison.

This framework was used to compare canopy provision and redevelopment outcomes across broader density settings, while retaining the capacity to report results at the individual R-code level where appropriate.

A detailed redevelopment assessment was undertaken for selected focus R-codes. R20, R40 and R60 were adopted as focus categories due to their relevance to the proposed LPS6 changes and their analytical usefulness within the available redevelopment sample.

Although R50 was identified in the RFQ as a relevant coding context, it was not retained as a focus category for detailed assessment due to the limited number of eligible redevelopment sites. The selected focus categories were used to examine redevelopment outcomes in greater detail, particularly in relation to canopy loss, tree retention and dwelling yield.

3.5.4 Case-study and pattern-based review

In addition to the quantitative analyses presented in Section 4.1 and the normalised lot analysis presented in Section 4.3. Selected case studies and pattern-based observations were used to examine how redevelopment form and site layout influenced canopy-retention outcomes, in Section 4.2.

This component of the assessment involved a qualitative review of representative redevelopment sites across focus-density contexts. This included a comparison of pre- and post-development imagery, along with consideration of site characteristics associated with tree retention, tree removal, verge canopy persistence, and retained canopy extending from adjacent land.

This analysis was used to identify recurring redevelopment patterns and practical site-design implications relevant to canopy retention.

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4 Results

4.1 Redevelopment-specific analysis

This section presents the redevelopment-specific component of the assessment. The analysis focuses only on sites that underwent complete redevelopment between 2016 and 2026, and compares canopy area, canopy cover, tree count and dwelling outcomes across the analysed redevelopment sites.

The purpose of this section is to quantify canopy and tree outcomes on completed redevelopment sites and compare these outcomes against key metrics relevant to the Local Planning Scheme No. 6 review. These metrics include canopy loss, canopy retention, and tree retention relative to dwelling yield.

4.1.1 Redevelopment outcomes by focus R-code

A detailed redevelopment analysis was undertaken for the focus R-codes R20, R40 and R60, consistent with the focus-category selection outlined in Section 3.5.3. These categories were selected because they are directly relevant to the City's proposed LPS6 changes and provide a suitable basis for comparing redevelopment outcomes across lower-, medium- and higher-intensity residential settings.

Table 1 summarises the redevelopment metrics for completed development sites within these focus categories.

A 'HIGH' category is also shown as an additional higher-density benchmark where relevant. This category comprises amalgamated redevelopment sites with R80, R100 and R-AC0 residential coding areas. It is provided for contextual comparison only and is not treated as a core focus R-Code in the detailed interpretation below.

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Table 1. Results of key metric analysis conducted on completed redevelopment sites within the analysed focus R-code contexts in the City of Melville, including canopy cover (area and %), canopy change, canopy retained, canopy loss per dwelling, tree count, trees retained, proportion of lots retaining trees, trees lost per site, trees lost per dwelling, building count and dwelling count.

R-Code	Canopy (m2)			Canopy Cover (%)			Canopy Change %	Canopy retained %	Canopy loss per dwelling (m2)	Tree Count			Trees Retained %	% Lots retaining trees	Trees lost per site	Trees lost per dwelling	Dwelling Count
	2016	2022	2026	2016	2022	2026				2016	2022	2026					2026
R20	97,638.4	18,456.3	9,345.2	23.9	4.5	2.3	-90.43	9.57	48.7	808	295	108	13.37	17.48	1.63	0.39	1,813
R40	28,480.5	4,794.6	2,157	22.2	3.7	1.7	-92.43	7.57	30.97	224	73	22	9.82	11.11	1.32	0.24	850
R60	4,374.9	599.5	284.7	19.3	2.7	1.3	-93.49	6.51	29.64	34	21	8	23.53	28	1.04	0.19	138
HIGH	5,172.8	1,106.1	1,146.5	10.8	2.3	2.4	-77.84	22.16	2.77	47	12	6	12.77	15.38	1.58	0.03	1,451

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Across the three focus R-codes, completed redevelopment resulted in substantial canopy loss between 2016 and 2026. Average canopy loss was high across all categories, ranging from -90.43% in R20 sites to -92.43% in R40 sites and -93.49% in R60 sites.

As a result, the proportion of canopy remaining after redevelopment was low at 9.57% in R20, 7.57% in R40, and 6.51% in R60 sites. These results indicate that extensive clearing of parent lots was common across the redevelopment sample, regardless of redevelopment intensity.

Tree retention was also limited. Tree numbers declined sharply across all focus R-codes, and the proportion of redeveloped lots that retained trees remained low. Overall, these patterns suggest that completed redevelopment often involved removing most existing trees, with the retained canopy typically representing only a small residual portion of the original condition.

4.1.2 Key redevelopment findings

Three main findings emerge from the redevelopment-specific analysis.

1. Canopy loss associated with completed redevelopment was consistently high across all analysed focus R-codes.
2. Tree retention was generally limited, indicating that most completed redevelopment sites retained little of their pre-development on-site tree stock.
3. The most meaningful difference between redevelopment intensities was observed not in whether canopy loss occurred, but in how that loss related to dwelling yield.

On this basis, canopy loss per dwelling and trees lost per dwelling are more decision-relevant indicators for the LPS6 review than site-level canopy loss alone.

When redevelopment outcomes are viewed relative to dwelling yield, a clearer pattern emerges. As shown in Table 1, canopy loss per dwelling declined from 48.7 m^2 in R20 redevelopment sites to 30.97 m^2 in R40 sites and 29.64 m^2 in R60 sites. A similar trend is evident for trees lost per dwelling, which decreased from 0.39 in R20 to 0.24 in R40 and 0.19 in R60.

These results indicate that, although higher-intensity redevelopment did not avoid substantial site-level canopy loss, it delivered additional dwellings with lower canopy and tree loss than lower-intensity redevelopment.

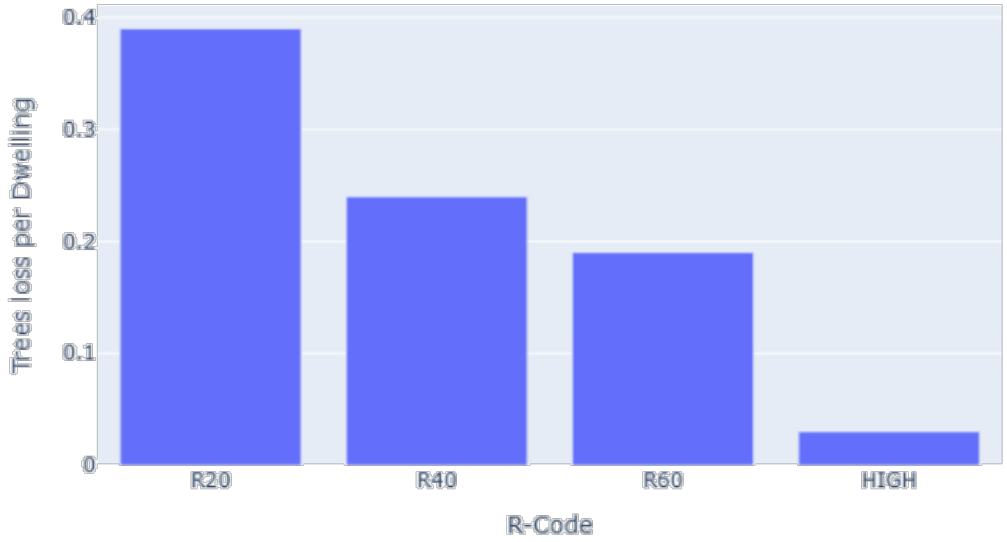


Figure 4. Trees lost per dwelling across completed redevelopment sites within the analysed focus R-code contexts (R20, R40 and R60), with HIGH shown as a higher-density benchmark where included.

These findings do not suggest that higher-intensity redevelopment has a lower overall impact on canopy cover. Rather, they indicate that under current redevelopment patterns, substantial canopy removal occurs across all analysed redevelopment intensities.

The principal distinction between categories lies in the relative efficiency with which additional dwellings are delivered. This provides the basis for the more detailed qualitative assessment presented in Section 4.2.

4.2 Case-study and pattern-based analysis

This section draws on selected case studies and broader pattern-based observations to examine how canopy retention outcomes varied across redevelopment forms, density contexts and site-design conditions.

While Section 4.1 presents quantitative results at the R-code and parent-lot scales, this section provides a more detailed qualitative understanding of how redevelopment outcomes unfolded on the ground. In particular, it considers the circumstances under which mature trees were retained or removed.

4.2.1 Comparative patterns across redevelopment contexts

A review of redevelopment sites across the analysed codes indicates that substantial canopy loss was common across R20, R40, R60 and the higher-density benchmark contexts. This qualitative pattern is consistent with the redevelopment-specific findings presented in Section 4.1 and suggests that, across the analysed sample, redevelopment typically involved broad clearing of the parent lot rather than site layouts deliberately configured to retain existing on-site canopy.

More favourable outcomes were observed in some lower-density contexts where redevelopment involved only partial change to the original parent lot, such as subdivision outcomes that retained an existing dwelling on part of the site while introducing a new dwelling elsewhere. Figure 5 provides an example of this type of R20 redevelopment outcome, where partial retention of the original site condition appears to have contributed to greater canopy retention than was typical across the broader redevelopment sample.

In these cases, canopy retention often reflected persistence of part of the original site condition rather than a comprehensive redevelopment outcome in which all or most of the existing canopy was removed.



Figure 5. An example of an R20-code development that has retained a disproportionate amount of its existing canopy compared to other developments of its kind. This figure demonstrates canopy retention by way of partial/complete original footprint retention.

By contrast, where lower-density redevelopment involved complete clearing of the parent lot and replacement of the existing built form, canopy outcomes were generally similar in character to those observed under more intensive redevelopment settings.

Canopy cover declined markedly across the analysed redevelopment contexts between 2016 and 2026 (Figure 6). Although outcomes varied between individual sites, the overall pattern reinforces the conclusion that canopy removal was typically extensive across redevelopment sites, regardless of density category. Selected case-study examples illustrating how these outcomes occurred at the site scale are presented in Section 4.2.2.

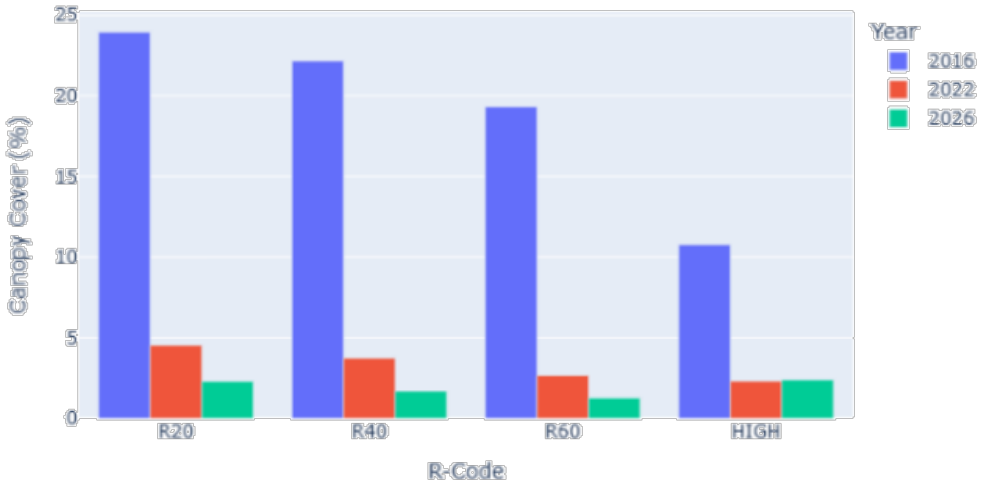


Figure 6. Visualisation of canopy cover percentage (%) of total land area in 2016, 2022 and 2026 across redevelopment sites within R20, R40, R60 and HIGH (R80, R100 and R-AC0) codes.

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4.2.2 Case-study observations

Selected case studies were reviewed to illustrate how redevelopment outcomes varied between sites and to identify recurring characteristics associated with tree retention and removal across the analysed redevelopment contexts. The examples include redevelopment of R20, R40, and R60 lots, as well as a higher-density benchmark example (HIGH). These are presented as site-based illustrations of broader patterns observed across the dataset rather than as a statistically representative sample (Table 2).

Across the case-study examples, genuine retention of established trees within completed redevelopment sites was limited. In most cases, redevelopment was associated with substantial site clearing prior to construction of the new built form.

Where canopy appears to persist after redevelopment, this often reflects one of three conditions:

a) retention of part of the original development footprint;
b) persistence of verge trees beyond the redevelopment site's control; or
c) canopy extending into the site from adjoining land.

As a result, visible post-development canopy should not always be interpreted as deliberate retention of mature trees within the development envelope.

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Table 2. Case-study examples of redevelopment outcomes across R-codes within the City of Melville for 2016, 2022 and 2026.

R-Code	Suburb	Redevelopment Yield	2016	2022	2026	Comments
R20	Melville	3 single-storey dwellings				• Existing verge trees remain, however not within property boundary. • Some neighbouring canopy in north-east corner contributes to post-development canopy 'retention'.
R40	Melville	3 single-storey dwellings. Otherwise capable of 6 apartments.				• No verge canopy. • Neighbouring tree canopy along western boundary contributes marginally toward canopy 'retention'.
R60	Mount Pleasant	6 two-storey grouped dwellings. Otherwise capable of 12 apartments.				• Wholesale lot clearance with only single verge tree retained.
R-AC0	Mount Pleasant	235 apartments, 20 storeys.				• Wholesale lot clearance. • Offsetting rooftop vegetation does not contribute to canopy retention as is not preexisting

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Where more favourable retention outcomes were observed, these were generally associated with redevelopment forms that avoided complete site reconfiguration, retained part of the original dwelling footprint, or concentrated new built form in a way that left some existing canopy undisturbed. However, such outcomes appeared relatively uncommon, particularly in more intensive redevelopment settings.

4.2.3 External Observations

As part of the assessment criteria, ArborCarbon was asked to identify external areas suitable for benchmark analysis and subsequent comparison. By leveraging previously acquired ArborCam data within the Perth and Peel regions, the intent was to identify areas with concentrations of higher-density development, as well as individual redevelopment sites that demonstrated comparatively strong canopy-retention outcomes.

The purpose of this external comparison was to provide supplementary analysis across coding types that are underrepresented in the City of Melville, particularly in high-density residential settings. While development centres such as the Canning Bridge cluster include examples of larger-scale development, these forms of development are not yet sufficiently widespread within Melville to provide a robust comparative baseline.

Interstate examples were also considered; however, ArborCarbon was hesitant in this approach due to potentially inconsistent state planning codes, government targets, and design codes.

External observations and analysis would also provide the City with additional insight into development trends within other Western Australian localities, highlighting development sites with outlying canopy retention. Where found, these sites would allow ArborCarbon to identify trends in building footprints, driveway layouts and/or development designs that are conducive to canopy retention.

4.2.3.1 High-Density Benchmark

An external high-density benchmark was not calculated as part of this assessment due to several key limitations affecting its reliability and relevance.

First, across the analysed LGAs the available time-series datasets often did not capture the full redevelopment lifecycle. This limited the ability to consistently compare pre- and post-development canopy conditions and may have produced incomplete or potentially skewed canopy outcomes.

Second, the sample size of comparable high-density sites within historical ArborCam datasets was limited. As a result, an external benchmark would not have provided a meaningful improvement in statistical robustness over the existing benchmark dataset within the City of Melville.

Third, the inclusion of an external benchmark is also of limited practical value in this context, as it does not directly align with or inform the City's proposed zoning changes, which are more deeply concerned with R40, R40/50, and R60 zoning.

Despite the analysis not progressing toward a dataset output, several external high-density development sites were observed as part of the initial analysis process. These developments are highlighted in Figure 7, and do allow for some face-value analysis of the various building trends outside the City of Melville.

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Figure 7. ArborCam Imagery above several RAC-0 zoned development sites within The City of South Perth showing clear site-wide tree removal prior to building development.

Figure 7 shows examples of redevelopment patterns which are characteristic of external sites within High-Density zoning (RAC-0). In each example, pre-development conditions show established vegetation distributed across front, side and rear setback areas, contributing to meaningful on-site canopy cover.

Once redevelopment commences, however, the examples show a consistent pattern of extensive canopy removal within the identified development parcels. These site-wide clearing patterns are broadly consistent with observations from comparable high-density contexts within the City of Melville.

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On this basis, the external examples provide qualitative support for the finding that high-density redevelopment, where not specifically designed to retain mature trees, is commonly associated with near-total removal of existing on-site canopy. They do not provide evidence of widespread development practices that successfully integrate substantial mature-tree retention within high-density redevelopment footprints.

4.2.3.2 External observations of focus R-Codes

In addition to the observation of an external high-density benchmark, development sites falling within the assessed 'Focus' R-Codes (key densities of R20, R40 and R60) were identified for individual analysis. Similar to the high-density benchmark, sites experiencing complete development were rare throughout historical ArborCam datasets due to a variety of factors. Firstly, the City of Melville, being a relatively large LGA, contains more than double the land area of the next-largest relevant ArborCam dataset. This provides a greater opportunity for a larger quantity of applicable development lots. The City is also unique in its standing with ArborCarbon in that a 10-year time-series dataset is held, providing a much broader sample of lots for analysis, compared to shorter time-series datasets of 2-4 years in other Perth LGAs. Subsequently, ArborCarbon refrained from progressing with output analysis due to the statistical irrelevance of the limited external development dataset. Instead, ArborCarbon were able to draw upon commonplace trends derived from visual analysis of both partially and fully developed external sites, shown in Figure 8 (R20), Figure 9 (R40), and Figure 10 (R60).

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a.



b.



c.



Figure 8. ArborCam Imagery R20 zoned development sites within the Town of Cambridge (a) and the City of South Perth (b) & (c) showing common development patterns (a) and (b) and an example of constructive tree retention (c).

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a.



b.



Figure 9. ArborCam Imagery of R40-zoned development sites within the City of South Perth, showing common development patterns exhibited across external sites.

a.

b.



Figure 10. ArborCam Imagery of R60 zoned development sites within the Town of Victoria Park (a) and the City of South Perth (b), showcasing broader development trends across external study areas.

The review of the various external development sites identified throughout the neighbouring LGAs of Cambridge, South Perth and Victoria Park supports the conclusion that canopy trends resulting from redevelopment impacts follow a broadly consistent trajectory, regardless of development intensity. As is the case with external high-density developments, sites across the R20, R40, and R60 zones all exhibit a fair dispersion of mature canopy across and within lot boundaries, before site-wide clearing eliminates almost all canopy prior to construction.

The case studies show that whilst higher-density zones (R40 and above) typically deliver greater dwelling yield, the redevelopment process itself often follows a similar pattern across density contexts. This commonly involves extensive site preparation, removal of existing vegetation, simplified ground conditions, and standardised access arrangements such as centralised or rear-loaded driveways.

The minimal variation in pre-development clearing patterns between lower and higher-density sites reinforces the finding that canopy loss is not entirely a function of residential density. Rather, it is strongly influenced by the redevelopment process itself and by whether site planning and design actively accommodate existing mature trees.

In several cases, the limited availability of post-development imagery constrained the ability to accurately assess final canopy outcomes or long-term success of replacement planting. However, the available data suggests that, without explicit planning mechanisms or design interventions, redevelopment across all zoning typologies and local government areas is likely to continue producing comparable canopy loss outcomes. The primary difference between redevelopment contexts is therefore reflected less in whether canopy loss occurs, and more in the housing yield achieved relative to that loss.

4.3 Normalised Lot Analysis

The analysis of developed sites within the City of Melville provides valuable insight into canopy and tree-retention outcomes across all R-Codes, with a particular focus on R-Codes that are most relevant to the proposed changes listed under the City's LPS6 Review.

At this stage, however, the findings do not account for two important factors: variation in lot size and whether each site has been developed to its full theoretical development potential. These factors are a result of both (a) natural variability in property boundaries before and after subdivision/amalgamation, and (b) housing market tendencies and desires across the City of Melville being less conducive to R40 and higher coded sites being developed to their maximum potential.

To address this variability within the redevelopment dataset, a normalised comparison was undertaken using a standardised 1,000m^2 development parcel. This approach applied the "Trees lost per site" metric from the redevelopment dataset in Table 1, adjusting it to a "Trees lost per 1000m^2" to be equalised with the normalised lot projections. This was done by taking total tree loss numbers from each focus R-Code and dividing that figure by the quotient of total development area and 1000m^2. This calculation is reflected in the equation below.

$$t = \frac{c_{2016} - c_{2026}}{\left(\frac{a}{1000}\right)}$$

where:

t = Trees Lost per 1000m^2

c = Tree Count

a = Developed Area

The resulting dataset is reflected in Table 3, more clearly highlighting the relative development efficiency of sites within various R-Codes when developed to their full potential. To calculate the 'Trees lost per additional dwelling' metrics, the 'Trees lost per 1000m^2' metric was divided by the 'Maximum additional dwellings (grouped dwellings per 1000m^2)' and 'Maximum additional dwellings (apartments per 1000m^2)' metrics, respectively. These latter metrics were provided by the City of Melville.

Table 3. Relative development efficiencies of sites within various R-Codes across the City of Melville, modelled off a normalised 1000m² lot.

R Code	Trees lost per 1000m²	Maximum additional dwellings (grouped dwellings per 1000sqm lot)	Extra dwellings gained for each tree lost	Maximum additional dwellings (apartments per 1000sqm lot)	Extra dwellings gained for each tree lost
R20	1.72	1.2	0.7	1.2	0.7
R40	1.60	3.5	2.2	7.7	4.8
R60	1.04	5.7	5.5	10.8	10

Table 3 applies empirically derived and normalised tree loss datasets from the redevelopment dataset to a controlled test scenario, alongside the maximum theoretical dwelling yield permitted under each R-Code, providing an indication of how efficiently each zoning category delivers housing relative to tree loss.

The normalised outputs demonstrate a clear and consistent trend across all analysed R-codes. While absolute tree loss per site remains relatively comparable, as visualised in Section 4.2, the number of additional dwellings that can be accommodated increases substantially with density.

As a result, tree loss per additional dwelling declines markedly with increasing development intensity. This indicates that, when assessed on an equivalent land-area basis, higher-density redevelopment can deliver greater dwelling yield for a comparable level of tree loss

At R20, redevelopment yields approximately 1.2 additional dwellings per 1,000m² of lot area, equating to approximately 1.43 trees lost per additional dwelling. By comparison, the R40 and R60 scenarios demonstrate significantly improved efficiency, with grouped-dwelling outcomes reducing tree loss per additional dwelling to approximately 0.46 and 0.18, respectively. This trend is further amplified under apartment-style development assumptions, where higher dwelling yields reduce the per-dwelling tree loss to as low as 0.10 in R60 contexts.

These results align with, but also clarify, the findings of the initial redevelopment analysis presented in Section 4.1. While earlier results show that canopy loss occurs consistently across all redevelopment intensities, the normalised framework demonstrates that higher-density development yields substantially more housing for a comparable level of canopy impact.

5 Discussion: Interpretation of findings

The redevelopment-focused analysis shows substantial canopy loss across all levels of redevelopment intensity. The findings do not indicate that development within a specific R-code consistently prevents canopy removal. Rather, the main difference among redevelopment types lies in how canopy loss relates to dwelling yield.

When assessed on a per-dwelling basis, higher-intensity redevelopment typically provides more housing with less canopy loss per dwelling and fewer trees removed per dwelling than lower-intensity redevelopment. This indicates that, with current redevelopment practices, the key issue is not simply whether canopy loss occurs, but how many dwellings are delivered relative to that loss.

The case study and pattern-based analysis reinforce the quantitative findings by showing that substantial canopy loss is not limited to a single redevelopment type. Instead, it is a common outcome across multiple redevelopment forms. At the site scale, completed redevelopment was frequently associated with extensive reconfiguration of the parent lot and the removal of most or all existing canopies. This suggests that current redevelopment practice often treats mature private-land trees as incidental to site planning, rather than as assets to be actively retained where feasible.

External observations, although based on a relatively small dataset, also support the findings from within the City of Melville. Across reviewed sites in neighbouring LGAs, redevelopment sites of all intensities showed site-wide tree removal prior to construction. These observations further support the relevance of the patterns identified in the Melville context.

The normalised analysis was introduced to account for several variability factors that existed within the initial redevelopment dataset. By normalising tree loss and development potential metrics to a 1000m^2 lot, an efficiency calculation was produced, which demonstrated a more distinct difference between R-Code housing yields. This normalisation reinforced the central finding of this report: that redevelopment-driven canopy impacts are more related to the development process itself, as opposed to being a function of the R-Code in which the redevelopment is taking place. The normalisation crucially showed that development at a higher density offers a more efficient pathway to achieving dwelling targets with comparatively lower canopy impact per dwelling.

5.1 Trade-offs between yield and canopy retention

These results should be interpreted with caution. They do not indicate that higher-intensity redevelopment inherently results in low canopy impact, or that increasing density alone will lead to better canopy outcomes. Rather, they show that significant canopy removal is common across all types of redevelopment analysed.

The key policy consideration is therefore how dwelling yield is balanced against canopy loss. In this regard, medium- to high-intensity redevelopment may deliver more dwellings relative to canopy loss, particularly when compared with multiple rounds of lower-intensity subdivision that also cause extensive site clearing.

The case-study review also clarifies that a visible post-development canopy does not necessarily indicate successful on-site tree retention. In several situations, retained canopy appeared to be associated with verge trees, adjoining properties, or partial retention of the original site condition, rather than with the intentional incorporation of mature trees within the redevelopment layout itself.

5.2 Implications for LPS6 density changes

For the purposes of the LPS6 review, the findings suggest that the most relevant planning question is not whether redevelopment can occur without canopy impact, as this was not observed in the analysed sample, but how future density settings can better balance housing delivery with positive canopy retention outcomes.

In practical terms, this underscores the importance of closely considering R40 and R60 contexts. These coding categories are more directly aligned with the City's proposed planning changes and appear to yield more dwellings per unit of canopy loss than lower-intensity redevelopment

The case-study observations also indicate that canopy outcomes are influenced not only by density settings, but by the extent to which the planning framework shapes site layout, access design and tree-retention expectations. If substantial canopy loss continues across a wide range of redevelopment forms, improved short-term and retention outcomes are unlikely to be achieved through density provisions alone. This points to the need for complementary planning controls or assessment criteria that address the treatment of existing trees during redevelopment.

The results indicate that canopy outcomes are shaped not only by density settings, but by how redevelopment is physically arranged on each site. Observed redevelopment patterns commonly involved broad site clearing, expanded building footprints and access layouts that left limited opportunity for mature-tree retention. If additional dwelling targets and canopy objectives are to be achieved within the same neighbourhoods, the planning framework will need to guide redevelopment form more explicitly. This means encouraging compact built form, including building up rather than out where appropriate, while requiring key mature trees to be identified early and treated as design constraints rather than obstacles to be removed. The normalised analysis should not be interpreted as suggesting that high-density development is inherently canopy-sensitive, or that high-density zoning should be the only consideration. Rather, it highlights that density plays an important role in determining how widely canopy loss is distributed across the City as infill housing is delivered.

Lower-density approaches may appear less intensive when considered at the individual site scale; however, if scaled up to meet the City's housing targets, they may require a larger number of redevelopment sites and therefore distribute canopy loss across a broader area. This reinforces the need to consider both site-level canopy outcomes and dwelling-yield efficiency when evaluating future residential density settings.

6 Conclusions & Recommendations

The findings suggest that changes to density settings alone are unlikely to materially improve canopy outcomes under current redevelopment patterns. Their main effect lies in determining how efficiently housing is delivered relative to canopy loss across the municipality.

The results therefore support a dual planning response.

First, density settings should be considered in terms of their efficiency in delivering dwellings relative to canopy loss. This is particularly relevant in R40 and R60 contexts, which are closely aligned with the proposed Local Planning Scheme No. 6 changes and appear to deliver more dwellings per unit of canopy loss than lower-intensity redevelopment.

Second, and critically, improved canopy outcomes will depend on complementary planning controls, design requirements, and assessment frameworks that actively prioritise tree retention within redevelopment sites. Without such measures, substantial canopy removal is likely to remain a common outcome across redevelopment contexts, regardless of R-code.

Tree retention in site planning

To improve retention of mature trees on private land, the City could consider strengthening redevelopment assessment requirements so that existing mature trees are identified at the start of the design process and assessed as part of site planning. This could include requiring proponents to show how building footprints, driveway alignments, crossover locations, open-space areas and construction methods have been considered in relation to retainable trees. Where tree removal is proposed, proponents could be required to demonstrate why retention is not reasonably achievable and what alternative design options have been considered. Alternatively, where tree retention is a feasible and considered aspect of site planning, the City could consider offering flexibility in design restrictions to encourage such efforts being made by the developing party.

Retainable tree assessment

Where mature trees are located in areas that could reasonably be integrated into redevelopment design, proponents should be required to demonstrate why retention is not feasible.

This would help shift tree retention from a discretionary or incidental outcome toward a more deliberate component of redevelopment planning. It would also provide the City with a clearer basis for assessing whether tree removal is genuinely necessary or primarily a result of standardised site layouts.

Verge and adjoining canopy protection

Because some apparent post-development canopy is associated with verge trees or canopy extending from neighbouring land, redevelopment assessment should also consider how crossover placement, access design and site works may affect trees beyond the immediate building footprint. Protecting these canopy assets is likely to be an important part of limiting broader canopy decline in redevelopment areas, particularly where on-site private-land tree retention remains limited.

Private land tree-retention policy

The findings support the value of a private land tree-retention policy or an equivalent assessment framework to guide the treatment of existing mature trees during redevelopment.

If mature trees on redevelopment sites are to be retained more consistently, the planning system will likely need to move beyond passive encouragement and require explicit consideration of whether existing trees can be reasonably accommodated through site planning, building placement and access design.

Integrating tree retention with density planning

If tree-retention policy settings unintentionally favour lower-density redevelopment, this may result in a greater number of sites needing to be redeveloped to meet housing targets, with the potential for larger cumulative canopy loss across the City. For this reason, density settings and tree retention requirements should be considered together. Medium and higher-density redevelopment may provide a more efficient pathway for accommodating housing growth, but this should be supported by stronger expectations for tree retention, replacement planting, urban greening and canopy offsets in areas of concentrated redevelopment.

A combined approach would allow the City to pursue efficient infill housing outcomes while also improving the prospects for mature-tree retention and future canopy growth.

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Appendix A

Table 4. Residential R-Codes relevant to this assessment, showing site-area requirements derived from WA R-Codes Volume 1 Table D and City of Melville LPS6 context. Source: Western Australian Residential Design Codes Volume 1, Table D: Site area requirements; City of Melville Local Planning Scheme No. 6, clauses 25 and 26. Values shown are statutory site-area requirements and should be interpreted in light of the R-Codes, LPS6, the Scheme Map, relevant local planning policies, activity centre plans, and site-specific assessment.

R-Code	Group used in this report	Single house / grouped dwelling site area per dwelling	Multiple dwelling site area per dwelling	Minimum lot area / rear battleaxe	Minimum frontage	Notes
R12.5	Low	Min. 700 m²; avg. 800 m²	Avg. 800 m²	762.5 m²	17 m	Volume 1 Table D.
R15	Low	Min. 580 m²; avg. 666 m²	Avg. 666 m²	655 m²	12 m	Volume 1 Table D.
R17.5	Low	Min. 500 m²; avg. 571 m²	Avg. 571 m²	587.5 m²	12 m	Volume 1 Table D.
R20	Low	Min. 350 m²; avg. 450 m²	Avg. 450 m²	450 m²	10 m	Volume 1 Table D.
R20/60	Low / split-code context	Lower code generally applies unless LPS6 split-code requirements are met	Depends on applicable code and dwelling type	Depends on applicable code	Depends on applicable code	Treat cautiously; split coding is controlled through LPS6 and relevant scheme-map provisions.
R25	Low	Min. 300 m²; avg. 350 m²	Avg. 350 m²	425 m²	8 m	Volume 1 Table D.
R30	Not grouped/excluded where the sample is limited	Min. 260 m²; avg. 300 m² for single house; grouped dwelling also min. 260 m²; avg. 300 m²	Avg. 300 m²	410 m²	Not specified	Volume 1 Table D.
R30/40	Split-code context	Lower code generally applies unless LPS6 split-code requirements are met	Depends on applicable code and dwelling type	Depends on applicable code	Depends on applicable code	Treat cautiously due to mixed coding.
R35	Not grouped/excluded where the sample is limited	Min. 220 m²; avg. 260 m² for single house; grouped dwelling also min. 220 m²; avg. 260 m²	Avg. 260 m²	395 m²	Not specified	Volume 1 Table D.
R40	Medium	Min. 180 m²; avg. 220 m² for a single house / grouped dwelling	Avg. 115 m²	380 m² for a single house	Not specified	Key focus code in this assessment.
R40/60	Medium/split-code context	Lower code generally applies unless LPS6 split-code requirements are met	Depends on applicable code and dwelling type	Depends on applicable code	Depends on applicable code	In Willagee R40/60 areas, LPS6 applies the lower code unless the lot is at least 3,000 m², the proposal is for single or grouped dwellings only, and created lots are regular in shape with individual street frontage. (Western Australian Government)
R50	Medium	Min. 160 m²; avg. 180 m²	Avg. 100 m²	160 m²	Not specified	Volume 1 Table D.
R60	Medium	Min. 120 m²; avg. 150 m²	Avg. 85 m²	120 m²	Not specified	Key focus code in this assessment.
R80	High / benchmark	Min. 100 m²; avg. 120 m²	Refer to R-Codes Volume 2	100 m²	Not specified	Volume 1 Table D applies to single houses / grouped dwellings; multiple dwellings refer to Volume 2.

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R-Code	Group used in this report	Single house / grouped dwelling site area per dwelling	Multiple dwelling site area per dwelling	Minimum lot area / rear battleaxe	Minimum frontage	Notes
R100	High / benchmark	R80 site-area requirements apply to single houses / grouped dwellings on lots coded R100, R160 and R-AC	Refer to R-Codes Volume 2	Not directly expressed as a standard R100 Table D row	Not specified	Use as benchmark only; apartment-style development is assessed under Volume 2.
R-AC0	High / activity-centre benchmark	R80 site-area requirements apply to single houses / grouped dwellings on R-AC lots	Refer to R-Codes Volume 2	Not directly expressed through Volume 1 Table D	Not specified	Activity-centre apartment coding; not directly comparable with low / medium R-Codes using Volume 1 site-area-per-dwelling values.

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Attachment 7

LPS6 Staging and Implementation Plan



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Local Planning Scheme No.6 Review – Project Staging and Implementation Plan



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Table of Contents

Purpose 3
Overview 3
Community engagement 4
Preliminary findings from 2024 – phase 3 survey 6
Engagement and communications approach 7
Elected Member engagement 8
Technical studies for further investigation 10
Land Economics Assessment 10
Traffic, Parking and Transport Assessment 10
Tree Canopy Impact Assessment 11
State agency engagement and referrals 11
Refine proposed density change areas 11
Other related studies 11
Key tasks and timeline 13
Next steps 17

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Purpose

The purpose of the Staging and Implementation Plan (Plan) is to outline the remaining tasks and indicative timing of Stage 1 of the Scheme review process and seek agreement and alignment from Council prior to finalising the draft Scheme. This will ensure the project is progressed in an efficient, informed and transparent manner. While the Plan is intended to provide guidance on timing and key tasks, it is acknowledged that it will remain adaptable and may be adjusted as the project evolves.

Overview

The City of Melville (the City) is nearing the end of Stage 1 of the process of reviewing its Local Planning Scheme No. 6 (LPS6). To date, this process has involved a Report of Review (2021-2022), early draft concept ideas (2023-2024) and preliminary engagement (2023-2024). This brings us to the current phase, which involves incorporating all the feedback and early concept ideas, supplemented with further research and targeted engagement with state agencies and our Elected Members, plus another round of community engagement. These final tasks will help to refine the draft Scheme review, ensuring there is a robust evidence base informing the suggested changes before being submitted to Council for consideration and endorsement.

The Plan seeks to clearly map out the final tasks of Stage 1 and outline the key timing and milestones ahead of submitting a working draft Scheme to Council, and then to the Western Australian Planning Commission (WAPC).

Stage 1 **Preliminary works** **(*current stage*)**	**Completed tasks**: ✓ Report of Review (involving community engagement, preparing the Report of Review, submitting to Council and submitting to the WAPC). ✓ Key theme exploration (involving community engagement, reporting findings and Elected Member engagement). ✓ Density and zoning investigations (involving officer investigations and Elected Member engagement). ✓ Density and zoning engagement (involving preliminary community engagement, engagement outcomes reporting and reviewing the findings). **Tasks to be completed**: • Refine the proposed LPS6 changes based on community feedback received and further technical investigations. • Elected Member engagement (workshop series). • Second round of community engagement on proposed density changes (for any areas that have been included or excluded from the previously advertised density changes). • Request that Council resolves to seek approval from the Minister to advertise the modified LPS6 scheme text and maps under Section 83A of the Planning and Development Act (2005).
Stage 2 **Statutory Review Process**	**Tasks to be completed**: • Submit draft LPS6 Scheme and text to the WAPC. • Minister approves the modified LPS6 being advertising, or requires that

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	amendments be made and the draft scheme resubmitted. • Develop engagement approach for statutory public consultation. • Undertake public consultation period (minimum 60 days). • Officers to consider feedback received and present feedback and any recommended amendments to elected members. Depending on the extent of changes, further advertising may be required at this stage. • Elected members endorse and submit final version to WAPC. • WAPC/Minister may direct the City to make changes and readvertise. If so, once undertaken Council will again be asked to endorse and submit to the WAPC. • Scheme changes approved by the Minister and gazetted.

A full version of the Stage 2 process for a complex and standard Scheme amendment can be viewed on the City's LPS6 Review webpage.

Community engagement

Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, formal community consultation typically occurs in the later stages of a Scheme review. However, the City of Melville is committed to involving the community throughout the process to ensure local perspectives are meaningfully considered in shaping the City's future.

Three phases of engagement have already been completed and the findings are helping to inform further studies and the direction of the review. Being a non-statutory engagement process, the City sought for the engagement to:

1. focus on qualitative data by specifically understanding the key concerns from those most affected by the changes;
2. bring to the City's attention other areas where the community is wanting to see changes; and
3. allow for this information to be received early enough in the process for the City to carefully consider and respond.

The engagement process has been structured into seven key phases:

1. Initial Awareness and Input
The community was informed that a Scheme review was commencing, and early input was sought to identify key themes and planning priorities.
(Completed)

2. Focus Area Consultation
Six preliminary focus areas were identified for investigation. Community members were invited to provide feedback on these areas and suggest additional topics for consideration.
(Completed)

3. Draft Proposals Consultation
The community was invited to review proposed zoning and density changes. Feedback was gathered through an online survey, and in-person appointments were offered for residents to discuss specific concerns and gain clarity on the proposals.
(Completed)

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4. Referral to State Agencies and Infrastructure Stakeholders
As part of the review process, we are engaging with key State Government departments, transport agencies, and utility providers to address infrastructure and environmental considerations associated with increased density. A priority focus for the City is obtaining further advice on community concerns regarding bushfire and flood risks within proposed change areas. This includes floodplain management, bushfire risk assessment, service capacity (water, power, internet), school infrastructure, and transportation impacts. Relevant agencies include the Department of Education, Water Corporation, Western Power, DWER, DBCA, DPLH, and transport authorities.
(In progress)

5. Elected Members Engagement
A key element of this phase involves collaboration with Elected Members through a series of interactive workshops. Members will review the proposed changes to LPS6, informed by community feedback, technical studies, and officer analysis.
(Upcoming)

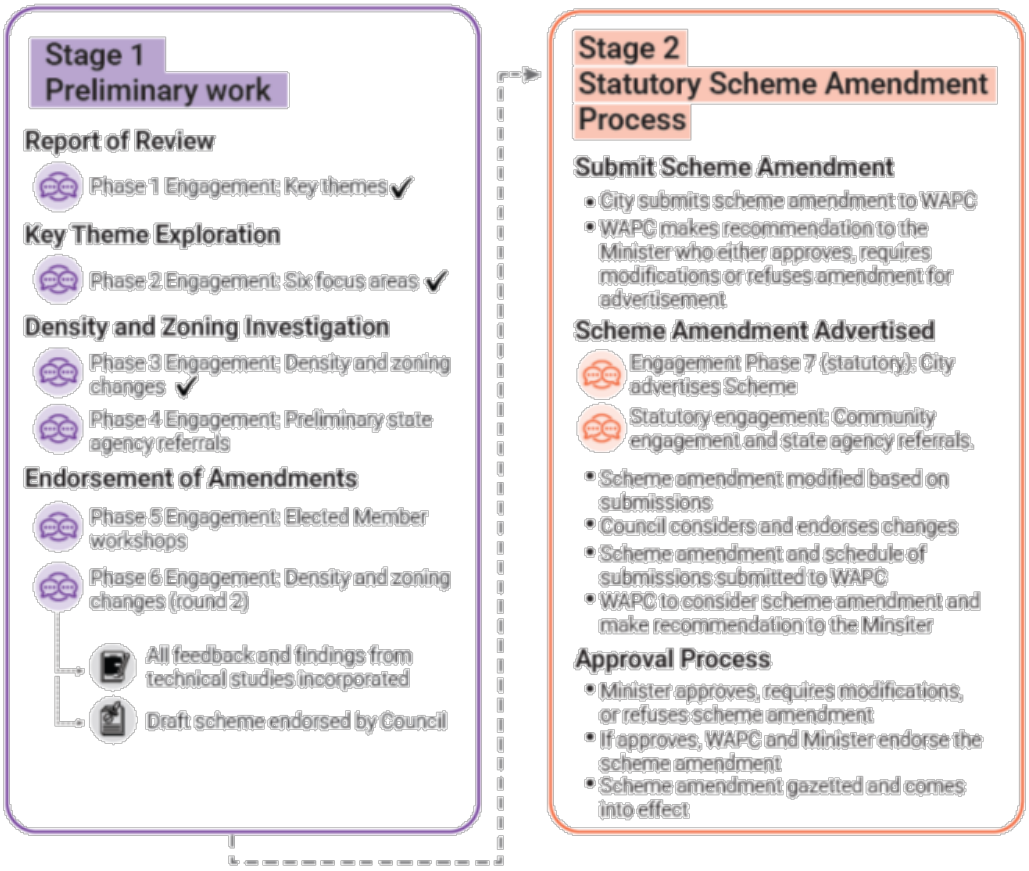
6. Draft Proposals Consultation (Round 2)
Incorporating lessons learned from the previous round of community engagement, the City will re-engage with the community on the changes to the proposed density change areas (including likely refinement of the changes previously advertised). Feedback will be incorporated into the draft Scheme before being submitted to Council for endorsement.
(Upcoming)

7. Formal Exhibition and Community Submissions
As part of Stage 2, the final draft Scheme will be formally presented to Council for consideration to be advertised for public comment, with a minimum consultation period of 60 days. The City will promote this widely using a mix of traditional and digital communication methods, ensuring broad outreach. Direct communication will also be made with those most directly impacted by the proposed changes. Community members will be invited to submit their views, including levels of support or concern. These submissions will be considered by the City and Council prior to final endorsement by the WAPC and the Planning Minister.
(Upcoming)

The below diagram illustrates how the engagement phases support the overall tasks of the project.

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Preliminary findings from 2024 – phase 3 survey

The main data collection methods of the Stage 1 Phase 3 engagement was a survey, which asked for feedback on the proposed changes to LPS6 and also invited suggested changes in addition to what was proposed. The survey received 669 valid responses, with varied suggestions on the proposed density and zoning changes including decreasing density in some areas and increasing in others. All responses have been reviewed and recorded and will form part of the considerations for density and zoning changes in the review, alongside technical research being undertaken as part of the review. The findings from this round of engagement have been reported on in a detailed outcomes report, which will be made available at the Elected Member Workshops, and thereafter made public ahead of the next phase of community engagement.

Feedback from the preliminary engagement was that potential zoning changes put forward by the City were advertised without fully understanding the long-term impacts on aspects like traffic, infrastructure capacity, developability and tree loss. In response to community feedback, these issues, amongst others, will be explored in further detail in this phase of Stage 1 of the LPS6 Review. The studies, what they will involve, and their timing are broken down further within this Plan.

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Engagement and communications approach

The engagement and communications approach for this current phase of the project has been adapted to respond to feedback received after the third phase of preliminary engagement. This approach is driven by engagement with Elected Members and key stakeholders to seek information and refine the proposed changes, before the draft Scheme is complete and is released for public consultation as part of the statutory review process in Stage 2.

Feedback from community about the engagement and communications approach	Updates to the engagement and communications approach going forward
• Information about the scheme and the proposed changes wasn't easy to understand. • Engagement reach wasn't far enough – only letter dropping to affected properties and those adjacent was not enough. • Updates after engagement in 2024 were not regularly provided. • Confusion about the process and where we are currently at in the process (drafting stage).	• Break down the barrier between the community and the Scheme review project by reducing jargon and technical references. Simplify language. • Keep the community and Elected Members informed about where we are in the process and next steps with planned communication touchpoints (Elected Member Bulletins, concise webpage updates and email notifications). • Targeted and one on one engagement methods preferred to deep dive into issues and explore options for the review. • Refine resources (e.g. online maps) to be clearer • Expand the boundary for the letter drop. • Establish a community panel to hear from a cross-representative sample of the community and generate broader awareness for the project. • Close the feedback loop with all participants and let them know how their input has shaped the review.

A high-level overview of the engagement and communications approach is summarised in the implementation plan below and includes:

- Elected Member Bulletin (as required)
- Review and update webpage (Q4 2025)
- Elected Member workshops (Q1-Q2 2026)
- State agency referred zoning changes (June – December 2025)
- Meetings with relevant City of Melville staff (2025)
- One on one meetings with members of the community (as needed)
- Community panel to seek feedback from a cross-representation of the community
- Community consultation on the proposed density and zoning changes to residents and owners of any new or removed areas added to the Scheme review (affected properties and those adjacent).

Alongside the reviewed Scheme documents, a detailed engagement outcomes report has been prepared, which will provide a summary of the engagement process that has accompanied the review. This includes detailed findings and points to how these key findings have been incorporated into the Scheme review.

Separately, the Engagement and Communications Plan is being updated alongside this Staging and Implementation Plan to include more detail and carefully guide the final phases of engagement for Stage 1.

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In addition, the City intends to complement its standard engagement approach by bringing together a representative community group to explore the proposed density changes through a series of workshop sessions. This group will have the opportunity to share their perspectives, aspirations and provide feedback to help shape the direction of the scheme review.

The City will engage with Councillors on the proposed composition and process for this group before it commences. Feedback from the group, along with input from Elected Members, will be incorporated into the final draft Scheme before it is submitted to Council for endorsement.

Elected Member engagement

A key feature of the engagement approach for this phase of Stage 1 is working with the Elected Members. This will take course over multiple workshops where Elected Members will be taken through revised proposed changes of the Scheme based on findings from community and stakeholder engagement, technical studies and officer-led research. The preference is to utilise time during the Elected Member Engagement Sessions (EMES) where possible.

The workshops will focus on the matters of high priority to the community, however there will be the option for Elected Members to book separate meetings with the project team should they wish to discuss other matters of the Scheme review. A suite of supporting resources will be prepared to support Elected Members through the workshop content, breaking down different sections of the scheme and the rationale for proposed changes, as defined in the table below.

A note on proposed timing

While this plan suggests back-to-back workshops to keep momentum going, we understand that there may be busy EMES schedules and other topics of discussion that will take precedence over this project. We also acknowledge that we may need to add additional workshops slots into the program to give enough time to finish workshopping ideas with Elected Members. This will be "sense-checked" as the workshops progress. If additional workshops need to be added, or - briefings for Elected Members, we can add this into the schedule.

All proposed timing is subject to Councillor appetite and available time.

Workshop	Timing	Resources / detail

Workshop 1
- Introduction to workshop series
  o Overview of scheme changes, what we've done and why.
  o Engagement approach
  o Next steps
	Feb 2026 EMES
	
	Allow 1.5 hrs
		- Print outs of maps highlighting the updated approach to density

Workshop 2 - Present findings from the Land Economics Assessment - Present preliminary findings from the Traffic and Tree Canopy Impact Assessment (not complete yet) - Confirm community engagement approach	7 April 2026 EMES *Allow 1.5 hrs*	- Land Economics Assessment Report - Draft Scheme Changes Reference Guide
Workshop 3	28 April 2026	- Engagement Outcomes Report (2024 Phase 3 engagement)

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- Completed findings from the Traffic and Tree Canopy Impact Assessments - How the technical studies have informed the modifications to the proposed density	EMES *Allow 1.5 hrs*	- Land Economics Report - Traffic Impact Assessment - Tree Canopy Impact Assessment
Undertake second round of community engagement to consult outcomes of workshops *Approx July - Aug 2026**		
Workshop 4 - Present back the findings of the community engagement and consequential changes - Finalise the Scheme - Outline project next steps	Oct 2026 EMES (TBC) *Allow 2 hrs*	- Engagement outcomes report - Print outs of maps

**Timing of the community engagement is subject to the bespoke Engagement and Communications Plan.*

The goal for the workshop series is for the Elected Members to be made aware of the opportunities and constraints in the review process, for the Elected Members to provide feedback to the City, and ultimately for a consensus to be reached on the draft changes to the scheme. Until it's clear that the Elected Members are generally comfortable with the changes, the City will continue to offer further workshop opportunities, appreciating that the following stage of the process seeks Council to support the draft scheme being submitted to the WAPC for permission to advertise as part of Stage 2 (statutory Scheme review process).

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Technical studies for further investigation

As we look to finalise proposed changes to the Scheme, we need detailed technical studies and further stakeholder engagement to test concepts and provide evidence and advice on suggested changes within the review. In addition, feedback from the preliminary community engagement period highlighted a keen interest in understanding the impacts of potential changes on the community, environment, and built form. These included:

- Land economics – which areas are viable for higher density housing.
- Housing affordability and where affordable housing can be delivered within the City of Melville.
- The capacity of the existing road network to accommodate increased traffic and parking.
- Increased pressure on utilities and services (e.g. school capacity).
- Impact on existing tree canopy due to infill development.
- Development in areas which may be prone to bushfire risks and flooding events.

In response to feedback from the community and Elected Members, the following work has been undertaken or is currently being undertaken. Information gained from the studies and further engagement will be shared with Elected Members at the relevant workshops, to help inform decision making. The studies will also be made available to the community ahead of the next round of community engagement.

Land Economics Assessment

Engage a planning consultant with economics skills to undertake a land economics assessment of all the density change areas in the LPS6 review to understand how the proposed changes will assist in achieving our 2050 infill targets set by State Government. The study will be completed in high growth and standard growth scenarios, aligning with the State Planning Strategy.

As part of the study, the consultant will consider:

- Population and dwelling projection analysis
- Developability assessments and potential uptake of different R-Code values for different areas (e.g. is R40 more desirable in this suburb compared to that suburb and why)
- Anticipated built form modelling (particularly for Canning Highway corridor).
- The concept of "housing affordability" within the context of the CoM.
- Existing planned areas for density (activity centre and structure plan areas).

Traffic, Parking and Transport Assessment

Engage a traffic consultant to undertake a transport impact assessment based on the change areas of density and zoning within the LPS6 review. The assessment will incorporate the findings of the Land Economics Assessment to consider local and regional traffic impacts associated with the proposed density changes (over time). Traffic modelling also have regard to other identified traffic generators over time, such as population growth in the City's planned and unplanned activity centres, and regional traffic generated outside the City.

Impact should be assessed for likely and high uptake housing scenarios and include impact on the road network, capacity and parking pressure. The study should align with the WAPC Transport Impact Assessment Guidelines Vol. 2 2016.

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Tree Canopy Impact Assessment

Engage a consultant to produce a report on the anticipated impacts to tree canopy from the infill models suggested in the LPS6 Review. The report will consider the correlation between density and tree loss, conduct a comparative analysis of different infill models (including case studies), review relevant data and literature, including the R-Codes.

State agency engagement and referrals

Attain greater clarity and information around certain perceived issues with increasing density that relate to the impact on the City's environment and infrastructure including flood plain levels, bushfire risk, utilities (water, power, internet) and schools. Engage with state agencies including:

- Department of Education – in regards to the capacity of schools
- Utilities providers (Water Corporation, Wester Power, Horizon Power, ATCO Gas, etc) – capacity for continued provision of services and utilities
- DWER, DBCA, DPLH (bushfire policy team and coastal planning) –considerations for any bushfire and flood-prone areas
- Transport agencies (Main Roads WA, Department of Transport, Public Transport Association) – capacity to deliver services and flag any potential upgrades needed to accommodate increased population.

Note this engagement will be preliminary in nature, acknowledging the statutory referral process to these relevant stakeholders that will occur as part of the Stage 2 formal public consultation.

Refine proposed density change areas

Based on feedback gathered during Stage 1, Phase 3 community engagement, we will refine the proposed density change areas where this feedback aligns with the Local Planning Strategy. A key focus is creating more opportunities for housing diversity within the southern suburbs (generally south of Leach Highway). The Strategic Planning team will identify suitable locations consistent with the Local Planning Strategy that could accommodate increased density. These proposed additions will undergo assessment through the Land Economic Assessment and Traffic Impact Assessment before being presented to Elected Members during the 2026 workshop series.

Other related studies

While not directly part of the LPS6 Review, there are other studies being undertaken, or proposed to be undertaken, parallel to the Scheme Review and will further inform proposed changes. These are outlined below.

Train Station Precinct Planning

The train station precincts of Bull Creek and Murdoch Stations have been identified for further investigation as a separate project, rather than forming part of this Scheme review. Specific feasibility studies have been prepared to guide the City in determining when and how these stations should be planned for.

Nonetheless, the opportunity for these station precincts to contribute towards the City's infill targets will be clearly identified in the case made to the WAPC when the draft scheme is submitted for their consideration. This acknowledges that addressing the City's 2050 infill targets will require contributions from many different areas, including those that have been planned for (e.g. existing

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Structure Plans area), are being planned for (e.g. LPS6 changes), and those that are yet to be planned for (e.g. train stations).

Integrated Transport Strategy

Pending organisational prioritisation and budget, the City will be preparing an Integrated Transport Strategy to coordinate the high-level transport direction for the City, which will inform policy, advocacy and infrastructure decisions regarding transport. With this strategy in-hand, we will be able to better determine how the traffic impact assessment links in with the greater transport directions of the City, including promoting active transport options and use of public transport alternatives.

Public Open Space Strategy

The City is concurrently preparing a Public Open Space Strategy (POS Strategy. Whilst the strategy is not complete yet, early findings are being fed back to the team members of this project and are being considered in regard to zoning and density changes.

Myaree Business Area Master Plan

The Myaree Business Area Master Plan (MBAMP) is being prepared by the City to support economic growth, land use planning considerations and additional initiatives to assist the business area to thrive. There are four planning and land use actions in the MBAMP which will be actioned as part of this Scheme review.

Structure Plan reviews

Structure plan areas, precincts and activity centres are reviewed separately to the Scheme. The periodic review process is guided by State Planning Regulations and policy, including *State Planning Policy 7.2 Precinct Design* and *State Planning Policy 4.2 Activity Centres in Perth and Peel*. These areas are of strategic importance to the City, and each of the City's existing and future structure plans are expected to align with the City's Local Planning Strategy. This means each is expected to contribute to the City's infill targets, helping to reduce the obligation for higher densities in suburban areas.

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Key tasks and timeline

The remainder of Stage 1 has been broken down into a series of tasks and sub-tasks, with a considered timeline to ensure timely delivery of the draft Local Planning Scheme. While every effort will be made to adhere to the below timeline, factors, such as the execution of the Elected Member workshops, may either reduce or expand the timing depending on the outcomes. For example, we may be able to cover more content in the workshops than expected, reducing the number of workshops needed, or we may need to add additional workshops, which would expand the timing.

	Task	Detail and actions	Addressing concerns	Start	Finish
1 Technical studies					
1.1	Land Economics Assessment	Prepare RFQ Award successful consultant and commence study (allow 4 weeks for consultants to respond to the RFQ). Complete study – incorporate findings into review and Traffic Impact Assessment	✓ Desirable suburbs and locations for infill ✓ Housing affordability	April 2025 May 2025 June 2025	May 2025 June 2025 October 2025
1.2	Traffic Impact Assessment	Prepare RFQ Award successful consultant and commence study. Conclude study – incorporate findings into review	✓ Impact on road and parking capacity	August 2025 October 2025 November 2025	September 2025 October 2025 March 2026
1.3	Tree Canopy Assessment	Prepare RFQ Award successful consultant and commence study. Conclude study – incorporate findings into review	✓ Impact on tree canopy	September 2025 October 2025 November 2025	October 2025 November 2025 February 2026
2 Targeted engagement					
2.1	State agency engagement	**DoE** Consult with Department of Education demographic forecasting specialists to determine the impact of the proposed density changes under LPS6 review and likely scenarios for schools growth planning.	✓ Provision of utilities and services	June 2025	November 2025

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		Utilities providers Consult with utilities providers (Water Corporation, electricity, gas, internet etc) to confirm their capacity to adjust the network with the likely scenarios of LPS6 review density increases.	✓ Provision of utilities and services	June 2025	November 2025
		DWER / DPLH Discuss or seek referral addressing the likelihood of impact of flooding and bushfire risk to proposed density change areas and what can be done to mitigate any identified risks.	✓ Likelihood of impact from bushfire or flooding	June 2025	November 2025
		Transport agencies (MRWA, PTA, DoT) Comment on need for public transport upgrades. Plan for future transport services to support growing population. Understand what the trigger is for upgrading services.	✓ Impact on road and parking capacity	June 2025	November 2025
		Other State Agencies • Department of Communities • Department of Water and Environmental Regulation • Department of Biodiversity, Conservation and Attractions • Department of Fire and Emergency Services • Department of Health • Department of Local Government, Sport and Cultural Industries • Heritage Council • Environmental Protection Authority	✓ Identify any locations or matters of concern	June 2025	November 2025
2.2	Internal engagement	Regular workshops with Statutory Planning to identify opportunities regarding the Scheme and their comments on any proposed changes.	✓ All concerns	June 2025	Ongoing as needed
3 Elected Member Workshop Series and Community Engagement					
3.1	Prepare workshop resources	Resources to include: - Scheme text change overview - Summary of the Scheme review process to-date - Engagement outcomes report	✓ All concerns	October 2025	February 2026
3.2	Prepare for workshop 1	Prepare materials for workshop 1 including:	✓ All concerns	December 2025	February 2026

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		- Agenda - Run sheet - Presentation slides - Maps and feedback sheets (both hard copy and digital format options)			
3.3	Workshop 1	Hold workshop 1	✓ All concerns	24 February 2026 (EMES)	
3.4	Post workshop update	Keep community informed about key workshop discussion points and relevant next steps via an update to be posted onto the Melville Talks webpage	✓ All concerns	One week post-workshop	
3.5	Hold rest of workshop series (workshops 2, 3)	Prepare for and run the rest of the workshop series as per the timing listed above. Preference to hold workshops close together to keep momentum going.	✓ All concerns	7 April 2026	28 April 2026
3.6	Post-workshop update	After each workshop, provide a brief update of the key findings and discussion via the Melville Talks webpage, including any relevant next steps to keep the community informed of the progress.	✓ All concerns	One week after each workshop	
3.7	June OMC	Seek approval to begin engagement on the modified density changes to the scheme at the June Ordinary Meeting of Council.	✓ All concerns	June OMC	
3.8	Community engagement on proposed change areas (round 2)	Inform and consult with residents and property owners on the changes to the proposed density change areas (any new or removed areas different to the 2024 engagement).	✓ All concerns	July – August 2026 60-day feedback period (TBC) **Subject to progress of workshops*	
3.9	Outcomes reporting	Complete engagement outcomes reporting for the community engagement process of Stage 1.	✓ All concerns	4 weeks post-engagement.	
3.10	Workshop 4	Hold final workshop to go over the community engagement outcomes and draft proposed Scheme changes.	✓ All concerns	September / October 2026	
3.11	Close the feedback loop for Stage 1 engagement	Following the final workshop, update webpage with communications to close the feedback loop with the community and let them know how their feedback has shaped the review of the Scheme for Stage one. Let them know the next steps for the project (breakdown of Stage 2)	✓ All concerns	One week post workshop	
4 Compile and consider data					

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4.1	Incorporate findings and feedback	Incorporate findings from above studies, engagement and referrals into LPS6 review.	✓ All concerns	Ongoing from October 2025.	
4.2	Draft finalised	Draft scheme text and mapping finalised following community engagement and Elected Member Workshops.	N/A	August 2026	Q4 2026
4.3	Draft Scheme submitted to Council	Draft Scheme text and maps submitted to Council for approval. If approved, this will trigger the start of Stage 2.	N/A	Q4 2026 / Q1 2027	
4.4	Close feedback loop	Report back to the community and let them know the outcomes of the process and next steps.	N/A	Q4 2026 / Q1 2027	
Stage 2 – Statutory Scheme Amendment Process commences					

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Next steps

Once this Staging and Implementation Plan has been endorsed by Council, we will update the content of the webpage to better reflect this process and keep residents informed of the project next steps.

We note that this Staging and Implementation Plan may be updated to reflect changes to timing. If the Staging and Implementation Plan is updated, a notice will be provided to Elected Members via an Elected Members Bulletin.

As per the Implementation Plan, the City will finalise preparations for the first of the Elected Member workshops scheduled for in February 2026.

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Attachment 8

LPS6 Phase 6 Engagement Approach



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Local Planning Scheme No.6 Review

Stage 1 Phase 6 - Revised Density Changes Engagement Approach

Project Overview

The review of Local Planning Scheme No. 6 (LPS6) represents a significant long-term strategic planning project for the City of Melville, and will help guide future land use planning, growth and development.

The next phase of the project (Phase 6) remains within the preliminary stage of the scheme review process known as Stage 1, and focuses on continued community and stakeholder engagement to support awareness, education and early input into the Scheme review process prior to the start of the statutory scheme amendment process, which includes formal public advertising.

This phase is intended to:

- Build community understanding of the project and planning framework
- Demonstrate how previous community feedback has informed updates and changes
- Seek feedback on proposed density and zoning changes
- Identify local opportunities, priorities and concerns
- Support informed participation in future project stages, and
- Provide council with representative and evidence-based community feedback.

Community feedback will assist in informing future project stages alongside technical investigations, strategic planning objectives, regulatory requirements, and council direction.

Engagement Objective

The communication and engagement approach seeks to support the LPS6 Review through a structured and transparent engagement process that:

- Provides accessible and equitable participation opportunities
- Supports informed community participation
- Captures both localised and city-wide perspectives
- Strengthens transparency, trust and process integrity, and
- Supports council decision-making through balanced community feedback.

This approach aligns with the LPS6 Review Staging and Implementation Plan and supports Council's decision-making during progression toward draft scheme preparation.

Engagement Principles

Engagement activities will be undertaken in accordance with the City of Melville Stakeholder Engagement Policy (CP-002), which is founded on the International Association for Public Participation (IAP2) principles, spectrum and core values.

The engagement approach has been designed to:

- Provide accessible participation opportunities for people with varying levels of interest, time and knowledge
- Encourage broad and diverse community participation through a mix of engagement methods
- Engage directly with impacted stakeholders and landowners
- Support transparent and informed discussions
- Clearly communicate what the community can and cannot influence.

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Communication and Engagement Approach

The proposed methodology includes a staged program of community awareness, education and outreach activities designed to support broad community participation and informed discussion. The engagement process will also continue to expand the project stakeholder database and project follower network to support ongoing communication throughout future project stages.

Stage	Purpose	Key Engagement Activities	Key Communications Activities
Community Awareness + Education	• Build community awareness and understanding of Local Planning Scheme No. 6 (LPS6), including how current planning decisions may shape the future of Melville • Provide information on the review process and future opportunities for community participation.	• Community roadshows and pop-up sessions • Informal engagement activities • Quick polls • Information materials and FAQ • Expressions of Interest (EOI) registration for workshop participation.	• Melville Talks project page and ongoing updates • Direct landowner communications through letter drop and direct email • Social media • eNews • Signage and digital screens • Newspaper advertising
Community Outreach + Early Input	• Gather community feedback and local insights on proposed density and zoning changes to inform ongoing investigations and future project stages.	• Surveys and mapping activities, including online and in-person feedback opportunities. • One-on-one conversations with Strategic Planners, and • Expressions of Interest (EOI) registration for workshop participation.	• Digital communications • Targeted stakeholder communications project updates, and • Direct engagement with previous participants and project followers
Workshop Engagement Focus Groups	• Support informed discussion through representative and targeted community input on density and zoning.	• Establishment of an Change Areas Focus Group and a Citywide Community Focus Group through independently facilitated workshops, including Citywide Community Group participant selection via Expression of Interest (EOI) and stratified sampling.	• Direct participant communications • Workshop information materials • Ongoing website updates issued to page followers on group outcomes and key themes

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Presented to	Ordinary Meeting of Council to be held on Tuesday, 16 June 2026
Related to Item	Notice of Motion from Cr D Lim – June Council.
Submitted by	Manager Resource Recovery & Fleet Services
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
The proposed investigation into additional problematic waste collection streams and expanded drop-off opportunities may require consultation with internal stakeholders, facility managers, waste contractors, stewardship schemes, and specialist recyclers to determine operational feasibility, site constraints and service impacts.

Community engagement and education would also be required to support any future implementation, particularly around correct disposal methods, contamination reduction, and appropriate use of collection points. Existing education initiatives, including the Better Bins Behaviour Change Program and "Break Up With Your Waste" campaign, would support this engagement. Ongoing education is required to our residents.

Potential partnerships with organisations such as ParaQuad Industries, Total Green Recycling, Containers for Change operators, Claw Environmental, and other specialist recyclers may also require further stakeholder discussions and service agreements.

Financial Implications
There are likely to be significant financial implications associated with establishing and maintaining additional collection streams within City facilities and public spaces. These may include:

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

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

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

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

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

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

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

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

The City currently supports several compliant recovery pathways, including:

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

Consequences or Alternative Options
The City currently provides a range of existing disposal and recovery options for residents, including booked verge collections, e-waste drop-off days, Recycling Hubs, Repair Lab, Bottle Top Hill, HHW disposal facilities (Fremantle, Canning and Cockburn), ParaQuad reuse collections (commencing late 2026), and Containers for Change infrastructure.

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

- Increased contamination
- Illegal dumping at unattended collection points
- Increased waste volumes and servicing demands
- Limited storage capacity within administration buildings and community facilities
- Additional staffing and compliance requirements
- Ongoing operational and financial impacts
- Available space at facilities

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These challenges and risks will determine the locations viability to provide additional services.

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

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

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

It pays to note that should no action or education occur or a minimalistic approach to any of the above it will increase contamination in the existing services.