



City of
Melville

MINUTES

ORDINARY COUNCIL MEETING

6:30pm Tuesday, 18 November 2025

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

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

Minutes to be confirmed at the next Ordinary Council Meeting

These minutes are hereby confirmed as true and accurate

Presiding Member

Date



Vision

Vibrant, Sustainable, Inclusive Melville

Mission

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

Values

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

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

Our Approach

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



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

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

Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
Quasi-Judicial	<i>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.</i>

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UNCONFIRMED

1 OFFICIAL OPENING

The Presiding Member welcomed those in attendance to the meeting, officially declared the meeting open at 6:30pm and invited Cr G Panayotou to read the Acknowledgement of Country and advised those present of the Disclaimer, the Affirmation of Civic Duty and Responsibility and the Audio Recording Advice.

2 ATTENDANCE AND APOLOGIES

In Attendance

K Mair

Mayor

Councillors

Cr G Barber

Cr N Robins

Cr C Ross

Cr J Spanbroek

Cr K Wheatland

Cr M Woodall (*until 9:45pm*)

Cr D Lim

Cr G Panayotou

Cr C Yorke

Ward

Bicton - Attadale - Alfred Cove Ward

Bateman - Kardinya - Murdoch Ward

Applecross - Mount Pleasant Ward

Bull Creek - Leeming Ward

Palmyra - Melville - Willagee Ward

Bull Creek - Leeming Ward

Applecross - Mount Pleasant Ward

Bicton - Attadale - Alfred Cove Ward

Central Ward

Officers

Ms G Bowman

Ms M Pickering

Mr G Tuffin

Mr J Coten

Mr P Varelis

Mr M Yildiz

Mr A Melville (*until 7:42pm*)

Mr G Ponton (*until 9:29pm*)

Mr P Molony

Mr J Bird (*until 7:05pm*)

Mr M Rees (*until 7:05pm*)

Ms C Newman

Ms M Smith Poulton

Chief Executive Officer

Director Community Development

Director Corporate Services

Director Environment & Infrastructure

Director Planning

Director Legal, Governance & Risk

Manager Health & Compliance

Manager Strategic Planning

Manager Resource Recovery & Fleet Services

Manager Natural Areas & Parks

Project Officer (Natural Areas)

Head of Governance

Lead Governance

At the commencement of the meeting:

Public Gallery 11

Apologies

Nil

On Approved Leave of Absence

Cr S Hong Bateman - Kardinya - Murdoch Ward

Cr S Green Central Ward

UNCONFIRMED

3 DECLARATIONS BY MEMBERS

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

Nil.

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

Nil.

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Nil.

Approved Written Submissions

Nil.

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

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

E25/82 Waste Service Agreements

Name	Cr M Woodall
Nature of interest	Financial Interest
Item description	Leave the meeting

5.2 Disclosure of Interest that may cause a Conflict

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

Nil.

6 PUBLIC QUESTION TIME

At 6:35pm the Presiding Member opened Public Question Time.

6.1 Questions Received with Notice

6.1.1 Ms E Cole, Melville

Preamble to Questions 1 & 2:

At the Ordinary Council Meeting on 19 August 2025, Cr Scott Green sought to bring a motion to strengthen verge tree plantings in the City of Melville.

That motion was deferred because the Tree Policy was not compliant.

I understand that a committee meeting was scheduled in September to begin addressing the issue but was subsequently deferred due to a lack of quorum.

Question 1:

I am seeking an update on the progress of the Tree Policy. My understanding is that since the 19 August meeting, there has been no further progress toward making the policy compliant — is that correct?

Question 2:

Could you please advise when Council expects to have a fully compliant Tree Policy in place?

Response to Questions 1 and 2:

Tree Policy CP-029 will be discussed at the December 2025 Policy and Legislation Committee meeting and will progress based on the recommendation of the Committee.

Preamble to Question 3:

WALGA reported that between 2011 and 2020, Perth lost around a quarter of its urban tree canopy — that's 25% of our metropolitan trees gone in just nine years.

Earlier this year, the Zorzi v Town of Cambridge (2025) WASAT 77 decision confirmed that removing a tree — particularly a mature one — can constitute a form of “development” under Western Australian planning law. This ruling reinforces the validity of local tree retention policies by recognising that tree removal is a significant activity requiring proper oversight and, in many cases, development approval.

Twelve months ago, the City of Melville conducted an extensive community survey that reached more than 40,000 people. The results showed strong public support for introducing planning controls for trees on private land. Melville was the only local government to take this informative step — yet, to date, there has been no visible progress.

Since WALGA drafted its tree protection policy, seven other councils have implemented similar measures. This includes South Perth, which initially rejected the policy but reversed its position and adopted it immediately after the Zorzi decision. The Cities of Cockburn and Claremont have now completed public consultation, while Mosman Park's consultation remains open — with residents expressing overwhelming support for stronger tree protection.

Question 3:

Given this clear momentum and the demonstrated community support across the metropolitan area — including within Melville — when will Melville residents be afforded the same opportunity to consider implementing protections for trees on private land, so that tree preservation is subject to the same level of scrutiny and planning oversight that Council already applies to developments such as installing swimming pools or adding a second storey?

Response 3:

The City is preparing a report for the December 2025 Ordinary Meeting of Council in relation to the issue of tree loss on private land. The approach being recommended by the City has been informed by the community consultation results and workshops with Elected Members.

6.1.2 Ms F Hopkinson, Applecross on behalf of Mr M McLerie, Booragoon

Preamble to Question 1 and 2:

In October 2025 the City issued a building order in response to building complaints from adjoining property owners (your ref: COMBLD-2021-14 lodged circa February 2021) post the City issuing building permits from circa October 2019.

Question 1:

Exactly why has it taken over 4 years for the City to take building compliance and enforcement action about longstanding complaints; and what triggers have contributed to the City at long last issued the building order?

Response 1:

The City commenced compliance and enforcement activities in relation to COMBLD-2021-14 in 2021. An extensive amount of engagement and work has occurred on this matter including but not limited to:

1. Investigations and on-going liaison with builders and property owners.
2. Monitoring of related dispute resolution processes (specifically SAT - CC256/2022).
3. Regulation of building permits including site visits and on-going monitoring.
4. Consideration of compliance response.
5. Obtaining legal advice to inform the City's compliance response.
6. Preparation and issue of Proposed Building Orders.
7. On-going monitoring of works and engagement with landowners.
8. Preparation and issue of a Building Order.

In implementing the City's compliance functions, the City is guided by legislation specific to the issues raised and its existing Compliance and Enforcement Policy, the City notes that this Policy is the subject of review at the November 2025 Ordinary Meeting of Council.

Question 2:

How can I formally collaborate with Council (individually or through a Council Reference Group/Committee/Panel) to further improve the City's planning and building approvals and enforcement policy, processes and performance. I note your recently published "Community Sounding Board" initiative does not have topics listed that expressly cover these important areas, and it does not appear your website indicate what reference groups/committees/panels are in place, and other such implementation details such as how terms of reference and participation will be determined.

Response 2:

The City of Melville is committed to providing residents with a variety of opportunities to engage on a wide range of matters. All of these projects are listed in the Melville Talks section of the website. This is the most effective method for individually collaborating with the City on enforcement policy and processes. Recently the City invited public comment on a revised draft Council Policy CP-114 – Compliance and Enforcement Policy through Melville Talks. This policy outlines the City's high-level approach to managing compliance and enforcement matters across a wide range of services, including planning, building, ranger services, parking, environmental health, and community safety and is currently before Council for consideration.

The City also welcomes feedback on all of its services, including planning and building approvals. This feedback is used to systematically improve the performance of the City's services. Feedback can be lodged either on-line, in writing or in person. More information about how to provide feedback can be found on the 'Contact Us' section of the City's website.

The Melville Sounding Board is a community register for people who want to play a role in shaping the City's future. By signing up, you'll receive targeted invitations to share your thoughts on projects, plans, and local issues that matter to you.

When you join the Sounding Board, you'll receive early chances to have your say, with options to join panels, focus groups, and workshops that match your interests.

In terms of the relevant interest areas that are listed for the Sounding Board, it is suggested that, based on your question, that you select 'Local Laws and Council Procedures' and 'Planning projects and Development).

There are no groups/committees/panels currently in place specifically related to planning and building approvals and enforcement policy, processes and performance, however, joining the Sounding Board will ensure that you will be amongst the first to receive invitations to join any panels etc that are formed in the future. Terms of Reference for these, including participation details are established on a case-by-case basis when the panels/groups/committees are formed.

6.1.3 City of Melville Residents and Ratepayers Association

Preamble to Questions 1 to 9:

The Local Government Act defines:

- *Council is the exclusive owner of;*
 - *CP-005 Land and Property Retention, Disposal and Acquisition Policy*
 - *CP-029 Tree Policy.*
 - *CP-030 Environmental Policy*
 - *CP-040 Public Health Wellbeing*
 - *J22752 Urban Forest Strategy Review -2024 (published)*
 - *Open Space Strategy*
 - *CP-057 Sustainability Policy*
 - *CP-067 Amenity Policy*
 - *CP-078 Residential Development Policy*
 - *CP-086 Verge Treatment Policy*
 - *CP-087 Non-Residential Development*
 - *CP-102 Urban Forest and Green Space Policy*
 - *CP-120 Climate Action Policy*
- Council's governing role (LGA 2.7) is separate from the CEO's executive role (LGA 5.41).
- The CEO is the owner of procedures for implementing the local government's policies which are not publicly known.

Question 1:

How does Council expect City administration effectively protect public trees given the Council's above 12 interlinked policies are applicable to this protection, particularly, amongst other policies, when land is under development per CP-029?

Response 1:

The City is well aware of and aligns all aspects of the City's strategic (Council) and executive operations (Administration through the CEO) roles in accordance with division 2, Part 2 of the Local Government Act and section 5.41 of the Local Government Act.

The protection of public trees from development on private land is primarily regulated by Local Laws and any conditional requirements on relevant approvals.

Question 2:

What is the City administration's procedure for implementing these 12 policies and where are they publicly available for inspection?

Response 2:

The City implements the policies as relevant issues arise and imposes conditions on relevant approvals and permits where the circumstances permit. All of the City's current policies adopted by Council are available on the City's website. Council policy CP-040 was revoked in 2017 and is therefore not on the City's website. The City adopts and implements Operational Policies that deal with operational matters under the executive functions of the CEO set out in section 5.41 of the Local Government Act and procedures are developed and implemented to operationalise both Council and Operational Policies accordingly,

Question 3:

What is the City's procedure for measuring and analysing the success of achieving compliance with the above authorised Council Policies?

Response 3:

The City measures and analyses operational functions and policies through on-going internal process reviews, reporting and updates on the implementation of the Council Plan.

Question 4:

Where does the City publish the results of their compliance analyses?

Response 4:

The City undertakes a compliance audit return annually, that is adopted by Council and the results are provided to the Department of Local Government, Industry, Regulation and Safety.

In addition, a Regulation 17 review was conducted in accordance with the *Local Government (Audit) Regulations 1996* in June 2025 which requires the CEO *"to review the appropriateness and effectiveness of a local government's systems and procedures in relation to —*

- (a) risk management; and*
- (b) internal control; and*
- (c) legislative compliance."*

The results of this review are then reported by the CEO to the Audit Risk Improvement Committee (ARIC).

Question 5:

When, and specifically why, did the administration to stop including Tree Protection Zones (TPZ) conditions in planning approvals, as it had done for more than 10 years prior, as advise by a Manager via a June 2025 email?

Response 5:

The City ceased placing conditions on development approvals in mid-2024. This occurred as the need for Tree Protection Zones (TPZ) is derived from the City's Thoroughfares Local Law which notes an offence for damaging trees within the thoroughfare. A development approval cannot condition an action which relates to compliance with other legislation. This position is outlined in the Department of Planning, Lands and Heritage's Practice Notes Making Good Planning Decisions as follows:

"The test of validity of a condition of planning approval is well known; Newbury District Council v Secretary of State for the Environment [1981] AC 578. This test was recently endorsed by the High Court of Australia in Western Australian Planning Commission v Temwood Holdings Pty Ltd (2004) 221 CLR 30 at [57].

A condition is valid if:

- 1. It has a planning purpose;*
- 2. It fairly and reasonably relates to the development; and*
- 3. It is not so unreasonable that no reasonable planning authority could have imposed it."*

This document also states that a planning condition must not be imposed for an ulterior purpose, and it should relate to planning and not matters covered by other legislation. This was also tested in Mann and City of Rockingham [2006] WASAT 115 in relation to the application of a condition in relation to compliance with other legislation and was found to not be a valid condition.

Question 6:

When, and specifically why are the new approaches, controls and specific procedures the administration has implemented to now protect trees associate with properties under development, as has been suggested by a Manager via an October 2025 email.

Response 6:

As of late October 2025, the Tree Protection Zone conditions are applied to Building Permits as it has an appropriate connection to construction activity.

Question 7:

Specifically what are the new tree protection controls (including enforcing TPZs)?

Response 7:

The condition is generally phrased as follows:

“Upon commencement of building work, the person named on the building permit must ensure that any verge trees adjacent to the site are adequately protected from damage while the building permit remains in effect. This will include, at a minimum, establishing and maintaining a Tree Protection Zone (TPZ) to protect any verge tree by:

Providing a secure enclosure around the entire perimeter of each of the trees consisting of a minimum of four interlocking panels, positioned no less than 2 metres from the trunk of the trees unless otherwise approved to by the City;

Ensuring the TPZ remains in place and is maintained while the building permit remains in effect; and

Ensuring no building materials, waste, or machinery are stored or placed within the TPZ at any time.”

Question 8:

When and which senior employee(s) made the decisions per e), f), and g) above about the material changes to controls to protect street trees?

Response 8:

The City strives to continuously improve and part of this improvement process involves ongoing reviews of its various procedures and services. This has resulted in a more refined and consistent application of the applicable regulations with regard to the protection of street trees.

Question 9:

When were Council, Elected Members and community members consulted, engaged and or/approved the material changes to tree protection approaches and controls?

Response 9:

Changes are implemented operationally to align with legislation, the Council's policy and strategic direction.

Preamble to Questions 10 to 11:

For every year since January 1, 2020:

Question 10:

How many tree damaged, trees pruned without City authority, or the absence of compliant trees protection zones, i) incidences have been identified by City officers, and ii) incidences, complaints, concerns or feedback received from members of the public has the City recorded?

Response 10:

In the past 12 months, on 26 occasions it has been identified that no Tree Protection Zone or an inadequate Tree Protection Zone was in place.

Question 11:

How many, i) Planning Approvals, ii) Building Permits and iii) Materials on Verge permits has the City issued?

Response 11:

Please see below table noting that planning approvals relates to a range of application types, not just development applications and building permits also relates to a range of permit types.

Type	2020	2021	2022	2023	2024
Planning approvals	1475	1553	1184	1111	1095
Building Permits	2283	2496	1843	1986	2099
Materials on verges	88	117	103	124	128

6.1.4 Mr R Hopkinson, Applecross

Question 1:

Why did the city administration close my planning and building non-compliance complaints from March 2022 and July 2023 (COMBLD-2022-19, COMBLD-2023-146, COMPLR-2023-104) despite the fact that non-compliances still exist?

Response 1:

The City was satisfied with the compliance approach that was being progressed.

Question 2:

Why does the CEO continue to refuse to meet with us to collaborate on proper resolution of the non-compliances?

Response 2:

The CEO's role is to manage the City's administration and operations. In undertaking this role, the CEO employs experienced and qualified staff, who are delegated the authority to undertake certain functions. The City's Compliance officers are authorised to undertake compliance and enforcement functions, and are the experienced technical experts trained to undertake this function. It is important for complainants to continue liaising with the relevant Department and the Compliance officers investigating the matter and who have oversight of the issues at hand.

6.1.5 Mr J Meotti, LeemingPreamble to Question 1 to Question 4:

In relation to the admission by the City of Melville at the Agenda Briefing Forum on Tuesday, 11 November 2025, that the City's Operations Division has operated an undeclared and unregulated commercial waste facility at John Connell Reserve for over 20 years without recourse back to Council or local residents -

Question 1:

Will the City of Melville issue a formal apology to Leeming residents and users of John Connell Reserve for risking their health and well-being through this activity?

Further, will the City establish an independent inquiry to fully investigate this matter? Including comprehensive testing of the exposed materials is carried out without delay - with all results made public as soon as the information becomes available?

Response 1:

The City has no evidence to suggest that the community has been placed at increased risk by this activity.

Question 2:

Further, will the City establish an independent inquiry to fully investigate this matter? Including comprehensive testing of the exposed materials is carried out without delay - with all results made public as soon as the information becomes available?

Response 2:

The City has appointed a consultant to undertake a review of the Site Management Plan, which will include testing of the materials on site.

Question 3:

Has the City of Melville advised the CEO of DWER of the waste site under Section 72 of the Environmental Protection Act 1986 which requires any occupier of a premises to do so ASAP if a discharge of waste causes, or is likely to cause, pollution or material/serious environmental harm? If no, why not?

Response 3:

The City has no evidence to suggest that the activity has, or will, cause environmental harm. However, the City has been liaising with DWER on the matter of storage of materials on site and has been advised that if appropriate measures are undertaken to ensure that the landfill capping material is not disturbed and underlying waste is not disturbed then any risks should be very low and acceptable.

Question 4:

What action is the City of Melville taking to immediately begin decommissioning this exposed waste site?

Response 4:

The City has appointed a consultant to undertake a review of the Site Management Plan. Future actions will be determined based on the outcomes of this revised plan.

6.1.6 Dr J Stevens, BictonQuestion 1:

Are the rumours that City compliance officers CANNOT issue Building Orders directing someone (the offender) to remove an unauthorised encroachment UNTIL the adversely affected property owners (the victims) consent to the offender to access their land to remove the encroachments, correct? If so, why??

Response 1:

Property boundary matters (including encroachments), when brought to the City, need to be considered on the particulars of the circumstance. The City is not in a position to provide across-the-board advice as to how it deals with property boundary matters. Should a resident have a specific concern, they should approach the City with the details of their circumstance and, if necessary, seek their own independent advice.

Question 2:

Council, why would you pass the Administration's proposed compliance and enforcement policy tonight, post Council's acceptance of my November 2023 Petition, without properly engaging me to hear my experience and ongoing problems consistent with the community's accepted September 2025 community engagement Petition. Why doesn't the proposed policy contain compliance matrices like I proposed (directly relating to State legislative offences) and as Council's February 2024 motion that requests the CEO to include??

Response 2:

The Council considered your property issue at is [Ordinary Meeting of Council on 18 & 19 April 2023](#). Specifically, the Council resolved as follows:

OFFICER RECOMMENDATION		APPROVAL
At 8:01pm Cr Fitzgerald moved, seconded Cr Robins –		
That the Council:		
<ol style="list-style-type: none"> Notes the Officer Report on the petition signed by 24 residents received from Dr Stevens on 20 February 2023 requesting the Council investigate and resolve his building complaints; and Advise Dr Steven's that the actions requested of the Council within the petition are inconsistent with the governance role and functions of the Council and that the City's administration will continue to progress with current actions regarding the 89A Harris Street and 6B First Street, Bicton building related matters and complaints and that the best course of action is that these matters be resolved amicably between both property owners. 		
At 8:20pm, the Mayor declared the motion		
		CARRIED (8/4)
For	8	Cr D Macphail, Mayor G Gear, Cr J Spanbroek, Cr K Wheatland, Cr N Robins, Cr T Fitzgerald, Cr N Pazolli, Cr M Woodall
Against	4	Cr J Edinger, Cr K Mair, Cr M Sandford, Cr G Barber

Regarding the Policy, the community was invited to comment on the Council's reviewed policy between 22 July and 26 August 2025 in accordance with Council Resolution UP25/71.

The Shire of Serpentine Jarrahdale Policy, referred to within the petition and included a matrix system, which was considered by the City's administration when drafting this policy.

The Shire of Serpentine Jarrahdale reviewed and adopted a new policy on 20 May 2024 and in doing so, removed the Compliance Matrix from the policy. Their report stated that:

"This approach has created a number of issues over the past 12 months, as such matrix does not provide an insight into how significant an issue may be by virtue of its scale, risk and/or impact."

And

"...it is proposed to remove the matrixes from the Policy to allow for a merits-based assessment of each case to be undertaken before determining the actual offence category. This is to enable the relevant aspects of scale, risk and/or impact to first be assessed, rather than the current policy approach that sets a predetermined classification. This will assist both

Officers and the community, by providing an enhanced policy framework that is applied on a risk based approach considering the unique circumstances of each case."

It is for this reason that the City drafted the policy to align with the City of Melville Risk Matrix. This was discussed at Elected Member Engagement Sessions and referred to in the report UP25/71 considered by Council in June 2025, where Council resolved to release the Policy for public comment.

Further, it is the City's opinion that this position aligns with procedural fairness, described by the Ombudsman of Western Australia (Guidelines Procedural fairness (Natural Justice) as:

"...concerned with the procedures used by the decision maker, rather than the actual outcome reached. The Ombudsman considers it highly likely that a decision maker who follows a fair procedure will reach a fair and correct decision."

Further to this, it describes the rules of procedural fairness requiring:

- "A hearing appropriate to the circumstances;
- Lack of bias;
- Evidence to support a decision; and
- Inquiry into matters in dispute."

6.1.7 Mr D Morley, Willagee

Question 1:

How will the Melville City Council protect trees on private land while increasing housing density?

Response 1:

The City is preparing a report for the December 2025 Ordinary Meeting of Council in relation to the issue of tree loss on private land. The approach being recommended by the City has been informed by the community consultation results and workshops with Elected Members.

6.2 Questions Received at the Meeting

6.2.1 Mr D Morley, Willagee

Preamble to Question 1:

Given that nearly half the City's urban forest is located on private properties and that canopy has decreased from 13.9% in 2016 to 12.5% in 2022 and given that tree canopy cover on private land has decreased from 6.7% to 3.6% over 30 years due to higher density residential development,

Question 1:

what property development innovations is Melville City Council considering or currently implementing to address this decline in canopy on private land?

Question 2:

What incentives could or are the Melville City Council currently providing eco-friendly property developers, such as Chris Ferreira's The Forever Project, whose inspired infill model in Hamilton Hill is increasing housing density whilst maintaining tree canopy?

Response to Question 1 & 2:

In accordance with section 6.8(1)(b) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*, as the question was received without notice, the Presiding Member advised that the question would be taken on notice and a response provided in the Agenda for 9 December 2025 Ordinary Meeting of Council, to be distributed on Friday, 21 November 2025.

6.2.2 Mr J Meotti, Leeming

Preamble to Question 1:

The motion before the Council to develop the Murdoch & Bull Creek Precincts was brought by the community at the Council's AGM this year.

It asked the City to prioritise these structure plans but the City is proposing, via the latest report by Urbis, to delay again.

It appears the only option available for the community – who want to have these projects move forward – is to put a request into the Minister for Planning to prepare these plans.

Question 1:

Is that what the City wants the community to have to resort to?

Response 1:

In accordance with section 6.8(1)(b) of the *City of Melville Local Government (Meeting Procedures) Local Law 2022*, as the question was received without notice, the Presiding Member advised that the question would be taken on notice and a response provided in the Agenda for 9 December 2025 Ordinary Meeting of Council, to be distributed on Friday, 21 November 2025.

6.3 Questions Taken on Notice at Previous Meeting

6.3.1 Mr G Jenke, Applecross

In accordance with the *City of Melville Meeting Procedures Local Law 2022*, these questions were taken on notice at the Ordinary Meeting of Council held on Tuesday, 14 October 2025. The responses are now provided below.

Question 1:

In relation to UP25/73, Has any assessment of the vegetation in the C class reserve been or is being undertaken this spring?

Response 1:

Yes, the vegetation assessments are currently underway, and surveying is estimated to be completed by November 2025

Question 2:

If so, What kinds of surveys are being conducted?

Response 2:

Surveys being undertaken include Targeted Flora Survey, Basic Fauna Survey and Black Cockatoo Habitat Assessment.

Question 3:

At what time intervals during the season are the surveys being carried out, and how long are they planned to continue?

Response 3:

Surveys have been scheduled in phases to capture a wider range of data and species present during peak flowering times in Spring/Summer etc. The first phase surveys were completed in late September, the second phase in October and the third and final stage is scheduled in late November 2025.

Question 4:

Who is conducting the surveys and what are their qualifications?

Response 4:

The surveys are being carried out by Natural Areas Consulting Management Services by their qualified Environmental Consultants.

Question 5:

Specifically, what parts of the area are being surveyed, and is any part of the adjacent A class being assessed for comparison?

Response 5:

The surveys are examining only lots 4-6 Almondbury Road as this is the area subject to proposed re-classification. Our contractors have completed previous Flora & Fauna surveys within Wireless Hill Park as part of our Management Plan update. We have also requested that they complete a comparison of orchid species present at each grid point to the previous surveys conducted in 2010/2011 for the Baseline Orchid Surveys Report prepared by Woodgis Environmental Assessment & Management.

Question 6:

When completed, will the results of the surveys be made available to the public?

Response 6:

Council's resolution on this matter provides for reporting back to Council in July 2026 with an update. Details of the flora surveys will form part of this reporting.

Preamble to Question 7:

The pedestrian path between McCallum Crescent at Alexander Road and Telefunken Drive has been eroded by rainwater runoff from Telefunken drive to the point where it has become hazardous over much of its length, particularly for pedestrians using mobility aids such as strollers, walkers and wheelchairs, as well as cyclists.

Question 7:

Will the council close the path to the public until it is rehabilitated to make it safe for pedestrians and the rainwater runoff controlled to prevent further erosion in the future?

Response 7:

The path will not be closed at this time; however pedestrian warning signs have been installed. Maintenance activities will commence early November 2025 to rectify the misaligned concrete panels and provide appropriate soil to fill the path edge drop off to improve safety for pedestrians. The full design and rehabilitation of the path will be listed for consideration in the 2026/2027 Path Renewal Program.

At 7:03pm the Presiding Member closed Public Question Time.

7 AWARDS AND PRESENTATIONS

At 7:03pm, the Presiding Member invited the CEO forward to acknowledge the Director Environment & Infrastructure, and the Natural Areas & Parks team on receiving the Coastal Planning & Design Award for the Melville Beach Road Bioengineering Project, at the Western Australian Coastal Awards for Excellence 2025.

At 7:03pm, Mr M Yildiz left the meeting.

At 7:05pm, Mr M Yildiz returned to the meeting.

At 7:05pm, Mr J Bird left the meeting and did not return.

At 7:05pm, Mr M Rees left the meeting and did not return.

8 APPLICATIONS FOR NEW LEAVE OF ABSENCE

8.1 Leave of Absence - November 2025

COUNCIL RESOLUTION (8.1)

At 7:06pm Cr G Barber moved, seconded Cr K Wheatland

That the Council approve the requests for leave of absence from Cr G Panayotou for two weeks in December 2025 and one week in February 2026.

At 7:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

9 CONFIRMATION OF MINUTES

9.1 Ordinary Meeting Of The Council – 14 October 2025

COUNCIL RESOLUTION (9.1)

At 7:06pm Cr M Woodall moved, seconded Cr J Spanbroek

That the minutes of Ordinary Council Meeting held on 14 October 2025 be confirmed as a true and accurate record.

At 7:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

9.2 Special Meeting Of The Council – 21 October 2025

COUNCIL RESOLUTION (9.2)

At 7:06pm Cr K Wheatland moved, seconded Cr J Spanbroek

That the minutes of Special Council Meeting held on 21 October 2025 be confirmed as a true and accurate record.

At 7:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

9.3 Notes Of Agenda Briefing Forum – 11 November 2025

COUNCIL RESOLUTION (9.3)

At 7:06pm Cr M Woodall moved, seconded Cr K Wheatland

That the notes of the Agenda Briefing Forum held on 11 November 2025 be confirmed as a true and accurate record.

At 7:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

10 NEW BUSINESS OF AN URGENT NATURE

Nil.

11 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

That the meeting may close to members of the public, if required, to allow for items with attachments deemed confidential in accordance with Section 5.23(c) of the *Local Government Act 1995* to be discussed behind closed doors.

At 7:07pm, the Presiding Member advised that the following items have been identified as confidential:

- C25/336 City of Melville Fencing Local Law 2025 – Undertakings; and
- C25/337 City of Melville Cat Local Law 2025 – Undertakings; and
- E25/82 Waste Services Agreement

At 7:07pm, the Presiding Member advised that the following items have been identified as containing confidential attachments:

- CD25/51 Request From Melville Premier Cricket Club – Turf and Mowing Reimbursement; and
- C25/335 RFQ24531 Supply of Resource Recovery Commercial Waste Truck 24m2 Rear Loader.

12 PETITIONS

12.1 Receipt of Petition - Hulme Court & McCoy Street Streetscapes

On Tuesday 28 October 2025, the City of Melville received a petition from Ms R Taylor of Myaree, signed by 57 residents and 17 non-residents. The petition reads as follows:

"We, the undersigned, all being electors of the City of Melville, respectfully request that the Council prepare a design for a streetscape upgrade on the verge either side of the Hume Court and McCoy St entrance as a Town Team inspired activation and wellbeing initiative".

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (12.1)

At 7:09pm Cr C Yorke moved, seconded Cr K Wheatland

That the Council acknowledge the petition and that a report on the matters raised be prepared for consideration by April 2026 Ordinary Meeting of Council.

At 7:09pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

12.2 Receipt of Petition - Change to Parking Signs on Wren Street

On Friday, 14 November 2025, the City of Melville (the City) received a petition from Mr G Banham of Mount Pleasant, signed by 37 residents of the City. The petition reads as follows:

"We the undersigned, all being electors of the City of Melville, respectfully request that the Council change parking signs to 'Residents Only' on Wren Street from Ullapool Road to Sleat Road....or, to make Residents permit area only to Wren Street. (preferred option)

The Reasons Supporting this action:

There are 47 apartments in Sanctuary and over 100 people living here and not one visitor bay. The problem is compounded when the Trades need to park as well. It is impossible for them to carry all their gear and products long distances which is currently the case. Also, private and commercial vehicles park all day whilst servicing the construction sites in Wren St, hindering driveways and making it difficult to enter and exit driveways. There is also evidence of "park and rid" compounding the problem. When 'Oasis' is completed next door, there will be two 7 storey buildings next to each other with another 200 plus Residents (totalling over 400) and not one bay for service or visitor between them."

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (12.2)

At 7:09pm Cr C Ross moved, seconded Cr N Robins

That the Council acknowledge the petition and that a report on the matters raised be prepared for consideration by April 2026 Ordinary Meeting of Council.

At 7:09pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

13 ADOPTION OF RECOMMENDATIONS EN BLOC**COUNCIL RESOLUTION**

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

That the recommendations for:

- **C25/328 - Investment Statements for September 2025**
- **C25/330 - Schedule of Accounts Paid for September 2025**
- **C25/332 - Common Seal Item for November 2025**
- **C25/335 - RFQ242531 Supply of Resource Recovery Commercial Waste Truck 24m2 Rear Loader**
- **CD25/50 - Deferral of Community Safety Technology Plan**

be carried En bloc

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

14 REPORTS**14.1 Reports from Committees**

Nil.


14.2 Reports of the Chief Executive Officer

Items Brought Forward

At 7:11pm, the Presiding Member brought forward item CD25/51 Request from Melville Premier Cricket Club - Turf and Mowing Reimbursement for the convenience of those in the public gallery.

At 7:11pm, the Presiding Member reminded the Council of the written submission received in relation to the item from Mr B Green on behalf of WA Cricket, which was included in the notes of the Agenda Briefing Forum.

CD25/51 Request from Melville Premier Cricket Club - Turf and Mowing Reimbursement

File Number:	
Responsible Officer:	Director Community Development
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	<ol style="list-style-type: none"> 1. Request from Melville Cricket Club Inc.  2. LGA Financial Support for Turf Wicket Maintenance and Mowing (confidential) 3. Amendment - Cr N Robins

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 has received a formal request from the Melville (Premier) Cricket Club – known as the Melville Cricket Club Inc. (MCC) to provide annual financial support to maintain Turf Wicket Cricket Pitches and mow the grassed cricket area to the required standards to play Premier Grade Cricket.
- The City and the MCC have been performing these works since 1967, when the MCC moved to Tompkins Park.
- The MCC have undertaken these works since 1995 and from 2005 the City ceased contributing towards the works financially for reasons detailed in the report.
- The MCC cites the following main reasons for seeking financial support:
 - The City's previous financial support;
 - All other Premier Grade Cricket Clubs in the Perth Metropolitan area receive financial support from the respective Local Government Authority (LGA) or the LGA undertakes the maintenance works required;
 - The MCC's business model is restricted in increasing revenue streams due to the level of competition played, but also the facility management model of the Tompkins Park Recreation and Community Association (TPRCA); and
 - Due to the current financial performance of the TPRCA, annual dividends from the

TPRCA are unlikely to be provided that underpins the operating costs of the maintenance works.

- Applecross Cricket Club (ACC) plays in the grade below the MCC and also requires a specialised playing surface, albeit at a lower level of service.
- All other sporting clubs (except for the MCC and ACC) have an ability to generate revenue for the specialist surfaces they are required to maintain, with exception of BMX which the City provides maintenance support.
- In order to provide a financially equitable approach to supporting sporting clubs requiring specialist surfaces, the report recommends that Council support both the MCC and ACC financially through a funding agreement over a three-year period.

OFFICER RECOMMENDATION

At 7:12pm Cr G Barber moved, seconded Cr K Wheatland

That the Council:

1. **Support the request from the Melville Cricket Club Inc for a financial contribution to maintain turf wickets and outfield mowing for an amount of \$50,000 (ex GST) per annum, plus CPI each year commencing 2025-26 on the basis of a sliding scale contribution should Tompkins Park Recreation and Community Association provide a dividend as detailed in this report; and**
2. **Support the Applecross Cricket Club Inc with a financial contribution to maintain turf wickets for an amount of \$10,000 (ex GST) per annum, plus CPI each year commencing 2025-26; and**
3. **Approves the CEO to develop and execute a Funding Agreement that outlines the terms and conditions of the financial contribution to both clubs which includes appropriate recognition of the City of Melville; and**
4. **Reallocates \$45,000 (ex GST) in the 2025-26 operating budget as part of the mid-year budget review process from CW310.80046.7550 to GL310.29310.7935.**

Amendment

At 7:16pm Cr N Robins moved, seconded Cr C Yorke

That the officer recommendation be amended by:

9. **Adding a new point 5, to read:**
“5. Requests the CEO to write to Cricket WA, urging them to explore options for making financial contributions to local governments to assist with the costs of maintaining turf wickets required by Premier Grade cricket clubs.”; and
10. **Removing the words "on the basis of a sliding scale contribution should Tompkins Park Recreation and Community Association provide a dividend as detailed in this report" from point 1; and**
11. **Adding the words “for a three-year period” into point 1 and point 2.**

At 7:29pm, the mover and seconder consented to consider each point of the amendment individually.

Amendment

COUNCIL RESOLUTION

At 7:16pm Cr N Robins moved, seconded Cr C Yorke

That the officer recommendation be amended by:

1. Adding a new point 5, to read:

“5. Requests the CEO to write to Cricket WA, urging them to explore options for making financial contributions to local governments to assist with the costs of maintaining turf wickets required by Premier Grade cricket clubs.”; and

At 7:32pm the Presiding Member declared the motion.

CARRIED (10/0)

Yes (10): Mayor Katy Mair and Crs Glynis Barber, Nicole Robins, Clive Ross, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim, George Panayotou and Crawford Yorke

No (0): Nil

Amendment

COUNCIL RESOLUTION

At 7:16pm Cr N Robins moved, seconded Cr C Yorke

That the officer recommendation be amended by:

2. Removing the words *"on the basis of a sliding scale contribution should Tompkins Park Recreation and Community Association provide a dividend as detailed in this report"* from point 1; and

At 7:33pm the Presiding Member declared the motion.

CARRIED (8/2)

Yes (8): Mayor Katy Mair, and Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Daniel Lim, George Panayotou and Crawford Yorke

No (2): Crs Clive Ross and Matthew Woodall

Amendment**COUNCIL RESOLUTION**

At 7:16pm Cr N Robins moved, seconded Cr C Yorke

That the officer recommendation be amended by:

- 3. Adding the words “for a three-year period” into point 1 and point 2.**

At 7:33pm the Presiding Member declared the motion.

CARRIED (9/1)

Yes (9): Mayor Katy Mair, and Crs Glynis Barber, Nicole Robins, Clive Ross, Jennifer Spanbroek, Karen Wheatland, Daniel Lim, George Panayotou and Crawford Yorke

No (1): Cr Matthew Woodall

Substantive Motion As Amended**COUNCIL RESOLUTION (CD25/51)**

At 7:12pm Cr G Barber moved, seconded Cr K Wheatland

That the Council:

- 1. Support the request from Melville Cricket Club Inc. for a financial contribution to maintain turf wickets and outfield mowing for a three-year period for an amount of \$50,000 per annum + CPI each year commencing 2025-26; and**
- 2. Support the Applecross Cricket Club with a financial contribution to maintain turf wickets for a three-year period for an amount of \$10,000 per annum + CPI each year commencing 2025-26; and**
- 3. Approves the CEO to develop and execute a Funding Agreement that outlines the terms and conditions of the financial contribution to both clubs which includes appropriate recognition of the City of Melville; and**
- 4. Reallocates \$45,000 (ex GST) in the 2025-26 operating budget as part of the mid-year budget review process from CW310.80046.7550 to GL310.29310.7935.**
- 5. Requests the CEO to write to Cricket WA, urging them to explore options for making financial contributions to local governments to assist with the costs of maintaining turf wickets required by Premier Grade cricket clubs.**

At 7:39pm the Presiding Member declared the motion.

CARRIED (9/1)

Yes (9): Mayor Katy Mair, and Crs Glynis Barber, Nicole Robins, Clive Ross, Jennifer Spanbroek, Karen Wheatland, Daniel Lim, George Panayotou and Crawford Yorke

No (1): Cr Matthew Woodall

PURPOSE

The purpose of this report is to consider the request from the Melville Cricket Club for the City to provide a financial contribution to the maintenance of Turf Wicket Blocks and Mowing at Tompkins Park.

STRATEGIC ALIGNMENT

Outcome	1	Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
	5	Leadership and good governance for the benefit of the whole community.
Objective	1	Healthy, Safe and Inclusive
	1.5	Support sustainable sporting and community groups and volunteering.
	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.

BACKGROUND

The Melville (Premier) Cricket Club – known as the Melville Cricket Club Inc. (MCC) was established in 1957 and first played in the Western Australian Cricket Association (WACA) state competition in 1957-58. The MCC originally played at Melville Reserve and Applecross High School, until they eventually moved to Tompkins Park in October 1967.

In the 2024-25 season, the MCC had 192 male and female players who participate in the WACA Premier Grade Competition at both senior and junior levels of which 90 players reside in the City of Melville (46.9%). The WACA Premier Grade competition is the key competition that supports athletes along the development pathway to play for Western Australia and/or Perth Scorchers and is the level above local suburban and community competitions (that all other clubs play that reside in the City of Melville).

To play at this level, a higher level of cricket amenity is required. In particular, turf wickets (as opposed to synthetic), for both matches and training. In addition, cricket outfielders (area beyond the turf wicket) need to be mowed to a low height. Subsequently, the MCC have undertaken these additional maintenance works at Tompkins Park for the two cricket pitches and practice training nets to meet Premier Grade competition requirements since 1995. The MCC formally wrote to the City in mid-2024 seeking consideration towards a financial contribution from the City. *Attachment 1 refers.*



Figure 1: Tompkins Park Cricket Infrastructure

CONSIDERATION

History

While there is limited information available regarding maintenance responsibilities since the MCC moved to Tompkins Park in 1967, a report from the City of Melville's former Administration & Services Committee from 7 March 1995 noted that:

- In 1988 the City and MCC agreed to a phased cost sharing plan for maintaining the turf wickets and practice wickets.
- At this time, the estimated cost for the City to maintain was anticipated to be \$50,000, not including broad acre mowing (of the reserve).
- The arrangement outlined that the MCC's contribution would gradually increase over seven years, with the club expected to cover 50% by 1991-92.
- The intent was that the MCC would increase its contribution while being sustainable, and thus the City reduce its contribution.
- During the agreement, the MCC could not meet its payment obligations leading to an outstanding debt of \$110,507.

Subsequently, the same meeting held on 7 March 1995 resolved (summarised):

- The MCC will undertake all maintenance works associated with turf wickets and practice nets.
- The City would donate turf wicket maintenance equipment valued at \$9,600 and would be responsible for servicing and replacing the equipment.
- The MCC could secure Public Liability Insurance for a minimum value of \$5M and workers compensation insurance for any employed persons of the MCC.
- The MCC would still be required to pay per player participation fees for their seasonal use of Tompkins Park to cover the cost of normal ground maintenance and changeroom access.

- The City would make an annual payment of \$27,000 to the MCC and this figure would be linked to CPI and phased out as follows:

1995-96	\$27,000	
1996-97	\$27,000	+ CPI = A
1997-98	A	+ CPI = B
1998-99	B	+ CPI = C
1999-2000	C	+ CPI = D
2000-01	80% of D	
2001-02	60% of D	
2002-03	40% of D	
2003-04	20% of D	
2004-05	10% of D	

- The MCC would agree to a debt reduction programme whereby they would pay the City \$4,000 per annum for 10 years from 1 July 1995.
- The balance of the outstanding debt, being \$70,507, would be written off.
- A 10-year agreement between the City and MCC was to be developed, with final agreement being executed with the CEO and Mayor under the common seal.

Notably at the time, the MCC identified:

- They understood that the annual payment would need to be phased out, they believed the City should be providing these facilities for the young people in the district.
- A \$29,000 per annum maintenance fee would be more appropriate. The report suggests this is higher than what the City was charging the MCC, however it was considered when the MCC took over the maintenance, they would not have the on-costs the City incurred, therefore \$27,000 per annum was considered a more suitable contribution.
- That they should not pay 'per player participation fees', however it was determined there was no rationale for the City to agree to this as the wider reserve and changing room facilities still needed to be maintained.

The agreement concluded circa 2005, following the final debt reduction program payment being received. Since then, it's understood that there has not been any formal agreement between the City and MCC until August 2024.

Recent History and Request

Since mid-2022 the MCC have been verbally requesting a review by the City Officers of the existing arrangements given the MCC's concerns about their financial sustainability as it has a financial reliance on the Tompkins Park Recreation and Community Association (TPRCA) providing a significant dividend, as well as a number of other Local Government Area's provided funding in relation to:

1. Turf Block Replacement – with the Turf Block on Field One being the priority given it was almost 60 years old (double its useful life).
2. Mowing the cricket outfields – the club has been mowing the cricket outfields since 1995 (in addition to the City's mowing program).
3. Maintenance of the Turf Cricket Blocks and Practice Wickets.

In response to the above three requests, the City has put the following in place:

1. Turf Block Replacement – the total estimated cost to undertake the replacement is \$154,543 (ex GST) and this is proposed to occur in March 2026. The majority of funding has been confirmed as follows:
 - Cricket Australia Infrastructure Grant - \$36,363
 - MCC contribution - \$11,818
 - City contribution - \$77,272.50

The Club is liaising with their local Member of Parliament for the remainder as well as considering their final contribution. The Club is comfortable they will be able to complete the project with the City's financial contribution.

2. Mowing the cricket outfields – in August 2024, the City agreed to contribute to the mowing requirement, which includes weekly additional mowing for 26 weeks (summer season) as an interim measure. It was discussed with the MCC that this will need to be reviewed formally before the end of the 2025-26 season. The below amounts were negotiated and agreed to in August 2024 between City staff and the MCC based on a nominal figure for the additional mowing requirements of the outfield area for the 26 weeks of the year which the City could not provide economically:
 - 2023-24 - \$13,650
 - 2024-25 – the 2023-24 amount + CPI (\$14,169)
 - 2025-26 - the 2024-25 amount + CPI (\$14,509)
3. Maintenance of Turf Cricket Block and Practice Wickets – the subject of this report

Key Considerations

City of Melville Levels of Service

In a general sense, across all City of Melville sporting fields, the following level of service is applied for community level sport which includes but is not limited to AFL (Perth Football League), Soccer (NPL, State League and Amateur League) and Cricket (South Metropolitan Cricket Association):

- Broadacre Mowing – weekly from approximately September to April and fortnightly from May to August at a height of 25 mm.
- Monthly irrigation inspections.
- Fertilising, wetting agent application, weed and insect spraying and ground renovations informed by staff and external turf consultants dependent upon (including but not limited to) turf type, turf quality, sporting club usage, soil profile, weather patterns.
- Site specific ground renovation activities can include Verti mowing, Aeration through hollow coring/aggravator and sweeping to remove turf thatch build-up.

All sporting fields are mowed and inspected by in-house City staff. Contractors are engaged to undertake renovation activities due to specialist equipment required.

Costs to maintain are mainly dictated by the size of the reserve; however, some reserves require more fertilising, wetting agent, weed and insect spraying due to localised conditions and/or turf quality which is impacted by the amount of use.

The City's forecast cost to maintain Tompkins Park in the 2025-26 financial year is \$212,798. This is inclusive of all costs for activities listed above in the general level of service as well as any additional returfing because of wear and tear or vandalism. This cost is attributed to the high usage Tompkins Park receives which is shown below in Table 1.

Notably, the City receives seasonal Ground Hire fees from Clubs as part of its Annual Fees and Charges. The amount received at Tompkins Park by Sporting Club users in 2024-25 is shown in Table 1.

Sporting Club	2024/25 Ground Hire Fee (\$)
Melville Cricket Club	7,452
Applecross Junior CC	4,012
Tompkins Park Touch Association	11,267
Murdoch University Melville Cricket Club	1,940
Bicton Junior Cricket Club	6,760
Palmyra Rugby Union Club	10,490
Perth Saints Football Club	13,046
Total	54,967

Table 1: 2024-25 Ground Hire Fees Tompkins Park

Expectations of WACA Premier Cricket Clubs

Premier Grade Cricket requires a higher level of service than what the City currently provides as it is the pathway to State Representation. Notably, International and National players also play in the Premier Grade competition when not representing the State or Country. Specifically, the higher level of service includes mowing and providing natural turf cricket pitches.

The field area in Premier Grade cricket requires to be mowed at a height of 8-10 mm. To achieve this, specific equipment is required, and the City does not have as part of its asset fleet given it is a unique requirement. In addition, mowing needs to occur twice weekly in peak growing periods to maintain this height due to the equipment's ability to cope.

The turf wickets are also natural (in place of synthetic) and require daily maintenance and curation. This includes mowing, rolling, watering, clay replacement, fertilising, covering to keep dry and is a specialised skill set as it requires monitoring and reacting to the current weather conditions to produce a pitch that is safe, but also suits the quality of play and strengths of the home team. There are multiple turf wickets, and these are rotated for different matches throughout the season given there is wear and tear from playing that needs to be addressed by the curator.

Sporting Codes that require specialist surfaces to participate

In the City of Melville, the Applecross Cricket Club (ACC) currently participates in the Western Australian Suburban Turf Association competition (the level below Premier Cricket) and requires a turf cricket wicket to be prepared for competition - currently at Bert Jeffery Reserve. The ACC and all other clubs requiring specialised playing surfaces cover their ongoing maintenance costs, except for BMX, which is supported in part by the City. Further details are provided in the table below:

Sport	Clubs and Impact	Comment
BMX	<ul style="list-style-type: none"> • Southside BMX, Bull Creek – BMX Track with free Public Access 	Track is made of diorite (cracker dust) and requires fixing of divots, rolling and watering before training and competition which is completed by the club so it is suitable and safe for riding at high speed. The track is fully accessible by the public (for free) as such the City supports with track maintenance once per week. City is updating the agreement with the club to ensure clear roles and responsibilities are understood by all parties.
Tennis	<ul style="list-style-type: none"> • Applecross Tennis Club – 10 natural grass courts • Blue Gum Park Tennis Club – 12 natural grass courts • Melville/Palmyra Tennis Club – 8 natural grass courts 	Three of the five tennis clubs in the City have natural grass tennis courts which require significant maintenance (turf care - mowing, fertilising, spraying, watering etc), particularly in peak periods. Under the lease the Clubs are 100% responsible for all costs and can raise an income through increasing membership and general community hire to cover operational costs.
Lawn Bowls	<ul style="list-style-type: none"> • Melville Bowling Club – 3 natural greens • Mt-Pleasant Bowling Club – 2 Greens 	Two of the four bowling clubs have natural grass greens which require significant maintenance (turf care - mowing, fertilising, spraying, watering etc), particularly in peak periods. Under the lease the Clubs are 100% responsibility for all costs and can raise an income through increasing membership and general community hire to cover operational costs.
Golf	<ul style="list-style-type: none"> • Melville Glades Golf Club – 18 Hole Golf Course 	The Melville Glades Golf Club Inc manages and maintains an 18-hole grass golf course. Under the lease, the Clubs are 100% responsibility for all costs and can raise an income through increasing membership, visitors of members, competitions and corporate bookings.

In considering the provision of a financial contribution for turf cricket facilities, it is important to acknowledge other sports within the City that utilise specialised playing surfaces such as bowls, tennis and golf. A key point of distinction is that these sports have greater capacity to generate revenue through memberships, social play, and commercial activities. In contrast turf cricket wickets, particularly MCC and ACC do not offer the same revenue generating potential yet require significant ongoing investment in specialist curation to meet competition standards. In addition, the Southside BMX Club (Bull Creek) currently maintain their track which is open free to the public and the City contributes to the maintenance of the track in partnership with the Club.

Local Government approach to Premier and Suburban Turf Cricket management

The City has undertaken a benchmarking exercise with Perth Local Government Authorities (LGA) who have Premier grade cricket clubs (MCC) and has extended to those who also have Suburban Turf grade cricket clubs (ACC). *Attachment 2 refers.*

A summary of the information is as follows:

- Turf wicket maintenance and outfield mowing responsibility varies, however the majority of clubs undertake the responsibility but with a financial contribution from the LGA.
- Models vary between club employees, external contractors or LGA staff undertaking these works.
- 10 of the 16 Premier grade clubs are responsible for turf wicket maintenance
- Of the remaining Premier Grade clubs, LGA's are responsible for maintenance of at least five of the six sites where turf wickets are present (remaining is the University of WA).
- Of the 10 Premier grade clubs, four clubs are responsible for mowing at the required height.
- All clubs responsible for maintenance receive financial support from LGA's (excluding the City of Melville) which ranges from ~\$60,000 per to \$112,000 per annum (with the average being ~\$80,000 per annum)
- Based on available information, four of the 16 Premier grade clubs where the LGA is responsible for both turf wicket management and mowing and investment ranges from ~\$100,000 per annum to \$280,000 per annum based on available information.
- With Suburban turf clubs, LGA's mow the outfield, however Clubs are generally responsible for turf wicket maintenance and receive contributions varying from ~\$15,000 - \$40,000 per annum.

Melville Cricket Club Business Model

As previously identified, there are multiple options to manage Turf Cricket Wickets and associated mowing to support Premier Grade Cricket.

During the 2021-22 and 2022-23 seasons, the MCC engaged Turf Care WA Pty Ltd however ceased services due to ongoing performance issues. The Club cites that the cost to provide turf wicket maintenance and outfield mowing is approximately \$160,000 per annum in today's dollars.

In 2023-24 the MCC employed a turf curator and converted to an 'in-house' management model.

To move to this model the MCC was required to purchase additional equipment. As a result, to maintain the turf cricket pitches and undertake additional mowing, the MCC invested \$73,621 for this equipment.

The average estimated cost for the MCC to operate this model is \$125,000 per annum on average when including operational and capital replacement costs.

As the MCC is limited in its ability to generate revenue from increasing playing memberships as it can only field players in particular grades of competition due to being part of the high-performance pathway, it is reliant on the following sources of revenue to cover operating costs:

- WACA Grants – based on meeting several requirements regarding administration, governance, child safeguarding and the development and implementation of various plans and strategies.
- Australian Cricketers Association Grants – improving coaching and mentoring of coaches and players within the club.
- Sponsorship – from various local businesses that provide cash or in-kind sponsorship.

- Holiday camps – a new initiative that the MCC offers whereby youth participate in school holiday camps for a fee.
- Dividends and Bar Rebate Revenue from the TPRCA.

It should be noted that the MCC does not have an ability to generate income directly from the bar or a canteen due to the operating agreement with TPRCA. While they have access to a bar, their percentage of sales is significantly smaller than a Club under their own management (8-10% over recent years). There is no canteen offering currently at Tompkins Park.

Subsequently, the Club has been reliant on receiving a dividend from the TPRCA.

The table below details the dividends and bar rebates, where known, that the MCC has received from the TPRCA over the past nine years:

Year	Dividend	Bar Rebate
2016-17	\$89,000	Unknown
2017-18	\$34,000	Unknown
2018-19	\$10,000	Unknown
2019-20	\$0	Unknown
2020-21	\$0	\$7,000
2021-22	\$0	\$15,000
2022-23	\$90,000	\$2,000
2023-24	\$40,000	\$16,000
2024-25	\$0	\$5,500

It is understood that between 2019 and 2022 dividends were not provided by the TPRCA due to:

- Low trade following the Covid-19 pandemic.
- Reduced overall net profit margins (after the dividend) in the three years prior to 2019-20
- A shift in the TPRCA business model whereby the Canning Room was removed from the lease and managed by the City; and the Swan River Room was converted from a function room to a Sports Bar and Restaurant to increase foot traffic and utilisation of the facility.

The MCC is concerned of their financial stability into the future due to:

- the instability of receiving a consistent dividend from the TPRCA,
- no dividends being provided at the end of the 2024-25 financial year, and
- the coming years are not expected to provide a dividend, particularly with the Stage 3B refurbishment proposed to progress in late in 2026.

Applecross Cricket Club Business Model

The Applecross Cricket Club (ACC) was established in 1975 and competes in the Western Australian Suburban Turf Cricket Association (WASTCA). Their home ground is Bert Jeffery Park, where they have exclusive use of the turf wicket block (with five playing cricket wickets). Their first match at this venue was played in 2018 and there are no turf cricket training facilities.

During the 2024-25 season, ACC had 99 registered male and female players competing in WASTCA's senior-grade competitions. Of these, 48 players (48.48%) reside within the City of Melville.

In addition to Bert Jeffery Park, the ACC also utilises several synthetic wicket venues for training and match play within the City. These include Winthrop and Troy Park on Saturdays, as well as Shirley Strickland Reserve for both weekday training and weekend matches.

WASTCA is unique in the Perth Metropolitan region as it offers both turf and hard-wicket formats, accommodating one-day and two-day matches. The WASTCA also selects top performing players from across clubs to compete in the Cricket West Cup, a representative T20 competition spanning three categories: Seniors, Veterans, and Colts. Turf wickets are a rare commodity and highly sought after for cricket development pathways in WA.

The current arrangements at Bert Jeffery Park see ACC independently managing all aspects of turf wicket curation and maintenance. An active playing club member takes primary responsibility for coordinating and carrying out necessary works, ensuring the turf wicket is maintained to competition standards. The ACC mow the entire outfield during the summer cricket season and provide all turf and mowing equipment at their capital cost. A small honorarium is provided to the club member for undertaking this work and much of the work is undertaken on a voluntary basis.

Ground Hire Fees

All sporting clubs who hire (do not have exclusive access) sport reserves or hard surfaces (e.g. netball courts) pay a fee per player in line with the City's Annual Fees and Charges, known as Ground Hire Fees. This fee supports covering the cost of maintaining these facilities, albeit costs are still heavily subsidised by the City as identified in the 'Level of Service' section in this report.

The MCC have requested the City consider not charging Ground Hire Fees as part of this request for annual financial support. The Club uses other parts of Tompkins Park for training as well as the two main playing surfaces still require a level of service from the City ongoing prior to the MCC undertaking any work. As a result, City officers recommend denying this request, on the same basis that it was declined in 1995.

Future Options

There are a number of options to proceed forward on this matter. A summary table of the possible options and their positives and negatives has been provided below.

Option	Positives	Negatives
Option 1 – MCC and ACC fund their own mowing and turf wicket maintenance	<ul style="list-style-type: none">No financial impact to the City	<ul style="list-style-type: none">MCC likely to become financially unsustainable.Alternatively release staff member from mowing and turf curating duties which will lead to not providing suitable facilities for match play and removal from Premier Grade competition.

Option	Positives	Negatives
Option 2 – Continue with the Status Quo	<ul style="list-style-type: none"> No financial impact to the City 	<ul style="list-style-type: none"> MCC likely to become financially unsustainable. Alternatively release staff member from mowing and turf curating duties which will lead to not providing suitable facilities for match play and removal from Premier Grade competition.
Option 3 – Subsidise MCC for mowing and turf wicket maintenance, but not ACC	<ul style="list-style-type: none"> MCC maintain offering in the overall cricket pathway for City of Melville clubs and those in the clubs catchment. 	<ul style="list-style-type: none"> Increase in financial contribution from the City Community perceptions on varied level of service including key clubs mentioned in this report.
Option 4 – Subsidise MCC for mowing and turf wicket maintenance and ACC for turf wicket maintenance	<ul style="list-style-type: none"> MCC maintain offering in the overall cricket pathway for City of Melville clubs and those in the clubs catchment. ACC afforded a more sustainable model should their business needs change. 	<ul style="list-style-type: none"> Increase in financial contribution from the City Community perceptions on varied level of service including key clubs mentioned in this report.
Option 5 – City to manage all mowing and turf wicket maintenance at Tompkins Park and Bert Jeffery Park	<ul style="list-style-type: none"> MCC maintain offering in the overall cricket pathway for City of Melville clubs and those in the clubs catchment. ACC afforded a more sustainable model should their business needs change. 	<ul style="list-style-type: none"> Increase in financial contribution from the City and estimated to cost more under this service model. Community perceptions on varied level of service including key clubs mentioned in this report. Club has no control of quality of mowing and turf curation.

ENGAGEMENT

In order to compile the information in this report, the City has engaged with the following key stakeholders:

- Melville Cricket Club (MCC)
- Applecross-Mount Pleasant Cricket Club (ACC)
- WA Cricket (WACA)
- Tompkins Park Community and Recreation Association (TPRCA)
- Other Local Government Authorities

MCC's request for the City to consider funding for mowing and turf wickets is premised on a significant income stream being reduced from the TPRCA in the coming years given the TPRCA cash position.

The TPRCA has confirmed it expects minimal, or no dividends will be supplied to affiliated Clubs in the coming years given its current cash position and required to re-build cash reserves, unless there is a significant up-tick in trading revenue and profits.

SUSTAINABILITY IMPLICATIONS

The MCC reports that approximately 50% of its membership resides in the City of Melville. Directly, this equates to approximately 100 players who may need to find other opportunities to play cricket should the MCC become financially unsustainable.

Given the MCC provides part of the pathway to represent Western Australia or Australia, it's possible that cricket may not be chosen at younger levels of competition should there be a lack of Premier Grade club in the district.

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

Following the formal request from the MCC, City Officers have engaged significantly with the Club and reviewed their financial statements and upcoming budgets. Verbally, the MCC has requested ~\$60k annual subsidy in line with the lower end of what other LGA's provide to Premier Grade Cricket Clubs.

Upon review, while the MCC is solvent, it does not have significant cash reserves and would likely operate at a minor loss should the City not support their request in the current financial year and future years given its operating model and limited opportunities to generate revenue, particularly due to the likely lack of dividend from the TPRCA.

For the purposes of options three and four below, it is proposed that:

- Up to \$50,000 per annum from 2025-26, plus CPI each year is provided to the MCC under a three-year term
- \$10,000 per annum from 2025-26, plus CPI each year is provided to the ACC under a three-year term.

This amount will still enable financial sustainability for the MCC. For ACC, the amount was determined based on current management requirements, equity and the clubs raised concern of the sustainability of the current model.

It should be noted that an 'up to' amount be provided to the MCC on the basis that the TPRCA returns a dividend in the three-year period. As such, it is proposed that a funding agreement be developed on the basis of a 'sliding scale' approach. For example if the TPRCA was to produce a

dividend for the MCC of \$20,000, then the City's financial contribution would be \$30,000 to make up the total of the agreed \$50,000 per annum figure.

The table below summarises the implications and impacts of the options for funding assistance for the MCC and ACC:

Option	City Financial Implications	Impacts
Option 1 – MCC and ACC fund their own mowing and turf wicket maintenance	Nil	Sporting clubs under financial duress Negative relationships between the City and its Clubs
Option 2 – Continue with the Status Quo	\$14, 169 + CPI ongoing each financial year	Cricket clubs under financial duress
Option 3 – Subsidise MCC for mowing and turf wicket maintenance, but not ACC	An increase to annual operating costs to the City of \$35,000 in 2025-26 and \$50,000 (+ CPI) ongoing for the next two years	Inequity across sporting clubs
Option 4 – Subsidise MCC for mowing and turf wicket maintenance and ACC for turf wicket maintenance	An increase to annual operating costs to the City of \$45,000 in 2025-26 and \$60,000 (+ CPI) ongoing for the next two years.	MCC to remain financially sustainable. A level of equity across the two cricket clubs who have similar requirements.
Option 5 – City to manage all mowing and turf wicket maintenance at Tompkins Park and Bert Jeffery Park	Estimated costs for this scenario exceed \$200,000 per annum in addition to existing operating costs. The City would also be required to acquire capital equipment to provide the level of service which is estimated in excess of \$100,000.	Employment of additional staff for specific level of maintenance across Tompkins Park and Bert Jeffery Increased cost on the City Likely complaints from clubs regarding level of service due to bespoke nature of maintenance required.

CONSEQUENCE

It is proposed to support the MCC's request for funding, although to an 'up to' amount of \$50,000 per annum, plus CPI each year commencing 2025-26.

It is proposed a three-year term with a review period at the end of the three-year period. It is expected that the MCC will not receive a dividend from the TPRCA in this period, particularly with Stage 3B works on the horizon; however should there be a dividend, this will reduce the City's financial contribution, while encouraging the TPRCA to continue to operate to provide financial benefit to its member clubs.

In order to provide equity and a level of security for the club, it is proposed to provide the ACC an annual funding contribution of \$10,000 per annum, plus CPI each year commencing 2025-26.

A similar three-year term is proposed, to allow for review.

As all other clubs in the City on hired sporting reserves are required to playground hire fees, it is expected that the MCC and ACC continue to do so given these fees make a contribution to the level of service provided by the City and this is equitable across the municipality.

Should the Council not support the above, the MCC will continue to operate in the short term under significant financial pressure while aiming to maintain the level of service required to play Premier Grade Cricket. Based on available current financial information, it's likely that the MCC will not continue to operate in two to three years, unless financial assistance is provided.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Is there any capacity within the rules for the Tompkins Park Community and Recreational Association to allocate funding towards one of its members to help revitalise the precinct of that area?

Response 1:

There is an opportunity for the board to make a decision around what dividend they provide to the clubs, the board over previous years has provided certain amounts which is detailed in the report, this financial year they have determined there is no dividend to the clubs.

Question 2:

Is that due to the operating costs of the association and the surplus they make?

Response 2:

That is correct.

Question 3:

Can we have a comparison of the fees that are paid. The clubs pay for the use of the ground etc. and how much those fees are in comparison to what the City is contributing?

Response 3:

The following table is provided in the report outlining the fees that were paid by clubs in the 2024-25 financial year that utilise Tompkins Park. This includes the riverside of Tompkins Park as well as the Canning Hwy side.

Sporting Club	2024/25 Ground Hire Fee (\$)
Melville Cricket Club	7,452
Applecross Junior CC	4,012
Tompkins Park Touch Association	11,267
Murdoch University Melville Cricket Club	1,940
Bicton Junior Cricket Club	6,760
Palmyra Rugby Union Club	10,490
Perth Saints Football Club	13,046
Total	54,967

Furthermore, in the report the cost to maintain the reserve at Tompkins Park that is budgeted for the 2025-26 financial year is \$212,798. This covers all activities including mowing, weed spraying, fertilising, irrigation repairs, ground renovations for both the riverside and Canning Hwy side. This amount does not include the contribution by the Melville Cricket Club to undertake additional mowing for the 26 weeks per year (summer season) or curation of the Turf Wickets

Question 4:

Have you also done a comparison of the membership fees against other local government fees and charges for the different premier clubs?

Response 4:

No. However, since the question the City has been able to obtain the following information from various WACA Premier Grade Cricket Clubs regarding Membership Fees after making contact on Wednesday 12 November 2025. It should be noted that some clubs may not field certain teams and the relevant has been left blank.

Club	Senior Males	Senior Females	Junior Males	Junior Female
Subiaco Floreat Cricket Club	\$475.00	\$350.00	\$300.00	\$150-275
Willetton Premier Cricket Club	\$550.00		\$200-250	\$200-250
South Perth Cricket Club	\$590.00	\$490.00		\$250.00
Wanneroo Districts Cricket Club	\$600.00			
Bayswater Morley District	\$610.00			
Claremont Nedlands Cricket Club	\$560.00			
University Cricket Club (WA)	Not available due to time constraints			
Fremantle District Cricket Club	Not available due to time constraints			
Gosnells Cricket Club	Not available due to time constraints			
Joondalup Districts Cricket Club	\$600.00			
Melville Cricket Club	\$690.00	\$592.00	\$560.00	\$520.00
Midland-Guildford Cricket Club	Not provided due to time constraints			
Mount Lawley District Cricket Club	\$560.00		\$225-275	
Scarborough Cricket Club	Not available due to time constraints			
Perth Cricket Club (WA)	Not available due to time constraints			
Rockingham-Mandurah Cricket Club	\$660.00	\$450.00	\$275-450	\$275-450

The following provides an overview of the various fees and charges that Local Government Authorities charge for use of sporting reserves. It should be noted there are various fee structure that include per person rates, per team rates and hourly rates.

City of Melville

Fee Description		Fee
Senior Players	Training and Match Play	\$57.20
Junior Players	Training and Match Play	\$20.00

Fee Description		Fee
Senior Players	Training or Match Play	\$43.00
Junior Players	Training or Match Play	\$17.00

City of Bayswater

Fee Description	Fee
City of Bayswater Junior Clubs	Waived
Non-City of Bayswater based Schools/ Junior Clubs - 50% of the non-City Senior rate (currently \$49.20 per night, per club)	\$24.60
City of Bayswater Senior Clubs (in-season: per night, per club)	\$25.70
City of Bayswater Senior Clubs (off-season: per night, per club)	\$49.20
Non-City of Bayswater clubs training (per night, per club)	\$49.20
Seasonal fixture fees, (per team, per season, inc. interchange players) up to max of 15 fixtures	\$477 to \$632
Additional match play (up to 4 hours), inc. pre or post season scratch match & social games)	\$108

City of South Perth

Fee Description	Fee
City of South Perth Junior Sport	Waived
City of South Perth Senior Use 18+ Training & Playing (per hour)	\$26.00

City of Joondalup

The City's approach does not consider a club's ability to generate income. Instead, the level of venue hire subsidy is determined based on the club's annual gross revenue. This sets the tier of subsidy that they receive for park hire. The majority of sporting clubs would be classified under 'Category C' as per the below.

Tiers

Category A	Annual gross revenue over \$10 million (intended to be similar to commercial)	500% of operating costs	\$66.30 per hour to hire a park
Category B	Annual gross revenue between \$3 million - \$10 million	100% of operating costs (essentially cost price and no subsidy)	\$13.30 per hour to hire a park
Category C	Annual gross revenue less than \$3 million	75% subsidy on the operating costs (therefore the clubs pay 25% of cost price)	\$3.30 per hour to hire a park

Town of Cambridge

Fee Description		Fee
Senior Players	Training and Match Play (18+)	\$76.00
Senior Players	Training and Match Play – Locals First Rate (18+)	\$38.00
Junior Players	Training and Match Play (Under 18)	\$20.00
Sub Juniors	8 years and under	Nil

City of Vincent

Fee Description		Fee
Senior Players	Training and Match Play	\$85.00

Juniors (per player) – based on percentage of Juniors within the team residing within City of Vincent

Fee Description	Fee
61% or greater	Free
41% - 60%	\$2.50
21% - 40%	\$4.00
0% - 20%	\$6.00

City of Nedlands

Sports Club Ground Hire - Fixtures - (Senior)	Per Day	\$40.50
Sports Club Ground Hire - Fixtures - (Junior)	Per Day	\$20.00
Sports Club Ground Hire - Training - (Senior) Hourly	Per Hour	\$9.00
Sports Club Ground Hire - Training - (Junior) Hourly	Per Hour	\$5.00

City of Fremantle

Fee Description		Fee
Reserves seasonal hire - Seniors		\$1565.00
Reserves seasonal hire - Juniors		\$813.00
Preseason training - Seniors	Per session	\$50.50
Preseason training - Juniors	Per session	\$29.80

Question 5:

Will there be a review every year is there some mechanism to monitor this?

Response 5:

The officer recommendation discusses a sliding scale and a review after a three year period.

Question 6:

Does WA Cricket provide funding to any local governments for maintaining cricket facilities?

Response 6:

Not to maintain but to support capital replacement of infrastructure.

Question 7:

Has the City lobbied WA Cricket to provide additional support to the Club given it's somewhat unique situation with the Tompkins Park Sports Association? Is the City aware of any other premier clubs that have become insolvent without the WA Cricket Association stepping in?

Response 7:

The City hasn't advocated specifically to them to support funding. However they have been supporting the Club in their endeavours to seek funding from the City. The City is unaware of the any other premier clubs that have become insolvent without them stepping in.

Management Services

M25/58 Local Government Extraordinary Election 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:	<ol style="list-style-type: none"> 1. Correspondence WAEC - Cost Estimate ↴ 2. Correspondence WAEC - Written Agreement

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

- On 3 September 2025, a vacancy occurred in the Palmyra-Melville-Willagee Ward as a result of the resignation of former Councillor Tomas Fitzgerald, effective immediately.
- At the 16 September 2025 Ordinary Meeting of Council (OMC), the Council resolved to conduct an Extraordinary Election to fill the vacancy in the Palmyra-Melville-Willagee Ward on Thursday, 26 March 2026.
- This report seeks to appoint the Western Australian Electoral Commission to conduct the March 2026 Extraordinary Election as a postal election.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (M25/58)

At 7:40pm Cr C Ross moved, seconded Cr C Yorke

That the Council by absolute majority decision:

1. **Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2025 ordinary election, together with any other elections or polls which may be required; and**
2. **Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a Postal election; and**
3. **Note that a budget allocation of \$80,000 (exc GST) will be included in the 2025-2026 mid-year budget review for the conduct of the March 2026 Extraordinary Election.**

At 7:40pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (10/0)

PURPOSE

For the Council to consider the method to conduct the City of Melville Extraordinary Election to be held on Thursday, 26 March 2026, to fill the vacancy in the Palmyra – Melville – Willagee as a result of the resignation of former Cr T Fitzgerald in September 2025.

STRATEGIC ALIGNMENT

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

BACKGROUND

Former Councillor Tomas Fitzgerald resigned from his role as Councillor for the City of Melville effective Wednesday, 3 September 2025. This created an extraordinary vacancy in the Palmyra – Melville – Willagee Ward. An extraordinary vacancy is created when an Elected Member resigns from the office, s2.32(b) of the *Local Government Act 1995* (the Act), and an extraordinary election must be held when the office of councillor becomes vacant (s4.8 of the Act).

At the Ordinary Meeting of Council held 16 September 2026, with the Council resolving as follows:

“That the Council:

- 1. Approves the Extraordinary Election date, to fill the vacancy in the Palmyra – Melville – Willagee Ward to be Thursday 26 March 2026, in accordance with section 4.9(2) and with the approval of Electoral Commissioner, with the term expiring 16 October 2027.***
- 2. Notes a further report will be presented with respect to the method of conducting the Extraordinary Election.”***

CONSIDERATION

The September 2025 resolution was communicated to the Western Australian Electoral Commission who have provided written agreement to conduct the March 2026 Extraordinary Election, and require a resolution of the Council to finalise this arrangement, attachment 2.

There is a requirement under the Local Government Act to appoint the Electoral Commissioner and confirm the elections are to be conducted by postal voting.

The WAEC has provided a written cost estimate \$70,000 (exc. GST) to conduct an extraordinary election on 26 March 2026, attachment 1.

The City could conduct the extra-ordinary election in-house as an in-person election. It is noted that only the Western Australia Electoral Commission can conduct postal voting. The City conducting an in-person extraordinary election could potentially result in a slightly lower costs, however experience has indicates this method results in lower voter participation.

To undertake the election in-house the City would be required to:

- Appoint a Returning Officer. It is unlikely this role could be accommodated in existing staff resources. This role takes on specialist functions associated with the conduct of an in-person election and the City would need to source and appoint a suitably qualified person to undertake this role.
- Coordinate and finance all aspects of the election process, including but not limited to printing of ballot papers, all advertising and in person voting logistics.

Specific costs for the City to undertake the election in-house are difficult to gauge as the City has not conducted an in-house election for a significant number of years. Metropolitan local government generally conduct postal elections via the WAEC as postal voting tends to result in a greater participation rate.

It is also noted that the WAEC is conducting a number of other extraordinary postal elections at the same time and this may result in a reduction in the final cost to the City.

ENGAGEMENT

No community engagement is presented as part of this report; however, the City of Melville is seeking the Council's approval to engage with the WAEC to conduct the City of Melville March 2026 Extraordinary Election.

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

This report was prepared with consideration to, and in accordance with the *Local Government Act 1995* Section 4.20(4) and Section 4.61(2).

FINANCIAL IMPLICATIONS

The WAEC has quoted \$70,000 (exc. GST) to conduct the City of Melville March 2026 Extraordinary Election. This estimate is based on the following assumptions:

- The method of election will be postal;
- 1 Councillor vacancy;
- 17,800 electors;
- response rate of approximately 35%
- appointment of a local Returning Officer; and

- count to be conducted at the City of Melville Civic Centre using CountWA.

The WAEC is required by the *Local Government Act 1995* to conduct the Local Government Elections on a full cost recovery bases, therefore, the final cost may vary. A further \$10,000 has been included to cover other election costs such as advertising, printing, staff costs etc that are not included in the WAEC cost estimate and are borne by the City.

CONSEQUENCE

The Council could choose not to adopt the officer's recommendation and instead request that the Chief Executive Officer conduct the election as the Returning Officer. The election would be an in-person election (i.e., requiring votes to be cast in person at a polling place).

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, there was no discussion on the item.

UNCONFIRMED

Corporate Services**C25/328 Investment Statements for September 2025**

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

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

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

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/328)

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

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

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

PURPOSE

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

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.19% to 4.38% which exceeds the benchmark three-month bank bill swap (BBSW) reference rate of 3.58%.

9% of the City's investment portfolio is invested in authorised deposit taking institutions that do not lend to industries engaged in the exploration for, or production of, fossil fuels. This compared to 9% in August 2025.

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

STRATEGIC ALIGNMENT

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

BACKGROUND

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

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

CONSIDERATION

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

CITY OF MELVILLE STATEMENT OF INVESTMENTS FOR THE PERIOD ENDING 30 SEPTEMBER 2025		
SUMMARY BY FUND		
Municipal		\$59,921,326
Reserve		\$133,020,816
Citizen Relief		\$252,477
TOTAL		\$193,194,618
SUMMARY BY INVESTMENT TYPE		
11AM		\$4,347,181
60Days at Call		\$2,000,000
90Days at Call		\$16,600,000
Term Deposit		\$170,247,438
TOTAL		\$193,194,618
SUMMARY BY CREDIT RATING		
AAA Category	AAA	
AA Category (AA+ to AA-)	AA-	\$136,994,618

A Category (A+ to A-)	A+	
	A	
BBB+ Category	A-	\$56,200,000
	BBB+	
TOTAL		\$193,194,618

The City's total investments amount to \$193.19M, made up of the Citizen Relief Fund (\$0.25M), Municipal Funds (\$59.92M) and Reserve Funds (\$133.02M) which are restricted to the defined purpose for which the reserve account was established.

Key Points

- Most of the funds (\$170.24M) are in Term Deposits, ensuring secure and stable returns.
- Short-term investments include 11AM accounts (\$4.35M) 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 (\$18.6M). 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 71% of funds in AA Category rated institutions and 29% 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.

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

Investment with financial institutions						
Institution	Credit Rating	Credit Rating Category	Funds held at period end	Actual %	Limit Per Policy	
Bank of Queensland	A-	A Category	\$ 48,900,000	25.31%	30.00%	✓
Bendigo & Adelaide	A-	A Category	\$ 7,300,000	3.78%	30.00%	✓
Suncorp	AA-	A Category	\$ 10,300,000	5.33%	50.00%	✓
NAB	AA-	AA Category	\$ 43,053,058	22.28%	50.00%	✓
Westpac	AA-	AA Category	\$ 83,641,560	43.29%	50.00%	✓
TOTAL			\$ 193,194,618	100%		

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

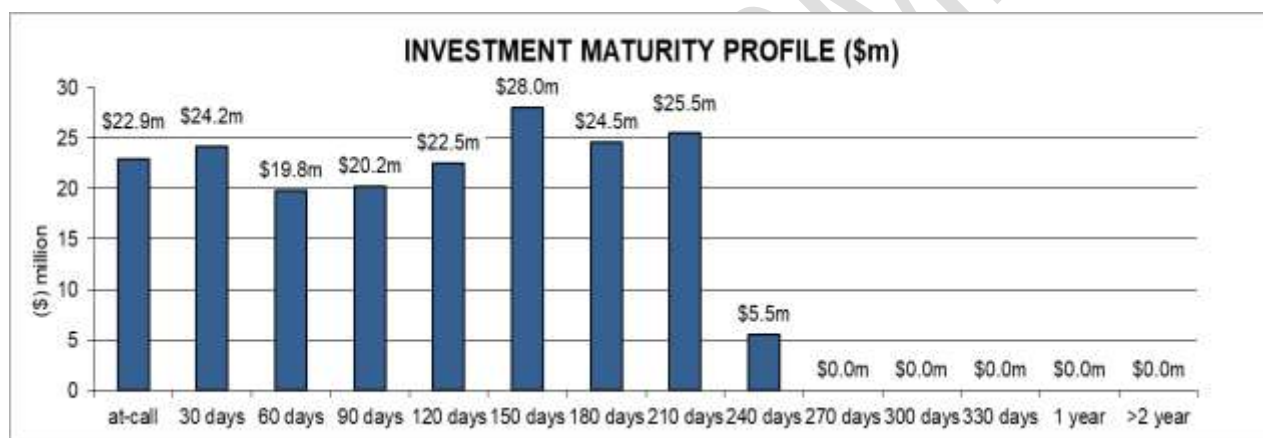
The City's investments were invested within the limits allowed within each category rating for September 2025.

Maximum Percentage of Average Investment Portfolio Balance				
Long Term Rating	Funds held at period end \$	Actual %	Limit Per Policy	
AAA Category	\$ -	0%	100%	✓
AA Category (AA+ to AA-)	\$ 136,994,618	71%	80%	✓
A Category (A+ to A-)	\$ 56,200,000	29%	50%	✓
BBB+ Category	\$ -	0%	25%	✓
TOTAL	\$ 193,194,618	100%		

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

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

The below graph summarises the maturity profile of the City's investments at market value as at 30 September 2025. The immediacy of the demand for funds depends on the particular fund or reserve Account(s) of the City. The maturity profile provided in the table above meets the liquidity requirements of the Council policy.



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

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

A substantial portion of funds (\$4.3M) is available for immediate use, ensuring sufficient liquidity for day-to-day operations. This allows the City to meet financial obligations, including suppliers' payment and other debt repayments, without disruptions to its services.

Investments are well-distributed across various short- to medium-term maturities, with notable allocations in 90 days (\$20.2M), 120 days (\$22.5M), 150 days (\$28.0M), 180 days (\$24.5M), 210 days (\$25.5M) and 240 days (\$5.5M). This structured approach ensures financial stability while

balancing liquidity needs and optimising returns. The estimated average cash outflow requirement of the City is between \$13M to \$16M per month.

The majority of the investment portfolio is concentrated in short- to medium-term maturities, with limited allocation beyond 240 days. A small portion of the portfolio matures at 240 days (\$5.5M), reflecting selective investment opportunities where competitive rates were available. There are no long-term investments beyond 240 days, including none over one year, as the City's investment strategy is designed to align with its annual revenue cycle, which is predominantly driven by rates revenue. The recent RBA interest rate cut on 12 August 2025 by 0.25 to 3.6 per cent and remained unchanged at the RBA meeting on 30 September 2025. The recent changes to the RBA interest rate has contributed to reduced competitiveness of longer-term deposit rates, influencing this maturity profile.

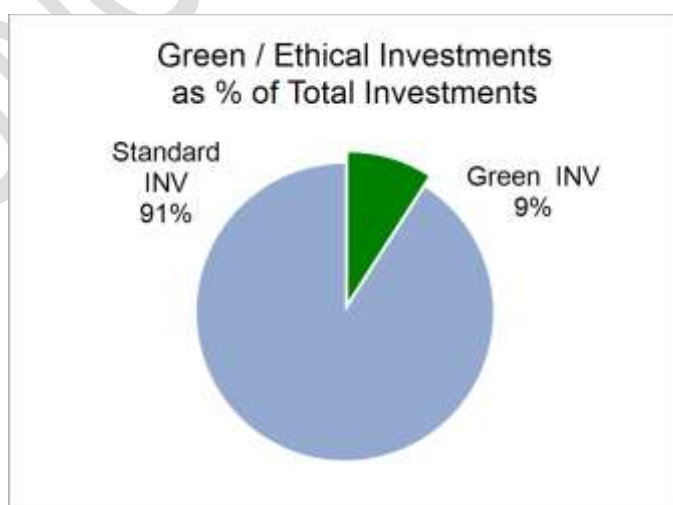
Additionally, the City maintains a balanced risk exposure, diversifying investments within shorter timeframes to mitigate financial and interest rate risks.

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

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

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

The total investment in authorised institutions as at 30 September 2025 was \$17,600,000 or 9% of total investment holdings being in non-fossil fuels institutions, compared to \$17,600,000 (9%) in August 2025. The total investments held for September and August were \$193,194,618 and \$192,394,618 respectively.



Green/Ethical Investment with financial institutions			
Institution	Credit Rating	Credit Rating Category	Funds held at period end
Bendigo & Adelaide	A-	A Category	\$ 7,300,000
Suncorp	AA-	AA Category	\$ 10,300,000
TOTAL			\$ 17,600,000

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. However, the City's current holdings with Westpac are already close to the Council-approved policy limit, making it unlikely that further investments will be placed with Westpac at this time.

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

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

Strategic

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

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

Risk

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

Environmental

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

LEGISLATIVE AND POLICY ALIGNMENT

The following legislation is relevant to this report:

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

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

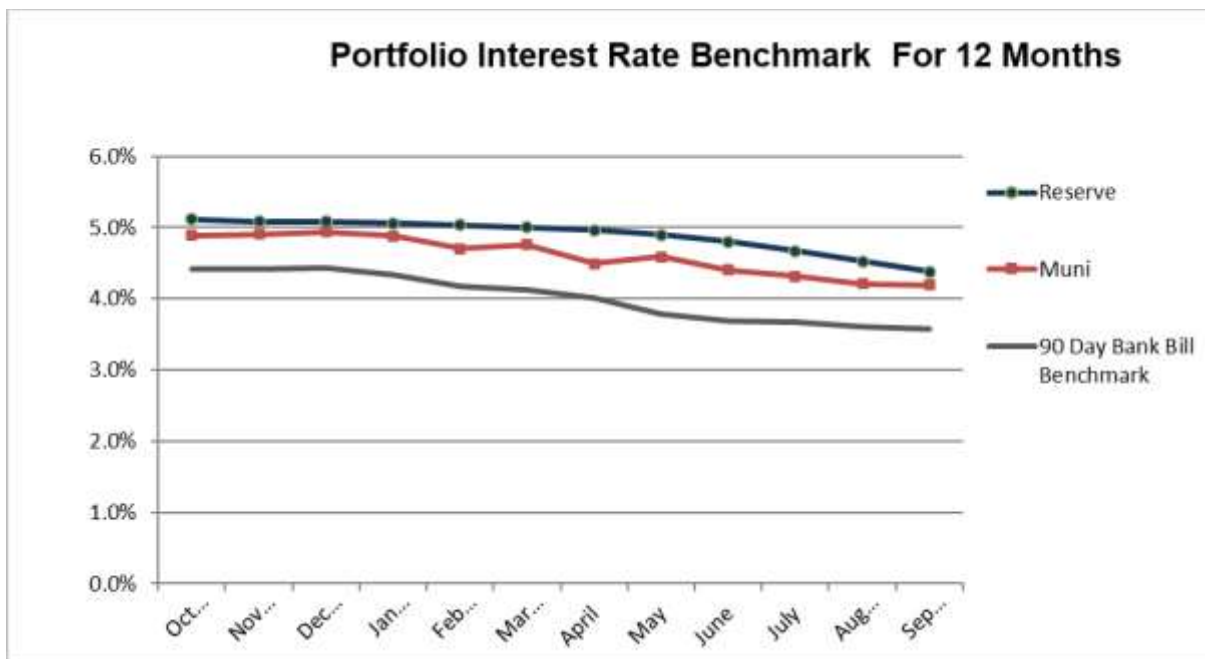
The *Local Government (Financial Management) Regulations 1996* (regulation 19C) allows local governments to deposit funds for a fixed term of three years or less. Deposits of greater than one year may, depending on the shape of the yield curve, enable the City to achieve better investment returns.

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

FINANCIAL IMPLICATIONS

For the period ending 30 September 2025:

- Year-to-date Investment earnings on term deposits held in reserve accounts, money at call accounts and the municipal account in aggregate, was \$1,928,317 against a year-to-date budget of \$1,970,255 representing a negative variance of \$41,938. This variance is primarily due to actual interest rates trending lower than anticipated.
- The weighted average interest rate for Municipal and Trust Fund investments as at 30 September 2025 was 4.19% which compares favourably to the benchmark three-month bank bill swap (BBSW) reference rate of 3.58%.



CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, there was no discussion on the item.

C25/329 Election of Representatives - City of Melville Advisory Groups & Committees & External Advisory Groups

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

COUNCIL'S ROLE

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

SUMMARY

- This report provides the Council with the opportunity to elect representatives for the period of time from November 2025 to October 2027 to:
 - City of Melville Advisory Groups & Committees; and
 - External Advisory Groups
- The report also provides Elected Members an overview of each meetings function, frequency and other important details.

OFFICER RECOMMENDATION

That the Council by absolute majority decision, makes the following appointments for the period of November 2025 to October 2027:

City of Melville Advisory Groups & Committees

1. Melville Local Emergency Management Committee:

Representatives	Deputy Representatives
1.	1.

2. Melville Citizens Relief Fund (Inc)

Representatives	Deputy Representatives
1.	1.

3. Safer Melville Advisory Committee (SMAC)

Representatives	Deputy Representatives
1.	1.

4. Youth Sports Scholarship Assessment Panel

Representatives	Deputy Representatives
1.	1.
2	
3	

5. Climate Action Advisory Group

Representatives	Deputy Representatives
1.	N/A
2.	N/A

External Advisory Groups**1. Beeliar Regional Park Community Advisory Committee**

Representatives	Deputy Representatives
1.	Nil.

2. Swan River Trust (Department of Biodiversity, Conservation & Attractions)

Representatives	Deputy Representatives
1.	1.

3. Jandakot Airport Community Aviation Consulting Group (JACACG)

Representatives	Deputy Representatives
1.	1.

4. Melville Cares Inc

Notes that Melville Cares Inc does not have a requirement for an Elected Member to be appointed.

5. Melville Cockburn Chamber of Commerce (MCCC)

Representatives	Deputy Representatives
1.	1.

6. Perth South West Metropolitan Alliance (PSWMA) Board

Representatives	Deputy Representatives
1. Mayor	Nil.
2. CEO	

7. Perth South West Metropolitan Alliance – Environmental Reference Forum

Representatives	Deputy Representatives
1.	1.

8. Metropolitan Regional Road Group – South West Sub Group

Representatives	Deputy Representatives
1.	1.

At 7:41pm, the Presiding Member advised of an amendment to the Melville Local Emergency Management Committee, to note the Mayor as a Representative and an amendment to remove the requirement for an absolute majority decision.

At 7:41pm, Cr K Wheatland left the meeting.

At 7:41pm, Cr C Yorke left the meeting.

At 7:41pm, Cr C Yorke returned to the meeting.

At 7:42pm, Cr K Wheatland returned to the meeting.

At 7:42pm, Mr A Melville left the meeting and did not return.

At 7:43pm, the Presiding Member called for any additional nominations from the floor.

At 7:44pm, the Presiding Member called for a secret ballot for the election of the representative for the Melville Citizens Relief Fund (Inc). At the time of the ballot, the following nominations had been received:

- Cr J Spanbroek; and
- Cr S Green

At 7:49pm, the Presiding Member declared Cr J Spanbroek as the successful nominee.

At 7:53pm, the Presiding Member called for a secret ballot for the election of the representative for the Swan River Trust (Department of Biodiversity, Conservation & Attractions). At the time of the ballot, the following nominations had been received:

- Mayor K Mair; and
- Cr G Barber

At 7:55pm, the Presiding Member declared the ballot to be a tie. At 7:56pm, Mayor K Mair withdrew their nomination.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/329)

At 8:06pm Cr M Woodall moved, seconded Cr G Panayotou

That the Council makes the following appointments for the period of November 2025 to October 2027:

City of Melville Advisory Groups & Committees**1. Melville Local Emergency Management Committee:**

Representatives	Deputy Representatives
1. Mayor (Chair)	1. Cr M Woodall
2. Cr G Panayotou	

2. Melville Citizens Relief Fund (Inc)

Representatives	Deputy Representatives
1. Cr J Spanbroek	1. Cr S Green

3. Safer Melville Advisory Committee (SMAC)

Representatives	Deputy Representatives
1. Mayor K Mair	1. Cr J Spanbroek
	2. Cr G Panayotou

4. Youth Sports Scholarship Assessment Panel

Representatives	Deputy Representatives
1. Cr C Yorke	1. Cr D Lim
2. Cr S Hong	2. Cr N Robins
3. Cr K Wheatland	

5. Climate Action Advisory Group

Representatives	Deputy Representatives
1. Cr K Wheatland	3. Cr S Hong
2. Mayor K Mair	

External Advisory Groups**1. Beeliar Regional Park Community Advisory Committee**

Representatives	Deputy Representatives
1. Cr N Robins	Mayor K Mair

2. Swan River Trust (Department of Biodiversity, Conservation & Attractions)

Representatives	Deputy Representatives
1. Cr G Barber	1. Cr G Panayotou

3. Jandakot Airport Community Aviation Consulting Group (JACACG)

Representatives	Deputy Representatives
1. Cr J Spanbroek	1. Cr C Yorke

4. Melville Cares Inc

Notes that Melville Cares Inc does not have a requirement for an Elected Member to be appointed.

5. Melville Cockburn Chamber of Commerce (MCCC)

Representatives	Deputy Representatives
1. Mayor K Mair	1. Cr C Yorke
	2. Cr S Hong

6. Perth South West Metropolitan Alliance (PSWMA) Board

Representatives	Deputy Representatives
1. Mayor	Nil.
2. CEO	

7. Perth South West Metropolitan Alliance – Environmental Reference Forum

Representatives	Deputy Representatives
1. Cr G Panayotou	1. Cr D Lim

8. Metropolitan Regional Road Group – South West Sub Group

Representatives	Deputy Representatives
1. Cr S Green	1. Cr S Hong

At 8:06pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

PURPOSE

To appoint the City of Melville representatives to the City of Melville Advisory Groups & Committees & External Advisory Groups for the period of time from November 2025 to October 2027.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
	2	A clean, green and sustainable City for current and future generations.
Objective	5	Good Governance and Leadership
	5.1	Provide transparent and accountable good governance.
	5.3	Ensure efficient and effective use of assets, resources and technology.
	2	Clean and Green
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.

BACKGROUND

Biennially, after elections, the City reviews its Elected Member representation on Advisory Committees and Working Groups. The last review was conducted in 2023. Following the recent 2025 Local Government Election, this matter is now presented to the Council for consideration.

CONSIDERATION

Information on each group's purpose, meeting frequency and other details are provided below.

City of Melville Advisory Groups & CommitteesMelville Local Emergency Management Committee

Meeting Frequency	Every 3 Months – 10:00am Wednesdays
Meeting Location	City of Melville Civic Centre
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	The Mayor
Internal Contact	Lead – Projects & Education (CS)
Reference Documents or Links	<ul style="list-style-type: none"> • LEMC Handbook • Local Emergency Management Arrangements 2023

Function:

The LEMCs core function, managed by local government, is the development, review and testing of the Local Emergency Management Arrangements (LEMA). LEMA set out the local government's policies, strategies, and priorities for emergency management.

Objectives:

The Melville LEMC brings together key stakeholders in emergency management within its boundaries to plan and prepare for emergency management incidents and to meet the requirement of relevant legislation, policy statements and other emergency management related standards. The LEMC conducts planning and encourages information exchange on emergency management issues and hazards and is not an operational group

The Melville LEMC will work towards:

- Preparing and maintaining the Local Emergency Management Arrangements for use as the main coordinating tool for the response to; and to assist the community to recover from; emergency incidents in the City of Melville
- Promoting community awareness about emergency management issues and the community's role in preparing for emergencies in the Melville area
- Maintaining a forum for cooperation between Local Emergency Coordinators, Hazard Management Agencies, Combat Agencies, Support Agencies, local government and other relevant stakeholders on emergency management in the Melville area; and
- Testing of Local Emergency Management Arrangements in partnership with significant facilities and relevant organisations in the Melville area

Melville Citizens Relief Fund

Meeting Frequency	Every Second Month - Monday
Meeting Location	Willagee Community Centre
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Paul Tomas
Internal Contact	Neighbourhoods Coordinator
External Contact	Melville Citizens Relief Fund MCRFINC@gmail.com

Function:

To oversee the management of the Relief Fund and distribution of the financial feature of the emergency relief fund and food parcels of approved applicants, who reside within the City of Melville. Applicants are vetted by the Financial Counsellor.

Safer Melville Advisory Committee

Meeting Frequency	Every 2 Months – 5:30pm on Third Wednesday
Meeting Location	City of Melville Civic Centre or Microsoft Teams
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> Elected Member – 1 Position (Chair) Deputy Elected Member – 1 Position
Internal Contact	Lead – Projects & Education (CS)
Reference Documents or Links	<ul style="list-style-type: none"> About Safer Melville Advisory Committee Terms of Reference

Function:

To promote safety and injury reduction for people living, working and visiting the City of Melville by applying the Safe Communities framework.

Objectives:

- Provide leadership and consultation in the identification, development and evaluation of activities and programs aligned with the Safe Communities framework in the City of Melville.
- Facilitate formation of Safe Communities Partnerships amongst key stakeholders within the district of the City of Melville to reduce injury and improve safety for individuals and the wider community.
- Provide education and information to individuals, businesses and the wider community on injury prevention and safety.
- Promote and support opportunities for the community to feedback issues and concerns relating to injury and safety in the City of Melville through the community members represented on the committee.
- Prioritise and facilitate sustainable community-based programs and links to improve safety and prevent injury in the City of Melville.

Youth Sports Scholarship Assessment Panel

Meeting Frequency	Annually
Meeting Location	City of Melville Civic Centre
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> Elected Member – 3 Positions Deputy Elected Member – 1 Position
Internal Contact	Coordinator – Club Development & Recreation
Reference Documents or Links	<ul style="list-style-type: none"> Youth Sports Scholarship Details

Function:

The panel meets once each year for the panel to determine which applications receive the scholarships. Panel members are also welcome to attend the presentation breakfast.

The Youth Sports Scholarship is targeted at young athletes (aged 12 to 19 years) in all sports that have represented the State or at a higher level. The City is supporting suitably identified elite young athletes (Scholarship winners) that live in the City of Melville by providing membership to LeisureFit Booragoon and LeisureFit Melville as part of their training regime as they continue to succeed in their chosen sport.

Climate Action Advisory Group

Meeting Frequency	Quarterly February, May, August, November (inaugural meeting to be held September 2025)
Meeting Location	City of Melville EcoHub
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 2 Positions • Deputy Elected Member – Not applicable
Presiding Member / Chairperson	Nominated from the group at the meeting
Internal Contact	Sustainability & Environmental Community Officer

Function:

The purpose of the Climate Action Advisory Group is to provide advice to community, and community groups on climate action issues and opportunities from within their realm of experience or expertise, and within the Community's sphere of control and influence

The Group is intended to maintain a forum for networking, sharing of information and ideas and work collaboratively with the City, and the community, to drive community climate action outcomes

Objectives:

- Strengthen community connection between City of Melville staff and active community groups and members; to promote awareness, build community capacity and support positive behaviour change towards sustainability and climate action.
- Provide guidance to community groups in need of expert advice.
- Build a network of engaged individuals living locally.
- Share research and insights to help drive decision-making at a community level.

External Advisory Groups

Beeliar Regional Park Community Advisory Committee

Meeting Frequency	Quarterly – 4:00pm
Meeting Location	Cockburn Wetlands Education Centre
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> Elected Member – 1 Position
Presiding Member / Chairperson	Professor Phillip Jennings
Internal Contact	Natural Areas Officer
External Contact	Community Liaison Officer – Department of Biodiversity, Conservation and Attractions cacswanregionalparks@dbca.wa.gov.au

Function:

The Beeliar Regional Park Community Advisory Committee (BRPCAC) was established by DBCA to provide a regular forum to hear public opinion and exchange advice on management issues affecting Beeliar Regional Park. The committee consists of community members, LGA representatives, state governments agency representatives and other land managers within Beeliar Regional Park.

Swan River Trust

Meeting Frequency	Monthly – First Monday
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> Elected Member – 1 Position Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Mr David McFerran
External Contact	Swan River Trust board: srt-board-support@dbca.wa.gov.au
Reference Documents or Links	Swan River Trust Website

Function:

The Swan River Trust (the Trust) is an advisory body established by the Swan and Canning Rivers Management Act 2006 (SCRM Act). The Trust provides high level strategic advice to the Department of Biodiversity, Conservation and Attractions (DBCA) on matters affecting the rivers within the Swan Canning Development Control Area.

Under the SCRM Act, the Trust is vested with the care, control and management of the River Reserve. Since 1 July 2015, the roles and functions of the Swan River Trust were merged with DBCA. The Trust is supported by DBCA, which undertake operational and management responsibilities for the Riverpark and Development Control Area.

Jandakot Airport Community Aviation Consulting Group

Meeting Frequency	Quarterly
Meeting Location	Jandakot Airport Management – 16 Eagle Drive, Jandakot
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Mr Steve Klomp
Internal Contact	Manager Strategic Urban Planning Coordinator Environmental Health
External Contact	Jandakot Airport CACG Email: cacg@jandakotairport.com.au
Reference Documents or Links	CACG Website Terms of Reference

Function:

The role and purpose of the JACACG is to provide a forum for community consultation, which will:

- Enable residents affected by airport operations, Jandakot Airport Holdings and aviation operators at the airport, local authorities, airport users, and other stakeholders, to exchange information on issues relating to the operation of Jandakot Airport and its impacts; and
- Allow concerns about airport operations and development to be articulated and taken into account by Jandakot Airport Holdings, with a genuine desire to resolve issues that may emerge; and
- Complement the consultative requirements established for airport Master Plans and Major Development Plans.

Melville Cares Inc

Meeting Frequency	Nil.
Term Duration	Nil.
Available Elected Member Position/s	Nil
Presiding Member / Chairperson	Mr Andrew Schox
Reference Documents or Links	Melville Cares Website

Function:

To provide home care services for residents in need with the aim of maintaining persons in their own homes for as long as possible. The City of Melville has no automatic Board nomination rights and councillors will need to nominate for the Melville Cares Board.

The constitution for Melville Cares Inc does not require the appointment of Elected Members. The City will be advised when there are vacancies on the Melville Cares Inc Board and Elected Members are encouraged to apply for Board Member positions.

Melville Cockburn Chamber of Commerce

Meeting Frequency	Monthly – Wednesdays
Meeting Location	Various locations
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Mr Gary Hitch
External Contact	Executive Officer Email: info@mccc.org.au
Reference Documents or Links	<ul style="list-style-type: none"> • Melville Cockburn Chamber of Commerce Website • MCCC Constitution

Function:

Assisting local businesses in the City of Melville, with the role of the representative being to enhance the communication lines between the Chamber and the Council.

Objectives:

The mission of the Melville and Cockburn Chamber of Commerce is to encourage and foster business growth and development by facilitating and promoting events and activities to enhance business growth and encourage the development of the Melville and Cockburn district. Our focus is to:

- Keep members informed on relevant legislative and economic changes
- Make representations on behalf of any individual member to the appropriate local, state and federal government representatives
- Promote business and social events via newsletter, bi weekly shout out, regular meetings and website opportunities
- Create new and exciting events that will endeavour to provide sales platforms for our members to promote business growth locally
- Work hand in hand with our members to create the optimum networking opportunities

Perth South West Metropolitan Alliance (PSWMA) Board

Meeting Frequency	4-6 Times Per Year
Meeting Location	Host Council to Provide Information
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Mayor • CEO
External Contact	<p>Director: Email: director@perthsouthwest.com.au</p> <p>Executive Support Officer Email: admin@perthsouthwest.com.au</p>
Reference Documents or Links	<ul style="list-style-type: none"> • PSWMA Board • Role Statements

About:

The Perth South West Board comprises the Mayors and CEOs of the six member Councils and meets four to six times per year to consider regional issues, projects and priorities.

The Board is supported by a committee structure that provides input into business activities and technical advice in specialist areas where specific expertise is required (planning, engineering, financial, environmental, economic and community development)

The current Committee structure includes:

- CEOs Forum – comprising the six member Council CEOs

- Planning and Technical Directors Forum – comprising the Planning and Engineering Directors from the six member Councils
- Economic Development and Strategic Planners Forum – comprising the Senior Economic Development Officer or Strategic Planners from the six member Councils
- Environmental Forum – comprising Councillors and Officers from the six member Councils, as well as industry and community representatives
- South West Corridor Development Foundation Incorporated (SWCDeF Inc.) – comprising representatives from the member Councils as well as business and community organisations.

Perth South West Metropolitan Alliance – Environmental Reference Forum

Meeting Frequency	4-6 Times Per Year
Meeting Location	Host Council to Provide Information
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Based on nominations and votes from Councillors on the Forum.
External Contact	Executive Support Officer Email: admin@perthsouthwest.com.au
Reference Documents or Links	<ul style="list-style-type: none"> • PSWMA Board • Role Statements

This external group is a sub-group of the PSWMA Board, and reports to both the PSWMA Board and CEOs Forum.

Function:

- To oversee the implementation of the Regional Natural Resources Management (NRM) Strategy development by the South West Group.
- To provide advice and feedback on the identification and implementation of priority projects and activities progressed through the Regional NRM Strategy.
- To actively engage with key stakeholders (government, corporate and community) to progress NRM projects and activities that benefit the region.
- To identify opportunities to improve collaboration on NRM activities between South West Group member Councils and stakeholder organisations.

Metropolitan Regional Road Group – South West Sub Group

Meeting Frequency	Twice Annually
Meeting Location	Host Council to Provide Information
Term Duration	2 Years (Aligning with Local Government Elections)
Available Elected Member Position/s	<ul style="list-style-type: none"> • Elected Member – 1 Position • Deputy Elected Member – 1 Position
Presiding Member / Chairperson	Nominated at the meetings from the Elected Members Group
Reference Documents or Links	<ul style="list-style-type: none"> • Metropolitan Regional Road Group Policies and Practices

Function:

The South West Metropolitan Regional Road Group (SWMRRG) is a sub group of the Metropolitan Regional Road Group (MRRG). The Metropolitan Regional Road Group manages and administers State allocated funding for Road Projects and Black Spot Programs on the local road network within the policies and guidelines established by the State Road Funds to Local Government Advisory Committee.

The Metropolitan Regional Road Sub Groups such as the SWMRRG were established to assist the MRRG with the management and consideration of local roads funding and issues.

The Metropolitan Local Governments are divided into 6 Sub Groups with membership being an Elected Member and Technical Representative and from each Local Government. Each Sub Group appoints one representative Elected Member and Technical representative to the MRRG Technical and Elected Members Meetings.

ENGAGEMENT

No external engagement is required for this report.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with nominations of the City's representatives.

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

There are no financial implications associated with the nomination of the City's representatives.

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Can we review if Melville Cares needs a representative?

Response 1:

Contact was made with the CEO of Melville Cares Inc who advised that the constitution for Melville Cares Inc does not require the appointment of Elected Members. Melville Cares will advise the City when there are vacancies on the Melville Cares Inc Board and they would encourage Elected Members to apply for Board Member positions.

The report has been updated to reflect this information,

C25/330 Schedule of Accounts Paid for September 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter
Attachments:	<ol style="list-style-type: none"> 1. Payment Details- September 2025 ↓ 2. Card Payment Details September 2025

COUNCIL'S ROLE

Information: For the Council / Committee to note.

SUMMARY

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

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/330)

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

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

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

PURPOSE

The Schedule of Payments for the month totals \$41,909,224 The report and the attached Schedule of Accounts Paid are presented for the Council's information.

STRATEGIC ALIGNMENT

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

BACKGROUND

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

A total of \$12,658,282 direct creditor payments were paid during the month, of which, 10% of payments were paid to suppliers located within the City of Melville and 18% to suppliers within the South West Metropolitan Region, compared to 12% and 16% of total of \$11,649,911 direct creditor payments made over August 2025 respectively.

The biggest payment of \$5,373,767 made during the month was the Regulatory fees and government charge 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 September 2025 including Payment Register numbers, Cheque number 879, Electronic Funds Transfers batches: 980,982-983 and 979,981,160 Trust Payments, Card Payments and Payroll will be distributed to the Elected Members of the Council in November 2025.

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

SCHEDULE OF PAYMENTS MADE		
September 2025		
<i>Payments made under Delegated Authority DA-035</i>		
MUNICIPAL FUNDS - DIRECT CREDITOR PAYMENTS		
Cheques	Chq Payment Register No. 879	\$300.00
	Chq Payment on Restricted Funds Register No.	
	Less Cancelled Chqs	
Electronic Funds Transfers	EFT Payment Register No. 980, 982 and 983	\$12,371,461.74
	EFT Payment on Restricted Funds Register No. 979, 981 and 160	\$151,803.95
	Less Cancelled EFTs	(\$3,413.34)
		\$12,520,152.35
Direct Debits	Bank Fees	\$33,433.93
	Ampol Fuel	\$91,288.33
Direct Payments		\$13,407.34
	Total Direct Creditor Payments	\$12,658,281.95
Payroll	Total Pay 6 and 7	\$5,155,282.91
	Total Payroll	\$5,155,282.91
Cards	Westpac Purchase Cards	\$95,658.65
	Total Card Payments	\$95,658.65
Total Direct Creditor Payments from Municipal Account		\$17,909,223.51

INTERFUND & INVESTMENT TRANSACTIONS		
Interfund Transfers		
Loan		\$0.00
Citizen Relief Trust		\$0.00
Citizen Relief Operating		\$0.00
Municipal		(\$8,500,000.00)
Reserve		\$8,500,000.00
Trust		\$0.00
Total Interfund Transfers		\$0.00
New Municipal Investments		
Westpac	01/09/2025	\$2,000,000.00
NAB	01/09/2025	\$2,000,000.00
Westpac	01/09/2025	\$2,500,000.00
BOQ	02/09/2025	\$1,500,000.00
BOQ	02/09/2025	\$2,000,000.00
Westpac	03/09/2025	\$1,500,000.00
Westpac	03/09/2025	\$1,500,000.00
Westpac	05/09/2025	\$1,500,000.00
Westpac	10/09/2025	\$2,000,000.00
Westpac	12/09/2025	\$2,000,000.00
Westpac	19/09/2025	\$1,000,000.00
Westpac	25/09/2025	\$1,000,000.00
BOQ	26/09/2025	\$1,500,000.00
NAB	26/09/2025	\$2,000,000.00
Total New Investments		\$24,000,000.00
Grand Total		\$41,909,223.51

Details of the payments are shown in Attachment 1.

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

A new Regulation (13A. of the Local Government (Financial Management) Regulations 1996 - Payments by Employees via Purchasing Cards) effective from 1 September 2023 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 August 2025 and settled in September 2025 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 was recently introduced to prescribe reporting for payments made by employees via purchasing cards. As with other payments, the local government must report payee name, amount date and sufficient information to identify the payment. The attached payment listings meet this requirement.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, there was no discussion on the item.

Items Brought Forward

At 8:07pm, the Presiding Member brought forward item C25/334 Development Assessment Panels - City of Melville Representation.

C25/334 Development Assessment Panels - City of Melville Representation

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

COUNCIL'S ROLE

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

SUMMARY

- Development Assessment Panels (DAPs), also known as Joint Development Assessment Panels (JDAPs) and Local Development Assessment Panels (LDAPs) commenced on 1 July 2011.
- Since 27 January 2023, the City has been represented by former Cr Woodall and Cr Lim, with former Cr Green and Cr Barber as the Alternate Members.
- Following the 2025 Local Government Elections, all representatives remain on the Council and will continue to represent the City of Melville, with their terms expiring 26 January 2026.
- Notification has been received from the Director General, Department of Planning, Lands and Heritage requesting nominations for the DAP Local Government Members for the period from 27 January 2026 to 26 January 2028.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/334)

At 8:07pm Cr K Wheatland moved, seconded Cr C Yorke

That the Council

1. **Nominates Councillor Robins and Councillor Barber as the City of Melville Development Assessment Panel Members for the term commencing on the 27 January 2026.**
2. **Nominates Councillor Green and Councillor Hong as the City of Melville Development Assessment Panel Alternate Members for the term commencing on the 27 January 2026.**
3. **Confirms that Councillor Green is to be the Development Assessment Panel Alternative Member one and Councillor Hong is the Development Assessment Panel Alternative Member two.**
4. **Requests the Chief Executive Officer to forward the confirmation of the City of Melville nominees for the Development Assessment Panel to the DAP Secretariat.**

At 8:07pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (10/0)

PURPOSE

To nominate four Elected Members of the City of Melville for registration by the Minister for Planning to the Development Assessment Panel.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
	5	Leadership and good governance for the benefit of the whole community.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.4	Protect and promote the City's character and heritage.
	5	Good Governance and Leadership
	5.4	Strengthen active citizen engagement, participation, and access to information.

BACKGROUND

At the Ordinary Meeting of Council held 21 November 2023, the Council resolved to nominate Cr Woodall and Cr Lim as members of the City of Melville Development Assessment Panel (DAP) Members for the term expiring on the 26 January 2026. Cr Green and Cr Barber were nominated as the Alternate Members one and two respectively, for the term expiring on the 26 January 2026. Following the 2025 Local Government Elections, Cr Woodall, Cr Lim, Cr Green and Cr Barber all remain on Council and will continue to represent the City of Melville on the Development Assessment Panel, until their term expires on 26 January 2026. Prior to this expiry date, the Council will need to nominate four (4) DAP members for registration by the Minister for Planning.

CONSIDERATION

Correspondence has been received from the Department of Planning, Lands and Heritage requesting the City provide nominations for two members and two alternates to the Development Assessment Panel (DAP) for terms commencing 26 January 2026. The nominations are required by Friday 21 November 2025, to ensure local interests are represented in future DAP determinations. Once nominations are received, the Minister makes the formal appointment of nominations to the DAP.

DAP members are required to undertake training prior to being able to perform their role on a DAP. The Department encourages existing members to attend refresher training, if appointed again.

Each DAP consists of five panel members, three being specialist members and two local government elected members.

Development Assessment Panels are independent decision making bodies and do not form part of the Department of Planning, Lands and Heritage or the Western Australian Planning Commission.

Under the DAP regulations, each DAP will determine development applications that meet set type and value thresholds as if it were the responsible authority under the relevant planning instrument, such as the local planning scheme or region planning scheme. The DAP regulations state that DAP applications cannot be determined by local government or the Western Australian Planning Commission (WAPC).

Final changes to the DAP system were announced in 2023. These include:

- Reducing the number of panels from 5 to 3.
- Appointing fix-term, full-time DAP members. Note, there will still be two local government members on each panel and a total of 5 members.
- Remove mandatory threshold thresholds and making the system opt-in over \$2million.
- Allowing any community housing proponents to opt-in to the pathway.
- RARs only to be submitted by the administration of the local government, not Council.
- The Special Matters DAP will not be proceeded with. Instead, a permanent significant development pathway will be created.

It is noted that the local government membership configuration on DAPs was not affected by the reform initiatives.

ENGAGEMENT

Advertising of the Local Government Development Assessment Panel nomination is not required under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

No engagement with the community is required.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

DAPs are to make decisions based on the existing planning framework of the local government within which the application site is located. Where an application to review a decision made by a DAP is lodged with the State Administrative Tribunal (SAT), members of the DAP who made the decision may be called upon to represent the DAP at SAT. The Planning and Development (Development Assessment Panels) Regulations 2011 deals with the appointment and terms of office of DAPS members, particularly Regulation 29 as follows:

- (1) A DAP member holds office for the term specified in the member's instrument of appointment.
- (2) The term of office specified in an instrument of appointment must not exceed 3 years.
- (3) A person's eligibility for reappointment as a DAP member or the term for which a person may be reappointed is not affected by an earlier appointment.

FINANCIAL IMPLICATIONS

Sitting fees are paid, in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011*, Schedule 2 – Fees for DAP Members, for the local government DAP members when determining applications as follows:

- DAP Member Training - \$400.00 upon completion of the compulsory training;
- \$200.00 - upon the completion of re-training;
- \$425.00 - per meeting to determine DAP applications (Form 1)
- \$100 - per meeting to determine DAP applications to amend or cancel determination (Form 2)
- \$425 – for attendance at SAT proceedings.

CONSEQUENCE

Cr Woodall and Cr Lim will remain as the City of Melville representatives, with Cr Green and Cr Barber as the Alternative Members, on DAP until the 26 January 2026. Nominations for new members and alternative DAP members are required to be submitted by Friday 21 November 2025.

The City could elect not to nominate representatives and the City of Melville would not be represented on these Panels.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, no discussion took place regarding the item and officer recommendation.

Corporate Services

At 8:09pm, Cr J Spanbroek left the meeting.

At 8:09pm, Cr G Panayotou left the meeting.

C25/331 Statements of Financial Activity for September 2025

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Absolute Majority
Officer Disclosure of Interest:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Attachments:	<ol style="list-style-type: none"> 1. Statement of Financial Activity September 2025 ↓ 2. Statement of Comprehensive Income September 2025 ↓ 3. Net Working Capital September 2025 ↓ 4. Reconciliation Net Working Capital as of 30 September 2025 ↓ 5. Notes to Statement of Financial Activity September 2025 ↓ 6. Statement of Financial Position as of 30 September 2025 ↓ 7. Summary Rate Debtors September 2025 ↓ 8. Rates Collections Graph September 2025 ↓ 9. General Debtors Aged 90days September 2025 ↓ 10. Budget Amendments September 2025

COUNCIL'S ROLE

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

SUMMARY

- This report presents the Statements of Financial Activity, Statement of Comprehensive Income and Statement of Financial Position for the period ending 30 September are presented for noting by the Council.
- The financial statements and figures for the 2024–2025 financial year remain subject to change. Year-end accounting processes are currently underway, and the final figures may be different from those presented in this report.
- The draft financial statements for 2024-2025 reports a surplus of \$304,261. The Annual Audit for 2024–2025 and the end-of-financial-year processes are currently underway. The final draft annual financial report was presented to the KPMG/OAG auditors on 26 September before the statutory deadline of 30 September, in accordance with the Local Government Regulations.
- KPMG/OAG has scheduled the final audit fieldwork for three weeks commenced 9 October. The draft audit findings are expected to be presented to the Audit, Risk and Improvement Committee (ARIC) on 14 November, and the final audit report and opinion will be presented

to Council and submitted to the Minister for Local Government by 31 December.

- The preliminary variances for the month ending 30 September are presented for noting by the Council.
- Presents the budget amendments required for the month of September 2025 and recommend adopted by the Council by Absolute Majority decision.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/331)

At 8:08pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

1. **Notes to the statement of Financial Activity and Statement of Comprehensive Income for the month ending 30 September 2025 as detailed in the following attachments:**
 - **Statement of Financial Activity September 2025 (Attachment 1); and**
 - **Statement of Comprehensive Income September 2025 (Attachment 2); and**
 - **Net Working Capital September 2025 (Attachment 3); and**
 - **Reconciliation Net Working Capital as of 30 September 2025 (Attachment 4); and**
 - **Notes to Statement of Financial Activity September 2025 (Attachment 5); and**
 - **Statement of Financial Position as of 30 September 2025 (Attachment 6); and**
 - **Summary Rate Debtors September 2025 (Attachment 7); and**
 - **Rates Collections Graph September 2025 (Attachment 8); and**
 - **General Debtors Aged 90 Days September 2025 (Attachment 9).**
2. **By Absolute Majority Decision adopts the Budget Amendments, as detailed in the attached Budget Amendment Reports for September 2025 (Attachment 10).**

At 8:08pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (8/0)

PURPOSE

The attached financial reports reflect a positive financial position of the City of Melville as at 30 September 2025.

STRATEGIC ALIGNMENT

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

BACKGROUND

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

Overall Summary of the City's Financial Position

- The City's total investments holding for September 2025 were \$ 193.19m of which the Municipal cash balance at the end of the month was \$59.92m and \$133.02m was held in reserve accounts, which are restricted to the defined purpose for which the reserve account was established.
- The investment in green/ethical term deposits as at 30 September 2025 was \$17.6m or 9% of total investment holdings, compared to \$17.6m (9%) in August 2025. Green/Ethical investments are invested in the two banks, in accordance with the council investment policy.
- Rates raised as at 30 September were \$114.75M, compared to a year-to-date budget of \$114.28M.
- Total debtor collections for September 2025 equalled \$17.105m. The Rates collection progress for the month of September 2025 is 1.1% above target at 59.1%, compared to 57.0% for the same period in 2024-2025. The total outstanding debtors (including all rates and sundry debtors) is \$64.76m as of 30 September 2025.

CONSIDERATION

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

1. Statement of Financial Activity
Provides details on the various categories of income and expenditure.
2. Statement of Comprehensive Income
Provides details on the Nature classifications.
3. Statement of Financial Position
Provides details on the Financial Position.

Variances

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

- Statement of Financial Activity September 2025 (Attachment 1); and
- Statement of Financial Position as of 30 September 2025 (Attachment 6): Statement of Variances in Excess of \$100,000.

Revenue

Rates raised as at September were \$114,747,972, compared to a year-to-date budget of \$114,283,696.

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	143,937,266	142,964,265	1%	131,862,684	9%
Payments Received	(85,070,241)	(68,377,864)	24%	(78,115,915)	9%
Closing Balance	64,140,149	79,859,525	-20%	59,172,635	8%

Total debtor collections for the month amounted to \$17,105,837, of which \$16,692,377 related specifically to rate debtor collections.

Sundry Debtor Movement

SUMMARY OF SUNDRY DEBTOR MOVEMENT					
Detail	Actuals Current Month YTD	Actuals Previous Month YTD	% Diff Current Mth to Previous Mth	Actuals This Month Last Year YTD	% Diff Current Mth to Current Mth Last Yr
Opening Balance - 1 July	428,089	428,089	0%	565,184	-24%
Invoices Raised	1,901,275	1,353,111	41%	1,695,148	12%
Receipts	(1,725,088)	(1,311,628)	32%	(1,614,899)	7%
Prepayments	12,357	45,862	-73%	1,989	521%
Closing Balance	616,632	515,434	20%	647,422	-5%

Sundry debtor balances increased by \$101,199 over the course of September from \$515,434, to \$616,632 of which total 90-day sundry debtors for the month is \$234,237, representing 38% 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	0	100,000
EV Charging System Infrastructure Program	136,193	135,000	250,000
Piney Lakes Eco Hub Detailed Design	0	0	150,000
Renewable Energy Projects	0	5,000	1,462,489
Embedded Network Metering Upgrade	0	0	100,000
Sustainability & Climate Action Salaries	95,264	83,352	333,407
Carbon Accounting, Budgeting & Energy Monitoring	17,900	17,686	66,000
Supporting Community Renewable Energy Transition	0	0	50,000
Solar PV & BESS Program Feasibility Study	0	0	20,000
Energy Efficiency Improvements	0	0	40,000
Electrification & Pilot Program	0	0	29,787
Third Party Verification of City and Community Emissions	0	0	20,000
Total	\$249,357	\$241,038	\$2,621,683

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 September 2025.

Budget Amendments

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

Granting of concession or writing off debts owed to the City

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

Sundry Debtors

There were no Sundry Debtors written off for the month of September 2025

Rate Debtors

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

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

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

34. Financial activity statement report — s. 6.4

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

- (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
- (b) budget estimates to the end of the month to which the statement relates;*
- (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
- (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
- (e) the net current assets at the end of the month to which the statement relates.*

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

- (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
- (b) an explanation of each of the material variances referred to in subregulation (1)(d); and*
- (c) such other supporting information as is considered relevant by the local government.*

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

- (a) according to nature and type classification; or*
- (b) by program; or*
- (c) by business unit.*

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

- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
- (b) recorded in the minutes of the meeting at which it is presented.*

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

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

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

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

FINANCIAL IMPLICATIONS

Variances

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, there was no discussion on the item.

C25/332 Common Seal Item for November 2025

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 Monday, 15 September 2025 up to and including Thursday, 23 October 2025 for the Council's noting. This is a standing report to the Council.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/332)

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

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 Monday, 15 September 2025 up to and including Thursday, 23 October 2025 for the Council's noting.

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

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 Monday, 15 September 2025 up to and including Thursday, 23 October 2025.

Register Reference	Parties	Description	ECM Reference
CS2261	City of Melville and Collective Equity Developments Pty Ltd	Common seal and sign off for replacement plate height covenant for Lots 5,6 & 7 (Parent Title - Lot 21 (No. 6) Wren Street, Mount Pleasant). Temporary withdrawal of caveat to permit transfer of strata lots.	8642324

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 Monday, 15 September 2025 up to and including Thursday, 23 October 2025 for the Council's noting.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, no discussion took place regarding the item and officer recommendation.

C25/335 RFQ242531 Supply of Resource Recovery Commercial Waste Truck 24m² Rear Loader

File Number:	
Responsible Officer:	Director Environment & Infrastructure
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in this matter
Attachments:	1. Extract CTAU Minutes 28/10/2025 RFQ242531 (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 RFQ242531 (WALGA) Supply of Resource Recovery Commercial Waste Truck 24m² Rear Loader

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/335)

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

- That the Council accepts the recommendations as contained in the confidential attachment to this report, RFQ242531 Contract and Tender Advisory Unit Minutes; and**
- Upon resolution of the recommendation, directs that the successful respondents' names be inserted below this point 2, awarded;**

Penske Australia Pty Ltd Pty Ltd

ACN: 073 690 990

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

PURPOSE

The Contract and Tender Advisory Unit (CTAU) is satisfied that the recommended supplier meets the City's qualitative requirements and represents value for money. The City of Melville is seeking a suitable company to supply and deliver one Commercial Waste Truck 24m² Rear Loader Compactor.

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
	2.2	Sustainable use of resources and adoption of a circular economy approach, optimising waste reduction and resource recovery.

BACKGROUND

The City is seeking a suitability qualified and experienced contractor for One Commercial Waste Truck 24m² Rear Loader. The CTAU Meeting Minutes included as a confidential attachment to this report is additionally available to Elected Members on the Elected Members Portal.

CONSIDERATION

Responses were received from the following organisations:

- Penske Australia Pty Ltd (Dennis Eagle Truck with Bucher Compactor)
- Volvo Group Australia Pty Ltd (Volvo Truck with Bucher Compactor)

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

The City set the following qualitative criteria and weightings:

Technical Specification	35 %
Operational Capacity	35 %
Environmental (emissions & dB rating)	25 %
Warranty	5 %
Total	100 %
Percentage to be shortlisted	60 %
Price	Not weighted

The recommended Respondent achieved a qualitative score of 92.78% against the following criteria:

I. Technical Specification

The Respondent provided the required information against this criterion. They met all the necessary technical requirements.

II. Operational Capacity

The Respondent provided the required information against this criterion.

They met all the necessary operational requirements.

III. Environmental (emission & dB rating)

The Respondent provided the required information against this criterion.

The engine meets the latest environment standards.

IV. Warranty

The Respondent provided the required information against this criterion.

The warranty, service and spare parts support meet the expectations of the City's Fleet department.

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 is no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

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

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

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

The table on page 182 is cut off; can this please be addressed?

Response 1:

The attachment has been amended in the Final Ordinary Meeting of Council Agenda.

Question 2:

Why wasn't price used as a criteria?

Response 2:

When assessing tenders, the City considers a range of factors to ensure that best value is obtained, rather than on price alone. Qualitative factors can typically include considerations such as environmental, risk, timeliness, and safety. Price is considered as part of the tender evaluation alongside the qualitative factors.

In this case, the qualitative factors include:

- Compliance with technical and operational specifications
- Engine meeting environmental standards
- Warranty coverage
- Availability of service and spare parts support

Question 3:

Why is a new truck required?

Response 3:

The City's fleet and plant replacement program follows best-practice timeframes. For rear loaders, the optimal replacement point is 8 years or 10,000 operating hours. The current truck will reach this threshold by the time the new unit arrives, ensuring continuity and reliability in service delivery.

Extending the life beyond this increases the risk of unplanned downtime, higher maintenance costs, and reduced reliability which can lead to service disruptions and additional expenditure on repairs, which ultimately outweighs the cost benefits of delaying procurement.

There are also the environmental benefits with newer trucks having reduced emissions and fuel consumption than the older models.

C25/334 Development Assessment Panels - City of Melville Representation

This item was brought forward in the agenda, please see page 85.

UNCONFIRMED

Community Development

CD25/50 Deferral of Community Safety Technology Plan

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

COUNCIL'S ROLE

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

SUMMARY

- At the Ordinary Meeting of Council (OMC) held on Tuesday, 15 April 2025, the Council resolved to approve the draft Community Safety Technology Plan for community consultation, subject to several conditions, and that the consultation findings be presented to the December 2025 OMC for further consideration.
- This report seeks to defer the community consultation findings report for an Elected Member Engagement Session to discuss the consultation findings in February 2026, with the item to be presented at the March 2026 Ordinary Meeting of Council.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (CD25/50)

At 7:09pm Cr C Ross moved, seconded Cr M Woodall

That the Council approve the deferral of the community consultation findings report to an Elected Member Engagement Session to discuss the consultation findings in February 2026, with the item to be presented at the March 2026 Ordinary Meeting of Council.

At 7:10pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY EN BLOC (10/0)

PURPOSE

This report is presented to request that the Council approval the deferral to allow for adequate time to undertake the community consultation on the Community Safety Technology Plan. Including time to facilitate the discussion at a Elected Member Engagement Session prior to the report being presented at an Ordinary Meeting of Council.

STRATEGIC ALIGNMENT

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

BACKGROUND

At the Ordinary Meeting of Council (OMC) held on 15 April 2025, it was resolved that the Council:

1. Approves the draft Community Safety Technology Plan for community consultation, subject to the following:

a) Reference to the facility security upgrade projects are removed from the Community Safety Technology Rollout Plan, noting that these projects will instead be considered through the City's annual asset renewal and maintenance program.

b) The proposed Home CCTV Rebate Program is to be considered in a separate consultation process.

c) The principles and objectives to update the CCTV Policy be included in the consultation.

d) The proposed budget for the different proposals be detailed in the consultation.

2. Notes that an Elected Member Engagement Session to discuss the consultation findings will be scheduled prior to the item being presented to Council in December 2025 for further consideration.

3. Notes that the Safer Melville Plan will undergo a formal review, with an amended Plan to be presented to Council in the 2025–2026 financial year.

CONSIDERATION

The launch of the MelSafe service required substantial staff time and resources, as a result, the community consultation was delayed for release until after the election caretaker period.

To ensure the community is provided with sufficient opportunity to review the information and provide considered feedback, it is proposed that the report be deferred to March 2026.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

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

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, no discussion took place regarding the item and officer recommendation.

UNCONFIRMED

CD25/51 Request from Melville Premier Cricket Club - Turf and Mowing Reimbursement

This item was brought forward in the agenda for the convenience of those in the public gallery – please see page 32.

UNCONFIRMED

Environment and Infrastructure

Nil.

UNCONFIRMED

Planning

At 8:09pm, Cr J Spanbroek returned to the meeting.

At 8:10pm, Cr M Woodall left the meeting.

At 8:10pm, Cr G Panayotou returned to the meeting.

At 8:13pm, Cr M Woodall returned to the meeting.

UP25/89 **Proposed Scheme Amendment - Lots 8, 100, 54 and 55 (39 - 43B) Canning Beach Road Applecross R12.5 to R40**

File Number:	2025-406
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Application Number:	DA-2025-406
Applicant:	F Mansour
Owner:	Masour, Sheehan, Maras, Vadala, Hamilton
Proposal:	Proposed Scheme Amendment for Lots 8, 100, 54 and 55 (39-43B) Canning Beach Road, Applecross R12.5 to R40
Attachments:	1. Applicant Scheme Amendment Report

COUNCIL'S ROLE

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

SUMMARY

- An application for an amendment to the City's Local Planning Scheme No. 6 has been received to rezone Lots 8, 100, 54 and 55 (No.39-43B) Canning Beach Road, Applecross (subject site) from Residential R12.5 to Residential R40.
- The applicant has referenced the site's proximity to the Canning Bridge Activity Centre, high frequency public transport, adjacent Residential R30 zoning and the existence of the 3 storey aged care facility as reasons to support the higher residential coding.
- The City is recommending that the amendment not be initiated, noting concerns about the inconsistency with the surrounding residential area, the preference to prioritise density in the Canning Bridge Activity Centre, and the risk of a precedent being set.

OFFICER RECOMMENDATION

At 8:09pm, Cr C Ross moved

That the Council:

1. **Having regard to Section 75 of the *Planning and Development Act 2005*, refuse to initiate the amendment to Local Planning Scheme 6 requesting a higher density coding of residential R40 for 39 to 43B Canning Beach Road, Applecross.**
2. **Not support/initiate the requested change to the residential density coding from R12.5 to R40 for the following reasons:**
 - (a) **The proposed R40 density code is inconsistent with the surrounding residential densities and would result in an illogical density transition beyond the Canning Bridge Activity Centre Structure Plan (CBACP).**
 - (b) **Residential infill should be prioritised in the CBACP.**
 - (c) **The locational characteristics in favour of a density increase are not unique to the affected lots and could set a precedent for numerous other sites to pursue similar changes to their residential density.**
3. **Request that the Chief Executive Officer advise the applicant in writing of the Council's resolution.**

At 8:15pm, the Presiding Member declared the motion.

LAPSED FOR WANT OF A SECONDER

At 8:17pm, the Presiding Member adjourned the meeting.

At 8:17pm, Cr K Wheatland left the meeting.

At 8:17pm, Cr G Panayotou left the meeting.

At 8:17pm, Cr G Barber left the meeting.

At 8:20pm, Cr G Barber returned to the meeting.

At 8:20pm, Cr G Panayotou returned to the meeting.

At 8:20pm, the Presiding Member resumed the meeting.

At 8:20pm, the Presiding Member advised that an Elected Member had brought to her attention they wished to second the motion.

At 8:21pm, the mover of the motion indicated they did not wish to continue to move the motion.

At 8:22pm, Cr K Wheatland returned to the meeting.

At 8:22pm, Ms M Pickering left the meeting.

At 8:22pm, Mr P Molony left the meeting.

At 8:23pm the Presiding Member confirmed that the 8:15pm declaration that the motion had lapsed for want of a seconder and the matter would come back to the Council for consideration at a future meeting.

PURPOSE

Consideration of a proposed scheme amendment to LPS6 for Lots 8, 100, 54 and 55 (No.39-43B) Canning Beach Road, Applecross from Residential R12.5 to Residential R40 (subject site). It is a requirement of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the Council to consider requests for scheme amendments and either:

1. Resolve to seek approval to advertise the proposal from the Western Australian Planning Commission (WAPC).
2. Request the proposed amendment be modified and seek approval from the WAPC to advertise the amendment.
3. Not proceed with the proposed amendment.

STRATEGIC ALIGNMENT

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

BACKGROUND

The scheme amendment request was received in July 2025. The proposal is to rezone Lots 8, 100, 54 and 55 (No.39-43B) Canning Beach Road, Applecross (subject site) from Residential R12.5 to Residential R40. Currently on the subject lots are two survey strata dwellings and three single dwellings.

The City is investigating changes to the residential densities across Melville as part of a review of the City's Local Planning Scheme No. 6 (LPS6), however, to date the subject lots have not been amongst those identified for a potential density increase. It's noted Council considered and approved the rezoning of the nearby properties at No. 45 and 47 Canning Beach Road, Applecross from R12.5 to R30 in 2021.

Site Details

The subject lots front Canning Beach Road, approximately 100m north of the northern boundary of the Canning Bridge Activity Centre (CBAC). Combined, the sites (made up of four dwellings) total 4,642sqm.



Figure 1: Scheme Amendment Site and Surrounding Zoning

The properties to the north and west of the subject lots are zoned Residential R12.5 and consist of large single dwellings with the exception of Opal's Shore Care aged care development. To the south are lots zoned Residential R30 abutting the CBAC.



Figure 2: Streetscape view north-west along Canning Beach Road (subject lots)

CONSIDERATION

The applicant's scheme amendment report is attached and provides detailed information and rationale for the proposal. The applicant's rationale provided for the scheme amendment is summarised below:

- The subject land is within walking distance to a range of local amenities and public transport. This accessibility supports sustainable transport choices and reduces reliance on private vehicles.

- The amendment will enable an innovative housing typology (“apartment houses”) contributing to a greater diversity of housing stock. This diversification allows residents to age in place while maintaining continuity of lifestyle.
- The owners of the aged care facility are supportive of the proposed amendment.
- The proposed apartment houses on the properties will resemble large single dwellings, sympathetic in style and form to other low-density housing in the locality. This design approach ensures that the new development integrates seamlessly with the existing streetscape and does not disrupt the neighbourhood’s character.
- The existing properties at 43, 43A, and 43B are in declining condition and nearing the end of their lifespan. Demolishing these homes and constructing new ones at an R12.5 coding would likely yield large single dwellings.
- The adjacent aged care facility is significant in terms of its built form and land use intensity in the immediate context of the subject land. The proposed R40 zoning provide an appropriate interface by matching the built form and scale of the aged care facility.
- The existing infrastructure and services have sufficient capacity to accommodate the proposed density increase. The proposed dwelling yield represents a manageable and sustainable increase in density.
- Canning Beach Road is a major thoroughfare for Applecross and the surrounding areas. The proposed development’s strategic location and (future) thoughtful design ensure it will not negatively impact traffic flow or local infrastructure.
- Rezoning to R40 allows for the development of apartments on these waterfront properties. This change promotes greater accessibility and equity, enabling a more diverse range of residents to live in areas previously restricted to high-income households.

The current R12.5 zoning requires an average of 800sqm per dwelling. By comparison, the proposed R40 would allow the site to be developed as either apartments, requiring an average of 115qm of land per apartment, or as separate dwellings, requiring an average of 220sqm of land per dwelling. Therefore, theoretically the combined land area of the subject lots could yield approximately 39 apartments.

The applicant’s rationale for the proposed amendment have been considered, however it is recommended that the rezoning not be supported for the following reasons:

1. The proposed R40 is comparably higher than the lots closer to the Canning Bridge ACP. This results in what is considered to be an improper tapering of densities from the CBAC core to the low density housing peripheral to it.
2. Contrary to the justification offered, there is already sufficient opportunity for housing diversity in the nearby CBAC, as well as in the Opal aged care development.
3. Gradual density creep beyond the boundary of the current CBACP could compromise the long-term demand for housing in the structure plan area.
4. In general, the justification for the higher coding is not considered to be unique to these particular sites, and creates the risk of an unwanted precedent in the area.
5. Preliminary engagement on proposed LPS6 density changes has revealed community concern towards density increases in Applecross. In this regard proposed changes are prioritised in areas in centres and along transport corridors as identified by the City’s Local Planning Strategy.
6. Council could consider the rezoning request as part of the LPS6 review, including alternative densities that may be better suited, as well as including additional lots to create a more logical change boundary.

On balance, it is considered that the amendment request for R40 is not in the interest of orderly and proper planning. Because of this the City is not recommending that the scheme amendment be initiated.



Figure 3: Proposed density and existing surrounding densities (note sites further north are zoned R12.5)

ENGAGEMENT

As the Scheme Amendment has not been initiated no community consultation has occurred. If the Council resolved to initiate a scheme amendment to LPS6 it would require the completion of a public advertising period. A 42-day advertising period would apply. The scheme amendment would be presented to Council again at the conclusion of the advertising period, to consider any submissions and determine next steps.

SUSTAINABILITY IMPLICATIONS

In general, higher density housing in high amenity areas is considered to have a net positive sustainability impact, acknowledging construction and operating efficiencies, higher probability of public transport usage (and corresponding reduction in private car usage), reduced need for further urban sprawl and a positive correlation with increased physical activity based on access to walkable amenities.

LEGISLATIVE AND POLICY ALIGNMENT

An amendment to LPS6 requires a resolution of the Council to initiate the process, including the commencement of advertising. Procedures are specified by the *Planning and Development (Local Planning Schemes) Regulations 2015*. It is noted that once a scheme amendment is initiated it is open for the Minister for Planning to proceed to determine the application or to make modifications to the content of the amendment.

FINANCIAL IMPLICATIONS

Should the Council resolve to proceed with initiation of a scheme amendment, costs will be incurred in terms of items including preparation of supporting planning reports and advertising. These costs will be recovered from the applicants by way of the scheme amendment application fee.

CONSEQUENCE

The Council could direct the City to further investigate a suitable density increase for the subject lots as part of the review of LPS6. To date the subject lots have not been identified as a priority for change under the Scheme Review. Any support for density changes to the subject lots is likely to require investigation of a more logical boundary for the rezoning be considered, as well as alternative density increases other than R40.

The Council could also decide to endorse the scheme amendment for advertising, which would result in the proposal being submitted to the WAPC and Minister for Planning for permission to advertise. The process would lead to assessment and determination of a position on the amendment outside of the LPS6 review process. A decision on the amendment would ultimately be made by the Minister for Planning.

Should the Council decide (as recommended) not to initiate the amendment, the applicant is able to seek the intervention of the Minister for Planning under Section 76 of the Planning and Development Act 2005. The Minister can order the City to proceed with public advertising of the amendment.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

What was the officer recommendation with regards to 45 and 47 Canning Beach Road when that was considered back in 2021, and whether the Council made a decision consistent with the officer recommendation or a different decision?

Response 1:

The officer recommendation was not to proceed with the residential R30 coding and again to consider it more comprehensively as part of a wider review.

Question 2:

What's the officer's position with regards to R30 zoning on the subject site, and would it be supported?

Response 2:

The City is not in a position to talk about numbers, however what is clear is that R40 presents a mismatch. Equally concerning is the merit of the current boundary, and whether you would explore the whole street block. Once you're into that environment though, it needs to be explored comprehensively and considered whether the land is strategically enough located in comparison to some of the other sites that the City is considering as part of the local planning scheme review. There are relativities and fairly complex considerations to be made, which makes it difficult to say if R30 is right at this stage.

However, under the planning regulations there is opportunity for the City to advertise this proposal or an amended proposal should the proponents wish to put one forward informally to adjacent land owners so the City can understand the position of those people, and provide a report back to the Council with that feedback and more information around the expectation of landowners surrounding the site.

Question 3:

You've mentioned a ramp up of the number of dwellings you can have up to R40 if its apartments. Is there a similar ramp up for R30?

Response 3:

For building height limits, R40 is 10 metres and 2 stories. In terms of lot size, R40 minimum is 180m², or average of 220m². For multiple dwellings, which is the apartments, the average size is 115m².

Question 4:

So, for R30, is there a built form option for apartments?

Response 4:

The number of dwellings that may be constructed on the subject land under different R-Code scenarios is outlined in the Residential Design Codes. The development potential under an R30 or R40 code is summarised below. It is noted that the R40 code (as proposed in the subject amendment) allows for a site area concession, and potential for additional dwellings, if they are in the form of apartments or multiple dwellings.

R-Code	Average site area required per grouped dwelling (town houses or villas)	Approximate number of grouped dwellings possible on the subject land (total site 4642sqm)	Average site area required per multiple dwelling (apartments)	Approximate number of multiple dwellings (apartments) possible on the subject land (total site 4642sqm)
Residential R30	300 sqm	15	300 sqm	15
Residential R40	220 sqm	21	115 sqm	40

Question 5:

Is there an opportunity to explore the boundary change or is this too much of a deviation from the current draft?

Response 5:

If the City can get some kind of agreement to sound out the owners and residents within that area, the City might be in a better position to understand if there's an opportunity with R30, and what the best way forward is?

Question 6:

Is seeking community consultation part of a scheme review?

Response 6:

This would be a preliminary proposal to amend the scheme, not a scheme review. Under Planning Regulation, the City can undertake preliminary advertising that's non-statutory, to understand the views of the surrounding community, which would feed into an assessment for report back to the Council for the purpose of initiating the amendment and adopting it for advertising.

Noting that, when the Council adopts it, the ultimate decision maker for a scheme amendment is the Minister and not the Council. By undertaking non-statutory preliminary consultation before adopting the amendment, it places the Council in a good position to understand the proposal before it enters into the statutory process.

Question 7:

What option would be quicker, that or the LPS6 review?

Response 7:

The first option.

At 8:24pm, Mr P Molony returned to the meeting.

At 8:24pm, Ms M Pickering returned to the meeting.

At 8:30pm, the Presiding Member reminded the Council of the written submission received in relation to the item from the City of Melville Residents and Ratepayers Association, which formed part of the notes of the Agenda Briefing Forum.

UP25/90 Compliance and Enforcement Policy

File Number:	
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	<ol style="list-style-type: none">1. CP-114 Compliance and Enforcement Policy ↓2. Comparison of Compliance and Enforcement Policies ↓3. City of Melville Risk Matrix ↓4. Engagement and Communications Plan

COUNCIL'S ROLE

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

SUMMARY

- The City of Melville (the City) continuously reviews and updates policies to ensure that best practice is enacted in relation to decision making.
- The Compliance and Enforcement has been released for public comment from 22 July to 26 August 2025 following the Special Meeting of Council resolution of 25 June 2025 UP25/71.
- There were 9 submissions that were received with 2 supporting the policy, 1 neither support or oppose, and 6 oppose.

OFFICER RECOMMENDATION

At 8:30pm Cr M Woodall moved, seconded Cr N Robins

That the Council endorse the reviewed Council Policy CP-114 Compliance and Enforcement Policy (Attachment 1).

Procedural Motion**COUNCIL RESOLUTION**

At 8:33pm Cr G Barber moved, seconded Cr G Panayotou

That the motion be deferred until the April 2026 Ordinary Meeting of Council.

At 8:37pm the Presiding Member declared the motion.

The vote being EQUAL the Chair exercised their Casting Vote in AGAINST the Motion.

LOST (5/6)

Yes (5): Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, Karen Wheatland and George Panayotou

No (5): Mayor Katy Mair and Crs Nicole Robins, Matthew Woodall, Daniel Lim and Crawford Yorke

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (UP25/90)

At 8:30pm Cr M Woodall moved, seconded Cr N Robins

That the Council endorse the reviewed Council Policy CP-114 Compliance and Enforcement Policy (Attachment 1).

At 8:39pm the Presiding Member declared the motion.

The vote being EQUAL the Chair exercised their Casting Vote in FAVOUR the Motion.

CARRIED (6/5)

Yes (5): Mayor Katy Mair and Crs Nicole Robins, Matthew Woodall, Daniel Lim and Crawford Yorke

No (5): Crs Glynis Barber, Clive Ross, Jennifer Spanbroek, Karen Wheatland and George Panayotou

PURPOSE

The Purpose of this report is for Council to endorse the new CP-114 Compliance and Enforcement Policy.

The Policy has been rewritten and is not a modified version of the previous Policy. The key changes are outlined in the document "Comparison of Compliance and Enforcement Policies" (Attachment 2).

The Policy will provide clarity to City Officers and the community as to how the City will progress compliance and enforcement matters. The Policy will assist Officers to consider the operational tools that are available and appropriate for the identified matter.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Compliance and Enforcement Policy have been developed following the Council's Resolution UP24/31 at the Ordinary Meeting of Council (OMC) held on Tuesday, 20 February 2024, where the Council resolved:

“That the Council:

- 1. Request the Chief Executive Officer prepare Compliance Matrices to guide the operational implementation for all compliance related services; and***
- 2. Request a review of CP-114 - Compliance and Enforcement Policy be undertaken to incorporate the Compliance Matrices; and***
- 3. Request a briefing at an Elected Member Engagement Session and that the review be completed and presented for consideration no later than the November 2024 Ordinary Meeting of Council”.***

Further to this, there was a report put to the OMC held on Tuesday, 15 October 2024 (UP/24/51), requesting an alternative deadline for the Policy review where Council resolved:

“That the Council notes that CP-114 Compliance and Enforcement Policy will be presented by the June 2025 Ordinary Meeting of Council”.

Following the review, the Policy was considered by Council (UP25/71) at the Special Meeting of Council held on Wednesday, 25 June 2025, where it was resolved:

“That the Council:

- 1. Adopt the Amendments to Council Policy 114 – Compliance and Enforcement Policy for the purposes of public consultation for a period of not less than 35 calendar days; and***
- 2. Where no submissions in objection are received in response to the consultation undertaken, that the final adoption of amended Council Policy – 114 Compliance and Enforcement Policy shall be authorised by the Chief Executive Officer. “***

The Compliance and Enforcement Policy has been rewritten considering the Council Resolution of 20 February 2024. It is for this reason that the new Policy does not show tracked changes where there are changes made to the current Policy. The [existing Policy](#) can be accessed via the City of Melville website.

A Compliance and Enforcement Policy review was also a matter raised within the Weir Report (2021) where it recommended that this review aim to improve the elements as recommended which include the approach on escalation of enforcement action, and improved communication with residents.

CONSIDERATION

The Compliance and Enforcement Policy responds to the emerging challenges being faced by both the City and the community. These challenges are resulting from significant growth in residential and commercial development and land use changes as well as a shift in community expectations of local government which are increasing the demands of City Officers responsible for compliance and enforcement activities. This includes the City's compliance activities in community safety, environmental health, animal control, parking control and private use of thoroughfares.

The revised Policy establishes a consistent, risk-based, and proportionate framework for decision-making. For example, minor verge parking breaches may result in an infringement notice, whereas repeated or high-risk breaches such as unsafe building works will progress to formal enforcement. This approach balances fairness and deterrence while ensuring enforcement actions are commensurate with the level of risk and public impact.

The Policy does not override statutory requirements or officer discretion. Each case will continue to be assessed on its individual circumstances, with procedural fairness afforded to all parties. By promoting consistency and transparency, the Policy supports a cooperative and collaborative approach to achieving voluntary compliance wherever possible.

In recent years, the City has experienced a growing compliance workload and an increased complexity of compliance cases. For example, the increased density and land use changes are resulting in more requests from the community for the City to investigate potential compliance matters. The City is required to assist in resolving these enquiries and compliance matters resulting from investigations in a professional and considerate manner.

The primary objectives of the Compliance and Enforcement Policy are as follows:

1. To ensure the City has access to adequate and reliable information necessary for the effective investigation of concerns.
2. To identify instances of non-compliance in a timely and accurate manner.
3. To facilitate the prompt resolution of non-compliance by bringing all parties into compliance within a reasonable timeframe.
4. To guarantee that procedural fairness is afforded to all affected parties throughout the enforcement process.
5. To ensure that compliance and enforcement actions are proportionate to the scope and severity of the issues being investigated.
6. To maintain transparent communication by keeping affected parties and relevant stakeholders informed throughout the enforcement process.

The Policy sets out the City's high-level considerations to compliance and enforcement matters, whilst considering the individual facts and circumstances of each case. It has been drafted to apply across all compliance activities of the City including Building, Planning, MelSafe, Parks, Environmental Health, Engineering etc.

The Policy is intended to provide Officers with a high-level framework for managing the diverse range of compliance matters that arise across the City. It outlines the circumstances in which enforcement action may be appropriate and serves as a guide for consistent decision-making.

Importantly, the Policy does not override existing legislation or professional judgment. Each case must be assessed on its own merits, with careful consideration given to its unique circumstances and facts, rather than drawing conclusions based on similarities to other cases.

By promoting consistency and transparency, the Policy supports a cooperative and collaborative approach to achieving compliance. It also encourages a culture of voluntary compliance and ensures stakeholders receive timely updates on matters that affect them.

This framework applies to all compliance and enforcement activities carried out by authorised City of Melville Officers. It provides direction on when and how to escalate matters, ensuring enforcement actions are proportionate to the severity and nature of the issue. The Policy adopts a risk based, graduated and proportional approach to compliance and enforcement, for matters that are within the remit of the City of Melville.

The Policy encapsulates the principles of natural justice and procedural fairness, including initial assumption that involved parties want to comply and cooperate with the City. It also references but does not completely describe legislated processes of enforcement in conjunction with the City of Melville Risk Matrix (Attachment 3).

ENGAGEMENT

Engagement activities that have been undertaken to this point include consultation with City of Melville managers who undertake compliance activities and the City's Governance team, whose advice has been incorporated into the Policy document.

Key advice from the City's Governance team regarding the Policy included:

- Decision-makers must provide genuine consideration for each case's specifics and merits.
- Policy guides decisions, it cannot dictate outcomes.
- Separation of powers ensures that policies do not override statutory discretion.
- Legislative enforcement powers are discretionary; policies cannot restrict decision-makers from considering individual case merits.
- Enforcement action requires legislative support, policy is not enforceable

Elected members were briefed on the Policy during the Elected Members Briefing Session held on Tuesday 1 April 2025. Feedback was also sought from Elected members between 2 April and 5 May 2025 with two submissions being received. These can be viewed in the [Report](#) UP25/71 Policy Review - CP-114 Compliance and Enforcement Policy.

In accordance with Council Resolution UP25/71, the Compliance and Enforcement Policy was released for public comment for a period of not less than 35 days. The Policy was available for public comment between 22 July and 26 August 2025. The Compliance and Enforcement Policy – Engagement and Communications Plan (Attachment 4).

Following the consultation period which involved 2234 direct emails, 18780 eNews subscribers, 2471 social media users and 9100 newspapers distributed there were 9 submissions received by the City where:

- 2 supported the policy
- 1 neither support or oppose, and
- 6 opposed

Given the reach of the consultation (over 32,000 notifications) and the small number of submissions (n=9), the level of response may indicate a general community acceptance of the revised Policy rather than widespread concern.

The feedback provided during the consultation period was extensive and has been collated and summarised into the objection categories in the table below.

Objection	City Response
<p>Inconsistent Enforcement and Accountability</p> <p>The policy lacks clarity on how enforcement is applied consistently. Issues like verge parking breaches are often ignored despite formal complaints, suggesting a reactive rather than proactive approach. This undermines fairness and community confidence. Clear protocols and operational standards are needed to ensure reliable enforcement.</p>	<p>The City's compliance approach is described within the Policy and describes a proportional and escalating response aligning with the City's EPIC Values that is built on 5 key pillars which include:</p> <ol style="list-style-type: none"> 1. Education and awareness 2. Advisory support 3. Monitoring and inspections 4. Complaint investigation; and 5. Informed and updated <p>The Policy does not override existing legislation or professional judgment. Each case must be assessed on its own merits, with careful consideration given to its unique circumstances and facts, rather than drawing conclusions based on similarities to other cases.</p> <p>Business Units undertaking compliance and enforcement activities at the City will develop Procedures that will provide more detailed operational pathways for these matters.</p>

Objection	City Response
<p>Risk of Penalising Vulnerable Residents</p> <p>The policy may unintentionally criminalise poverty by penalising individuals with no housing alternatives. In the context of a national housing crisis, enforcement actions such as fines or move-on notices do not solve homelessness—they displace it. The City should prioritise compassionate approaches, including safe overnight parking and support-first enforcement.</p>	<p>The City's EPIC Values being Excellence, Participation, Integrity and Caring guide decision making across the City. City staff work collaboratively with community support organisations to assist those who may not have the resources or capacity to resolve a compliance matter.</p> <p>The City has adopted a OP-34 Response to People Experiencing Homelessness Operational Policy that guides decision making in this area and this is considered in addition to the Compliance and Enforcement Policy by officers when making decisions.</p>
<p>Legislative and Governance Failures</p> <p>The policy does not comply with Council resolution UP24/31, which required compliance matrices and evidence-based review.</p> <p>Community engagement was insufficient, with prior input and petitions overlooked.</p> <p>The policy centralises control over rule-making and enforcement, undermining transparency and the rule of law.</p> <p>It lacks alignment with State regulatory principles and strategic planning documents.</p> <p>There are no clear KPIs or mechanisms to measure enforcement performance or report outcomes.</p>	<p>The Policy incorporates the City of Melville Risk Matrix (Attachment 3) whilst enabling decision makers to genuinely consider each cases' specific elements and merits.</p> <p>Community engagement was undertaken in accordance with Council Resolution UP25/71 and CP-002 Stakeholder Engagement Policy</p> <p>This position is acknowledged</p> <p>This position is acknowledged</p> <p>The City's activities are reported within the City of Melville Annual Reports and in accordance with relevant legislation.</p>
<p>Systemic Policy Management Issues</p> <p>The policy reflects broader failures in policy management. It is overly procedural, blurs the separation of powers between Council and administration, and lacks integration with existing governance frameworks. Without compliance matrices or performance tracking, it risks</p>	<p>This position is acknowledged. The Policy states: "The City recognises the need for the separation of powers between:</p> <ul style="list-style-type: none"> • the adoption of Local Laws and Policy by Council, acknowledging that Elected Members have no direct role in the application of compliance or enforcement matters; and • the investigation function and the application of compliance and enforcement actions, which are the responsibility of Authorised Officers acting under delegated authority, in accordance with applicable legislation and policies."

Objection	City Response
enabling officers to act beyond their authority.	The Policy incorporates the City of Melville Risk Matrix (Attachment 3) whilst enabling decision makers to genuinely consider each case's specific elements and merits.
<p>Lack of Transparency and Safeguards</p> <p>The policy introduces vague language that could expand enforcement powers without adequate justification or oversight. It does not provide complainants with a clear pathway to challenge inaction or delays, nor does it include transparent risk assessment processes. Anonymous complaints are discouraged, despite the City's authority to act on credible tips.</p>	<p>This position is acknowledged. The Policy states "The Elected Members, staff and contractors at the City of Melville are committed to contributing to an efficient, effective, systematic, and consistent approach that strives for continuous improvement in the management of compliance and enforcement.</p> <p>The Compliance and Enforcement Policy adopts a risk based, graduated and proportional approach to compliance and enforcement, for matters that are within the remit of the City of Melville. It encapsulates the principles of natural justice and procedural fairness including initial assumption that involved parties want to comply and cooperate with the City.</p> <p>This Policy applies to all compliance and enforcement actions conducted by the City of Melville officers and relevant personnel. It will provide direction to City Officers when undertaking enforcement action and ensures that matters are escalated to the appropriate level of enforcement that is commensurate with the issue."</p> <p>Further, the Policy states "Anonymous complaints may not be accepted or actioned by the City due to difficulties in undertaking enforcement action. However, there may be circumstances where the nature of the complaint is considered to be of a high public health or community safety risk worthy of an immediate City response."</p>

SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

- CP-114 Compliance and Enforcement Policy
- CP-125 Neighbour Dispute Mediation Policy
- CP-002 Stakeholder Engagement Policy
- OP-34 Response to People Experiencing Homelessness Operational Policy
- OP-42 Managing Unreasonable Behaviour Policy
- City of Melville Codes of Conduct
- City of Melville Customer Service Charter
- City of Melville Risk Matrix
- Local Government Act 1995
- Local Government (Miscellaneous Provisions) Act 1960
- Building Act 2011
- Bush Fires Act 1954

- Caravan and Camping Grounds Act 1995
- Cat Act 2011
- Control of Vehicles (Off Road Areas) Act 1978
- Criminal Procedure Act 2004
- Dog Act 1976
- Environmental Protection Act 1986
- Fines, Penalties and Infringement Notices Enforcement Act 1994
- Food Act 2008
- Graffiti Vandalism Act 2016
- Health Miscellaneous Provisions Act) 1911
- Litter Act 1979
- Planning and Development Act 2005
- Public Health Act 2016
- All subsidiary legislation applicable to the Acts as listed above
- All City of Melville Local Laws

FINANCIAL IMPLICATIONS

There are no additional financial implications to the adoption of this recommendation. The recommendation, if adopted, will utilise existing budgeted resources to undertake compliance tasks based on existing levels of service.

CONSEQUENCE

If the recommendation is not adopted by Council, this Compliance and Enforcement Policy will not be adopted and the existing Policy will remain in place. Therefore, if Council does not support the Policy but does not wish to retain the existing Policy, then an alternate recommendation is required for further review, ideally with specific direction of the review.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

At the beginning of the deputation the first paragraph actually states “that by adoption of policy CP-114 with no paired implementation procedure.” Can you please explain that or provide a bit more information with regard to that question?

Response 1:

In relation to policy, a policy needs to be adopted so that the relevant procedures can be put in place to support that policy. To develop procedures where the policy has yet to be adopted and may be modified by Council during that process would mean that those procedures would then need to be rewritten.

Question 2:

Was any of the feedback that the community offered to you incorporated into the policy?

Response 2:

Yes some of it was. There was a lot of feedback that wasn't, which was some feedback relating to other policy documents. There are some minor changes that were made and they are shown in the track changes of the policy attached to the report.

Question 3:

One of the criticisms was that our policy lacked alignment with State regulatory principles and strategic planning documents and the City's response is this position acknowledged. Shouldn't we be doing more than just acknowledging this position?

Response 3:

Yes generally where they apply. The City considers whether or not our policies are compliant with State Government legislation and regulations. If for some reason legislation changes and perhaps our policy may no longer be in alignment with that, then the legislation takes precedence over the policy.

UNCONFIRMED

At 8:39pm, the Presiding Member reminded the Council of the:

- Alternative motion with notice by Cr C Ross (Included in the report as Attachment 2); and
- Officer Advice Note to the Alternative Motion (Included in the report as Attachment 3); and
- Amendment by Cr J Spanbroek (Included in the report as Attachment 4); and
- Amendment by Cr M Woodall (Received Tuesday, 18 November 2025).

UP25/91 Bull Creek and Murdoch Train Station Precinct Plans

File Number:	
Responsible Officer:	Acting Director Planning
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Attachments:	<ol style="list-style-type: none"> 1. Bull Creek and Murdoch Train Station Precinct Feasibility Report ↓ 2. Alternative Motion with Notice - Cr C Ross ↓ 3. Officer Advice Note (Alternative Motion) ↓ 4. Amendment - Cr J Spanbroek

COUNCIL'S ROLE

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

SUMMARY

- In March 2025 Council requested a report be prepared on the resource implications, timing and feasibility associated with preparing Precinct Structure Plans for land in and around the Murdoch and Bull Creek train stations.
- Delays in procuring a suitable consultant ultimately delayed the original reporting deadline in August 2025, where the matter was deferred. The work has now been completed and is being presented to Council for consideration.
- The report notes the strategic opportunity for high intensity development in the vicinity of the rail stations. Significantly, the report recognises land economic, governance and infrastructure factors which determine that pursuit of such development is not realistic in the short term. Accordingly, the report responds to the Notice of Motion and recommends that the current planning controls in the areas around the two train stations be maintained, with a view to engaging with State Government regarding future precinct planning opportunities. A City-led approach in the short term would require significant financial outlay, and investment of resources that is not likely to lead to meaningful private sector investment in the subject areas for the foreseeable future.

Alternative Motion With Notice**COUNCIL RESOLUTION**

At 8:40pm Cr C Ross moved, seconded Cr G Panayotou

That the Council:

1. **Notes the challenges identified in the Consultant's Report and acknowledges that based on the current State planning framework and strategies, it's unlikely that the WAPC/Minister would support zoning the land around the stations for anything less than high density development.**
2. **Resolves to prepare as a matter of priority the structure plans for medium to higher density (capped at 6 storeys) development in the Bullcreek, Leeming and Murdoch station areas so as to avoid the risk identified in the Consultant's Report that delays in producing structure plans will allow further fragmentation and renewal of the areas to occur which will result in additional obstacles to higher density development being possible or deliverable.**
 - (a) **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.**
 - (b) **Seek alignment with the State Government and WAPC on the appropriate delivery vehicle 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 1 & 2 above.**

At 8:50pm the Presiding Member declared the motion.

LOST (4/6)

Yes (4): Crs Glynis Barber, Clive Ross, Daniel Lim and George Panayotou

No (6): Mayor Katy Mair, and Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall and Crawford Yorke

OFFICER RECOMMENDATION

At 8:51pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

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. **Accepts the following 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 Housing Strategy.**
 - (b) **Determine not to pursue redevelopment opportunities within the Bull Creek and Murdoch Station precincts in the short term, with the exception of continued development of the Murdoch Specialised Precinct.**
 - (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 delivery vehicle 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) & 1(d) above.**

Amendment

At 8:53pm Cr J Spanbroek moved, seconded Cr M Woodall

That the officer recommendation be amended by including a new point 4 & 5, to read:

- "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 State Government agencies, Ministers and Members of Parliament."***

At 8:58pm, the mover and seconder consented to the points in the motion being voted on separately.

Amendment**COUNCIL RESOLUTION**

At 8:53pm Cr J Spanbroek moved, seconded Cr M Woodall

That the officer recommendation be amended by including a new point 4, to read:

- “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).”***

At 8:59pm the Presiding Member declared the motion.

CARRIED (8/2)

Yes (8): Mayor Katy Mair and Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim and Crawford Yorke

No (2): Crs Clive Ross and George Panayotou

Amendment**COUNCIL RESOLUTION**

At 8:53pm Cr J Spanbroek moved, seconded Cr M Woodall

That the officer recommendation be amended by including a new point 5, to read:

- “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 State Government agencies, Ministers and Members of Parliament.”***

At 9:00pm the Presiding Member declared the motion.

CARRIED (7/3)

Yes (7): Mayor Katy Mair, and Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim and Crawford Yorke

No (3): Crs Glynis Barber, Clive Ross and George Panayotou

Substantive Motion As Amended

At 8:51pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

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. **Accepts the following 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 Housing Strategy.**
 - (b) **Determine not to pursue redevelopment opportunities within the Bull Creek and Murdoch Station precincts in the short term, with the exception of continued development of the Murdoch Specialised Precinct.**
 - (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 delivery vehicle 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) & 1(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 State Government agencies, Ministers and Members of Parliament.**

Amendment**OFFICER RECOMMENDATION**

At 9:02pm Cr M Woodall moved, seconded Cr J Spanbroek

That the officer recommendation be amended by adding an additional point to read:

- ***"Requests the CEO, as part of the LPS 6 Review, to investigate opportunities to accommodate additional housing density and mixed-use development within the southern part of the City, guided by the following principles:***
 - (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."***

At 9:11pm, the mover and seconder consented to the words in the first point, "to investigate" being moved to after "Requests the CEO," and adding the words "and include for consideration" immediately following, to read:

"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:"

Amendment**OFFICER RECOMMENDATION**

At 9:02pm Cr M Woodall moved, seconded Cr J Spanbroek

That the officer recommendation be amended by adding an additional point to read:

- ***"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:***
 - (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."***

At 9:12pm the Presiding Member declared the motion.

CARRIED (10/0)

Yes (10): Mayor Katy Mair and Crs Glynis Barber, Nicole Robins, Clive Ross, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim, George Panayotou and Crawford Yorke

No (0): Nil

Substantive Motion As Amended

At 8:51pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

- 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. Accepts the following 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 Housing Strategy.**
 - (b) Determine not to pursue redevelopment opportunities within the Bull Creek and Murdoch Station precincts in the short term, with the exception of continued development of the Murdoch Specialised Precinct.**
 - (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 delivery vehicle 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) & 1(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 State 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:**
 - (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.**

Amendment**COUNCIL RESOLUTION**

At 9:13pm Cr N Robins moved, seconded Cr M Woodall

That the officer recommendation be amended by:

1. Replacing the words *“Local Housing Strategy”* with *“Local Planning Strategy”* in Point 2(a); and
2. Replacing the words *“Accepts the following report recommendations:”* to *“Based on the report recommendations”* in point 2; and
3. Replacing point 2(b) with *“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.”*; and
4. Replacing the words *“delivery vehicle”* with *“planning process”* in point 2(d)

At 9:22pm the Presiding Member declared the motion.

CARRIED (7/3)

Yes (7): Mayor Katy Mair, and Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim and Crawford Yorke

No (3): Crs Glynis Barber, Clive Ross and George Panayotou

Substantive Motion As Amended**COUNCIL RESOLUTION**

At 8:51pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

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) & 1(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 State 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:
 - (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.

At 9:22pm, the Presiding Member noted that an administrative amendment would be made to point 3 to correct the "1(d)" which should read "2(d)".

Substantive Motion As Amended

COUNCIL RESOLUTION (UP25/91)

At 8:51pm Cr K Wheatland moved, seconded Cr D Lim

That the Council:

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 State 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:
 - (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.

At 9:29pm the Presiding Member declared the motion.

CARRIED (7/3)

Yes (7): Crs Katy Mair, Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim and Crawford Yorke

No (3): Crs Glynis Barber, Clive Ross and George Panayotou

PURPOSE

The Council is requested to acknowledge the findings, conclusions and recommendations in the report prepared regarding the resource implications, timing and feasibility associated with Precinct Planning for land in the vicinity of the Murdoch and Bull Creek Rail stations.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.2	Deliver sustainable and well-planned infrastructure and public places and spaces.
	3.3	Plan for urban growth and local commercial activity centres.
	3.5	Facilitate improved integrated public transport solutions.
	3.6	Provide sustainable and connected road, bicycle, footpath and transport networks.

BACKGROUND

At the Ordinary Meeting of Council (OMC) held on 18 March 2025, it was resolved that the Council:

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

As a result of delays in securing a suitable consultant to prepare the required investigations, reporting results to Council at the August 2025 meeting was not possible and at the 19 August 2025 OMC it was resolved that the Council:

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

The report has now been finalised and issued to the City.

CONSIDERATION

A consultant team specialising in Strategic Planning and Land Economics was commissioned to undertake the works specified in the resolution of the Ordinary Meeting of Council held on 18 March 2025. The report included the following findings:

1. Based on the major road barriers and characteristics of the two train station precincts, it makes sense to view the areas around each station as separate quadrants, each with their own context and opportunities. This as opposed to working under the assumption that the residential precincts are all homogeneous. Nonetheless this should be determined subject to more detailed design review work.
2. Based on the current State planning framework and strategies, it's unlikely that the WAPC/Minister would support zoning the land around the stations for anything less than high density development (suggested minimum R100). Lesser density increases would be misaligned with the planning framework but may also reduce the opportunities for high density housing in the future, if larger lots have been broken up (through subdivision) into smaller lots.
3. Market conditions, including proximity to the river, slightly favours prioritising opportunities for infill north of Bull Creek Station over the other residential quadrants around the two stations. Nonetheless this opportunity would:
 - (a) Be limited to low to midrise infill (which may or may not be supported by the State Government), and
 - (b) Still require improvements to accessibility, infrastructure and street amenity.
4. The area southwest of the Murdoch Station is already being developed as part of the Murdoch Specialised Activity Centre and does not require intervention. Murdoch University has significant capacity for future urban development, however land use controls are outside of the City's remit.
5. The residential areas southwest and southeast of Bull Creek Station have very limited capacity for redevelopment based on existing development form and density. The remaining precincts have an urban structure and level of fragmentation which would make redevelopment very complex, requiring intervention to manage development form and structure. An initial review indicates that the use of an 'Improvement Plan' and an associated 'Improvement Scheme' (defined under *Planning and Development Act 2005*) may be most appropriate mechanisms to provide for future infill opportunities (see fact sheet [here](#)). However, this approach is not recommended by officers as it has the potential to largely exclude the City from the planning process.

The recommendations of the consultants report are therefore as follows:

1. Retain current zoning within Bull Creek station, Murdoch station FIAs, 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 Housing Strategy.
2. Determine redevelopment within the Bull Creek and Murdoch Station precincts not be pursued in the short term, with the exception of continued development of the Murdoch Specialised Precinct.
3. 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, with a focus on Bull Creek north.
4. Seek alignment with the State Government and WAPC on appropriate delivery vehicle for the precincts, with a presumption of Improvement Plan and Scheme.

Broadly, WAPC will likely require any new planning controls to be for high density development. Smaller, incremental changes, such as those providing for grouped dwelling and/or battle-axe style development, are unlikely to be supported. However, high density development is not expected to become commercially viable until between 2035 and 2040. Therefore, the recommended approach would be to avoid further fragmentation and renewal of the areas so that additional obstacles to future higher density development are not created.

The consultant's report notes that the complexity of the required planning for the station precincts would require a sophisticated governance structure, with involvement of multiple levels of government and various infrastructure agencies. Effective project leadership and delivery is likely to require involvement of an agency such as Metronet or Development WA. Investigations, however suggest that the commercial viability and other strategic characteristics of Murdoch and Bull Creek stations are not likely to achieve the required state government priority in the short to medium term. Regardless, it is recommended that the City continue to promote the long-term development opportunities in the precincts and to advocate for additional state government priority for the required planning and investment.

ENGAGEMENT

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

SUSTAINABILITY IMPLICATIONS

Identifying the opportune time to plan for the development of the train station precincts to an appropriate higher density aligns with the aim of facilitating environmentally and socially sustainable precincts. Benefits include:

- Construction efficiencies (e.g. fewer materials per dwelling, less demolition).
- Less energy use in heating/cooling within a multi-storey development.
- Building 'up' rather than 'out' protects excessive clearing of backyard vegetation as a result of residential subdivision (i.e. battle-axes).
- Reduced car dependency through co-locating residential adjacent to retail, hospitality, and employment.
- Protecting natural bush on the periphery of the metropolitan area that would otherwise be cleared to perpetuate residential sprawl.

LEGISLATIVE AND POLICY ALIGNMENT

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

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

The Council could choose not to accept the findings in the attached report and instead request that the CEO proceed with the preparation of Station Precinct Structure Plans for either Bull Creek train station, Murdoch train station, or both. Such a decision is likely to result in:

1. A substantial upfront financial commitment to prepare the Station Precinct Structure Plans. The consultant's report suggests consultancy fees alone could be upwards of \$500,000 per structure plan. This does not include necessary infrastructure costs and land acquisition, estimated to be in the millions of dollars.
2. Notwithstanding the cost required to prepare the Station Precinct Plan/s, and the associated costs for infrastructure and land, the consultant advises that the value proposition/return on investment for the City would be low, noting the viability for high density developments is very low, and unlikely to change for 15 years or more. In short, the investment in the Station Precinct Structure Plans may be redundant given the lag time before the precincts can support the intensity of development envisaged by the plans.

Consideration should also be given to the likelihood of their being considerable community concern at the prospect of high-density apartments in the residential areas around the stations, concern that is likely to be exacerbated by sporadic and infrequent development over a number of decades.

Importantly, the early preparation of Station Precinct Structure Plans providing for increased development opportunities is not likely to offer an alternative to proposed density changes in other locations to be considered in the review of LPS6. The Scheme review will be required to explore opportunities to deliver dwelling growth in the short term. The station precincts will present significant and strategic opportunities for growth. This growth however is not expected to be realised for 15 years or more and accordingly is expected to require supplementing with more short-term opportunities.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Is there not a plan to address affordable housing around the precincts?

Response 1:

The issue of affordable housing has not been addressed specifically through this report. Affordable housing provision and policy provisions associated with it are being looked at across the board there are things being done for instance through the federal government in terms of providing opportunities for the community housing providers. There are other avenues for action, but if

leaving it to the market and expecting the market to deliver affordable housing even in these locations, I don't feel that that is going to deliver what may be expected or intended. With regard the other precincts in City, provisions which already exist have not been reviewed in detail.

Question 2:

If we were to let this run its course and cast a strategic lens rather than a precinct lens then, can we address affordable housing through advocacy to state and federal government, in other precincts not only in the City of Melville but across Perth?

Response 2:

From a broad planning policy perspective there is not a universally agreed proposition to address this. One of the things that that has been talked about is getting more supply. And affordability is also a relative term, there are projects for instance in Claremont where affordable products meant you could get a one bedroom apartment for under a million dollars. There is also the notion of majority of apartments that are developed in particular locations, that the biggest buyers will tend to be downsizers. So affordability and providing of housing is one thing. The allocation and provision of housing choice is also another.

Where government owns land, it will have a requirement for a proportion, in these particular locations there's not significant government land holdings which they could use to leverage but then Murdoch University may be a different story.

It's difficult to provide a precise answer as there are many factors at play. Simply zoning for greater density won't in itself provide for affordability because in the most affordable locations unfortunately that development is not occurring because it just simply isn't financially feasible.

Question 3:

Mr Haeron, do you work for Urbis?

Response 3:

I formerly worked for Urbis, and was a partner with them for a number of years.

There's a couple of reports that were referred to, one in terms of the work done for Garden City, which I was not personally involved in. However, I am aware that obviously that work has been done. That was a retail economics report which is quite distinct in itself.

The 2015 report that was referred to was actually looking at the station precinct on behalf of Development WA and I would also say that significant things have changed since 2015. COVID threw a spanner in the works, issues around apartment delivery and density have significantly changed and the issue around housing affordability has definitely ramped up. I can't speak to the 2015 report but I would stand by the fact there is the issue around the detail on how it can be delivered.

Question 4:

Should we not be getting prepared for the State Government so that if we have that increased zoning, we can show the state government that we are ready?

Response: 4

My advice is to engage with the State Government to secure their support in order to achieve that outcome. The question is around the timing and way in which it is undertaken, and if you draw upon the experience of the City of Joondalup where is you change the density without addressing those other components you can have lots of unforeseen circumstances. Having density in the right locations is something I would openly advocate for. Making a change in order to give an appearance of getting an outcome without understanding the full consequences would be the danger in my view, and if it is done well it should actually be to the benefit of all residents across the City as a whole.

I don't think it needs to be one or the other and I do think there are some existing opportunities and I again point to that existing area in the southwest Murdoch. What should go in there should be part of the discussion. At the moment there is silence on that so it is not being factored into the planning as a whole but could be in part at least addressing some of the targets that are being sort from the state government as well.

Question 5:

If the City were to go it alone and rezone the area R30 or R40 or for higher density is there another precinct within the metro area where this has occurred, and the State Government have come in and overruled or overturned it?

Response 5:

There are examples where precinct plans have been prepared and ones that I have been personally involved in would include the Oat Street Station Precinct. The process obviously requires in that instance was more dealing with density change and land use because the grid structure etc was already in place. There are instances that I am aware of although I couldn't site specifics. I sit on the WA Planning Commission, which has had to knock back rezoning proposals which were seen to compromise the longer term outcome. Going to an R40 type density would fall into that category, unless there had been significant examination and dialogue suggesting that that was the most appropriate form in that location. I couldn't say categorically that it would be a no but I would be saying that there would need to be that understanding as to what the opportunity was and the upfront cost of it. So the cost of doing a plan at an estimate is two million dollars per quadrant as a ballpark figure, but that does not include land acquisitions or upfront capital work. That is where the likes of Development WA and others have been involved, the example would be Bentley which is not a station precinct but a redevelopment area and Shenton Park Hospital redevelopment, which I was involved in because that was required to have that upfront investment to secure the outcome.

Question 6:

With Murdoch as it is on its way was there a missed opportunity by the State Government for value uplift where the developers of the land pay for it, like a form of tax?

Question 7:

When you consider Bull Creek and Murdoch and the other quadrants you have spoken about is there also an opportunity there for value capture for the uplift of the property values?

Response to Question 6 & 7:

The notion of value capture has previously explored by the State Government, but has been rejected based on legal and other technical concerns as well as concerns it would result in reduced feasibility in some precincts The Murdoch land wouldn't have been applicable for value capture as

it was government development on government land. The land that it sold to Development WA was how it sought to capture. So its sale value was part of how it sought to do that. In terms of its merits or not would be for me to say. The notion of having infrastructure developer contributions is definitely well established and I'm suggesting it would definitely need to be required in this instance. The issue with these contributions, is that you need to have development to happen to gain the income.

Question 8:

Why would you advocate for the City take the risk to delay?

Response 8:

In terms of 20-30 years there are many factors at play which will determine feasibility. My key advice is that the first port of call needs to be securing engagement with the State Government, and for it to be done as a partnership. That is on the basis that I talked about some of the infrastructure challenges associated with this particular area as well as the fact that there would need to be works done to both the main roads and the station in order to make them station precincts. At the moment what could be done is to have high density development being facilitated, which is close as the crow flies to a station, but if you can't actually physically walk there, if there's not that connection, it wouldn't have the desired outcome.

Question 9:

I think that Building Standards around Australia would result in proper buildings being built and we're not talking about things being thrown up in terms of time frame again given that putting a plan together will involve discussions with the community and discussions with State Government and given the time it would take to prepare this plan why shouldn't we be starting now?

Response 9:

In terms of urgency, that is dependent on the desired outcome is. My advice is that there are many locations within the City that may benefit from planning processes, if the objective is to increase housing within the City. There are ways in which you can do that by targeting these particular locations. I'm not saying don't do anything, but what I am saying is to do the strategic planning. Don't commence the precinct planning until you have greater clarity on the position of the State Government.

Question 10:

Are the issues we've got at Canning Bridge Activity Centre Plan, what we are trying to avoid at Murdoch?

Response 10:

I can't speak in terms of what the staff position is. I can talk to the benefit that Canning Bridge had, which doesn't exist in these areas, is it had a grid structure and an urban form. The increases in density is going to have changed and that will include congestion and the discussion that you're having in relation to the CBACP is no different to discussions I have heard around Rivervale and the apartment development that's happening there. Planning is supposed to be about mitigating and managing the challenge of change as much as possible. This is the intention of my advice.

Question 11:

If the decision is made not to proceed imminently with rezoning around the train station precincts, are there other opportunities that could be looked at in the southern suburbs of the City to take some of the pressure off those northern suburbs?

Response 11:

The engagement with the Department and the Commission around housing targets is a discussion. All local government have housing targets attached to them, Claremont is the only one who has actually achieved it. It's not an absolute, it's an objective. Already identifying the station precincts and saying that there will be a process is a start. The City has a strong reputation as a local government that has been proactive in delivering. The issue around housing delivery is universal in WA, in Perth, and in Australia and it will be an ongoing pressure point.

The Local Planning Scheme Review is in the early stages. The City is hearing the feedback in relation to the first round of proposals, and is doing work to see if there are other opportunities throughout the City that can accommodate additional density. The City has an awareness of the targets so we need to respond to that. The City needs to identify land that can be developed within the required time frames. However, we are looking now at other areas to see if there are other areas in the City that can deliver in the required time frame.

Question 12:

You said the City has a strong reputation for hitting density and housing targets, on what timeframe do you base saying that?

Response 12:

The City has been progressive with the planning and dealing with the delivery of housing and density for at least 30 years. The nature of that housing and the way in which it's being delivered is varied. The initial work at Willagee for instance was seen as being very progressive at that particular point in time.

Question 13:

Do you see Bull Creek and Murdoch relieving the pressure of Canning Bridge which is very market driven?

Response 13:

From a market point of view they are clearly different. It would not be fair to say that delivery of one would take the pressure off from a market perspective on the other. From a planning perspective in terms of taking pressure off from having to increase densities I would hope that the department would take a more holistic view in terms of the overall proposition as opposed to a sheer mathematical equation. This is why acknowledging those precincts and saying that it needs to be done, and needs to be done right, demonstrates the intentions of the City. Fundamentally it would be difficult, from a State Government perspective, to not say that you need to be doing whatever is feasible and logical for development to occur.

15 MOTIONS WITH PREVIOUS NOTICE

At 9:29pm, Cr K Wheatland left the meeting.

At 9:29pm, Mr G Ponton left the meeting and did not return.

At 9:30pm, the Presiding Member reminded the Council of the officer advice note, included as an attachment to the report.

15.1 Notice of Motion - General Liability Insurance Premium

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

COUNCIL RESOLUTION (15.1)

At 9:30pm Cr C Ross moved

That the Council requests the CEO to prepare a report on the following matter to be presented to the Ordinary Meeting of Council to be held on March 2026:

1. The City's current practice of paying a General Liability Insurance Premium of approximately \$663,505 per annum to provide Elected Members and City employees with legal representation for risks associated with defamation, public liability and professional indemnity and specifically in relation to the defamation cover, which provides an Elected Member or City Employee with legal representation and payment of settlement costs, judgment costs and legal costs that may be imposed for alleged defamatory statements made by the Elected Member or City Employee.
2. Obtain legal Advice on what appears to be a direct conflict between the obligations placed on Elected Members and Employees under the Local Government Act 1995 and Code of Conduct provisions which prohibit Elected Members and City Employees from making derogatory remarks about any other individual or entity and the City using Community funds to provide legal representation in circumstances where the Elected Member or City Employee is being held accountable for making defamatory comments which effectively also breaches the Code of Conduct provisions.
3. Requests Council to consider the Report and determine whether to continue maintaining an insurance policy that provides coverage and responds to claims for the matters identified above.

At 9:30pm, the Presiding Member declared the motion.

LAPSED FOR WANT OF A SECONDER

REASONS FOR THE MOTION

1. The City has an obligation to act with integrity and transparency. The provision of this Insurance Cover is not transparent to the Community, and this Motion is intended to ensure that transparency.
2. The Local Government Act 1995 Section 9.56 protects elected members and employees and contractors of a Local Government from liability for wrongdoing. Sub section 9.56(2) provides that “An action in tort does not lie against a protected person for anything that person has, in good faith, done in the performance or purported performance of a function under this Act or under any other written law.” What this means is that there is no need for the City to provide Personal Indemnity Insurance for Elected Members or Employees as they are protected under the Act as long as they have acted in good faith in the performance of a function under the Act or any written law. Consequently, there is no need to expend community funds on PI Insurance when no action can be brought against individual members who have acted in good faith.
3. The City of Melville Legal Representation Policy CP-017 provides that at paragraph 3 under the heading Policy Scope -that “in performing his or her functions, to which the legal representation relates, the council member or employee must have acted in good faith, and must not have acted unlawfully or in a way that constitutes improper conduct;” and further under General Principles 1(b) that “All applications for legal assistance by Elected Members to be funded by the City must first be approved by the Council.” Further at 1(f) the Policy advises that “The City may provide assistance ..., except where indemnity for legal costs are provided under a policy of insurance...” However, there is no Policy or procedure which provides details of how an application for assistance from the Insurance provider is assessed or considered before a claim is lodged with the Insurer. It appears that regardless of whether the applicant has acted unlawfully or in a way that constitutes improper conduct, legal assistance is automatically provided, and an insurance claim is triggered without any consideration by the Council or CEO.
4. The Local Government (Model Code of Conduct) Regulations 2021 provides as follows:
A council member, committee member or candidate —
 - (a) must not bully or harass another person in any way; and
 - (b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and
 - (c) must not use offensive or derogatory language when referring to another person; and
 - (d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and
 - (e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.
5. Disparaging the character of another Council Member or member of the community or imputing dishonest or unethical motives may constitute defamation and the City using community funds to provide legal representation to defend such behaviour is inconsistent with the City using its best endeavours to control and prevent non-compliance with the provisions of the Local Government Act and to require compliance with the Code of Conduct.
6. By using community funds to defend Elected Members or City Employees who have been found to act carelessly or deliberately made defamatory statements and have refused to retract and apologise for their comments, the City is facilitating and condoning breaches of the Code of Conduct, because any settlement is paid by the insurance and the offender avoids all consequences for such breaches.

7. The annual premium as advised by the Local Government Insurance Scheme of \$663,505 is more than half a percent of the annual rates levied from the community in the 24/25 financial year and is a burden that should not be carried by the community so that Elected Members or City Officers may feel safe when carelessly or deliberately making derogatory or disparaging comments about members of the community.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now forms part of the Final Ordinary Meeting of Council Agenda:

Question 1:

Where an action is commenced and the City is satisfied that there is no lack of duty of care, then they would simply move to a strikeout motion, which the person bringing the action would have to have very good evidence of a failure to comply with the duty of care before the judge would not allow the strikeout motion. So it's a fairly simple exercise to actually defend it where you've actually exercised the duty of care. Where you haven't exercised the duty of care then in any event, the protection doesn't apply, and the insurance policy doesn't apply. Is that correct?

Response 1:

That particular section of the Act talks about acting in good faith, not exercising a duty of care. There's a distinction between the two. An application to make a strikeout is quite high bar. In essence, you're telling the court that there's no prospects of success for this action, and therefore the court should not waste any time considering the claim. A judge would have to consider that, and it would have to be judicially considered. However, to get to that position you would need legal advice. It's not something that you'd be able to do and take that action yourself. To do so, you'd need to incur costs as part of that process. The insurance policy would consider the legal merits of the claim and whether there are any prospects of success before it activates as there's no point providing resources where there's no merit at all to the claim. This is how the policy would work, so in relation to the section of the act, you couldn't just be able to maintain that it provides protection straight away, you'd have to go through the process to have it judicially considered and then proven, and in essence a judge to make a ruling that yes that is how the process would work.

Question 2:

Where there is an insurance policy, a person is less likely to actually act in good faith. Whereas if there is no insurance policy, they're going to make quite sure that they act in good faith. Wouldn't it be more likely that they'd act in good faith when there's no insurance policy?

Response 2:

I can't comment on the considerations on someone determining whether or not they should act in good faith, whether or not there are policies in place. I don't want to assume that's a consideration that people go through. The expectation for any Elected Member or staff member of the City is that they would always undertake their duties to the best of their abilities and in good faith.

At 9:30pm, the Presiding Member reminded the Council of the officer advice note, included as an attachment to the report.

At 9:30pm, Cr K Wheatland returned to the meeting.

15.2 Notice of Motion - John Connell Mature Trees

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

COUNCIL RESOLUTION

At 9:30pm Cr C Ross moved, seconded Cr K Wheatland

That the Council requests the CEO to obtain the following information and prepare a report, to be presented to the Ordinary Meeting of Council to be in April 2026:

1. The dollar valuation of the 209 trees on the 0.68 Hectare at John Connell Park, that is subject to the DWER clearance permit, from a professional arborist qualified to calculate the dollar value of each tree;
2. The number of mature trees in the area of 0.38 Hectare area, proposed by the Cricket Club as the reduced clearing area and the dollar value of the trees within that reduced area;
3. A Lidar (Light Detection and Ranging) measurement of the tree canopy cover in Hectares provided by the trees in the 0.68 Hectare area and the tree canopy cover in Hectares provided by the trees in the reduced 0.38 Hectare area.
4. An estimate of the costs of clearing the total area of 0.68 hectares and the costs of clearing the reduced area of 0.38 hectares;
5. An estimate of the costs of remediating and constructing a sports oval on the total area of 0.68 Hectare and the comparative cost of remediating and constructing a sports oval on the reduced area of 0.38 Hectare.
6. A health assessment on the dangers of children and adults playing sport on an oval that is immediately alongside an un-remediated tip site.
7. An order-of-magnitude cost estimate on remediating the tip site and constructing a suitable multi use sports oval without removing any existing trees.

At 9:42pm the Presiding Member declared the motion.

LOST (2/8)

Yes (2): Crs Glynis Barber and Clive Ross

No (8): Mayor Katy Mair and Crs Nicole Robins, Jennifer Spanbroek, Karen Wheatland, Matthew Woodall, Daniel Lim, George Panayotou and Crawford Yorke

REASONS FOR THE MOTION

The Nursery and Garden Industry Australia estimate that a large mature tree could have a value of \$150,000. Using that amount as a guide, 209 trees at \$150,000 each amount to \$31 million 350 Thousand (31,350,000). This is a valuable asset of the Community where the dollar value of the trees exceed the land value, but which will be lost forever without any monetary return or equivalent benefit to the Community.

1. Each of these trees convert carbon dioxide to oxygen and filter out many airborne particles like bacteria, fungal spores, dust and other harmful substances. At the same time the trees evaporate water and humidifies the air. These trees are currently a buffer between the air polluting tip site and the playing field and removal of the trees may increase health risks.
2. The City has a responsibility to remediate the tip site and the costs of doing so now will be less than in the future. The health benefits of remediating the tip site cannot be underestimated. Consequently, keeping the trees, remediating the tip site and constructing a multi-use sports oval is likely to be the most cost effective and most beneficial option.
3. The costs of clearing and remediating the 0.68 hectares and constructing the additional cricket pitch as proposed is likely to exceed \$10 million and together with the \$31.35 million lost asset value, amounts to a community cost of at least \$41.35 million and that does not include the ongoing health risks.

BRIEFING FORUM – FURTHER INFORMATION

At the Agenda Briefing Forum held on Tuesday, 11 November 2025, during discussion of the item, the following questions and/or requests for information were raised by Elected Members and now form part of the Final Ordinary Meeting of Council Agenda:

Question 1:

When officers met with Mr Meotti on-site, did they advise whether there were any concerns around toxicity in the materials in the area, that would cause concern for anyone in the area or for those using the site?

Response 1:

It has been an ongoing historical practice of the City for many years to place material there. Mr Meotti was advised that it appeared to be items such as excess material from road construction from aggregate, asphalt and piles of turf. The City does not have any evidence that it would be anything toxic that the City has been placing there, and it does appear to just be materials. The history of this practice and who made the decision to place the materials there is unclear, and to go back and find out as it has been going on for over twenty years. However, it is assumed that this was thought at the time to be a good idea as the City would have saved on disposal costs of the material. The City has \$75,000 allocated in the budget for consulting services which will be commencing in the next week or two to undertake an update of the site management plan for the old landfill. They will also test some of the areas where the material has been placed to determine the composition of the materials. The City has also been in consultation with DWER, and indications are that if the material underlying is not being disturbed then the risks are relatively low. However, one of the actions DWER has recommended is to update the site management plan.

Question 2:

Does this mean that if there were anything on the sites at all, the City would be notified?

Response 2:

The City cannot guarantee at this time that there is absolutely nothing there, but we are reasonably confident that there wouldn't be anything in the piles the City has placed there which would be toxic. However, this is the reason for undertaking the consultant study of the area, and the City will be notified following this.

Question 3:

Has there been any information or reporting which has come through of any contamination or health risks from players or any other users of the John Connell Reserve, who feel it is due to the tip site or materials?

Response 3:

There are no concerns of which the City is aware of.

Question 4:

Are there any examples across the City of any playing fields or grounds that have been former tip sites?

Response 4:

Yes, examples include Tompkins Park, Troy Park and John Creaney Park.

Question 5:

Are you aware that trees have played a role in helping to remediate former waste sites?

Response 5:

Yes, there is a form of treatment remediation for landfill sites known as Phytocapping

Question 6:

Will the random sampling of the site include groundwater sampling as well?

Response 6:

Yes, it is intended that groundwater sampling will be undertaken as part of the review.

Question 7:

Why didn't the City plant trees on the site twenty years ago, when it looked like the site was flat and remediated?

Response 7:

I would assume that it was the site management plan at the time which potentially didn't prescribe the planting of trees, however as this would have been decision made twenty years ago, their reasoning is unclear.

16 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

UNCONFIRMED

17 MATTERS FOR WHICH MEETING WAS CLOSED TO THE PUBLIC

At 9:43pm, Cr J Spanbroek left the meeting.

COUNCIL RESOLUTION

At 9:43pm Cr M Woodall moved, seconded Cr D Lim

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

C25/336 City of Melville Fencing Local Law 2025 - Undertakings

This matter is considered to be confidential under Section 5.23(2) - (d) and (h) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting and such other matters as may be prescribed (consider regulations).

C25/337 City of Melville Cat Local Law 2025 - Undertakings

This matter is considered to be confidential under Section 5.23(2) - (d) and (h) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting and such other matters as may be prescribed (consider regulations).

E25/82 Waste Service Agreements

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

At 9:43pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (9/0)

At 9:46pm, Cr J Spanbroek returned to the meeting.

C25/336 City of Melville Fencing Local Law 2025 - Undertakings**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/336)**

At 9:44pm Cr M Woodall moved, seconded Cr K Wheatland

PUBLIC RECOMMENDATION

That the Council resolves to endorse the confidential resolution contained in Item C25/336 City of Melville Fencing Local Law 2025 - Undertakings and that the resolution be made public in the minutes of the meeting.

CONFIDENTIAL RESOLUTION

That the Council resolves to undertake to the Joint Standing Committee on Delegated Legislation that the Council will within 12 months:

1. Advise if the City has access to Figure 3.3 of AS 2890.1 :2024 - or not.
If so, undertake to advise the public of that fact, and how the public may (a) inspect the standard, on the City of Melville website and (b) request a copy of the Figure 3.3 of AS 2890.1 :2024.
2. Within 12 months, amend the two drafting errors in Schedule 3 so that:
 - (a) Item 3 regarding clause 3.3: Installing a gate in a fence that causes an obstruction when open is amended to clause 3.2.
 - (b) Item 5 regarding clause 4.1 (2): Erecting an electrified fence on a residential lot is amended to clause 4.1 (3).
3. Make all consequential amendments arising from the above amendments.
4. Not enforce the Local Law to the contrary before it is amended in accordance with undertaking 2.
5. Ensure that a copy of these undertakings accompanies the Local Law wherever it is made publicly available by the City, whether in hard copy or electronic form.

At 9:44pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (10/0)

C25/337 City of Melville Cat Local Law 2025 - Undertakings**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (C25/337)**

At 9:45pm Cr K Wheatland moved, seconded Cr D Lim

PUBLIC RECOMMENDATION

That the Council resolves to endorse the confidential resolution contained in Item C25/337 City of Melville Cat Local Law 2025 - Undertakings and that the resolution be made public in the minutes of the meeting.

CONFIDENTIAL RECOMMENDATION

That the Council resolves to undertake to the Joint Standing Committee on Delegated Legislation that the Council will within 12 months:

1. Delete clause 4.6.
2. Amend subclause 3.7(5) so that it states:
“Where the local government has not made a decision within the time mentioned in subclause (2), it is taken to have refused to grant a permit, and any fee payable under clause 3.5(1)(e) is to be refunded to the applicant.”
3. Amend Item 2 in Schedule 1 so that the clause column states “2.1(2) & 2.1(4)”.
4. Make all consequential amendments arising from the above amendments.
5. Not enforce the Local Law to the contrary before it is amended in accordance with undertaking 1, 2 and 3.
6. Ensure that a copy of these undertakings accompanies the Local Law wherever it is made publicly available by the City, whether in hard copy or electronic form.

At 9:45pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (10/0)

9:45pm
18/11/2025

Cr M Woodall, having disclosed a financial interest in Item E25/82, left the meeting and did not return.

E25/82 Waste Service Agreements

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (E25/82)

At 9:45pm Cr K Wheatland moved, seconded Cr C Yorke

PUBLIC RECOMMENDATION

That the Council resolves to endorse the confidential resolution contained in Item E25/82 and that the resolution be made public in the minutes of the meeting.

CONFIDENTIAL RECOMMENDATION

That the Council by absolute majority decision:

- 1. Authorises the Chief Executive Officer to negotiate the final terms and conditions for the Waste Services Agreement for recyclable and FOGO services with Re.Cycle (Canning Vale) Pty Ltd (Re.Group).**
- 2. Subject to 1 above, authorises the Mayor and the Chief Executive Officer to sign and affix the City of Melville Common Seal to a Waste Services Agreement with Re.Cycle (Canning Vale) Pty Ltd (Re.Group), and the agreed Terms sheet for the processing of the City's recyclables and FOGO materials.**
- 3. Authorises the Mayor and the Chief Executive Officer to sign and affix the City of Melville Common Seal to a Waste Supply Agreement for Waste for Energy Services from Kwinana WTE Project Co Pty Ltd based on the same terms and conditions as the original RRG WfE Waste Supply Agreement .**
- 4. Authorises the Mayor and Chief Executive Officer to sign and affix the Common Seal to the new Receipt and Transport of Residual Waste Agreement with Veolia Recycling and Recovery (Perth) Pty Ltd based on the same terms and conditions as the original contract.**

At 9:45pm the Presiding Member declared the motion.

CARRIED BY ABSOLUTE MAJORITY (9/0)

COUNCIL RESOLUTION

At 9:46pm Cr G Barber moved, seconded Cr D Lim

That the Council re-open the meeting to members of the public.

At 9:46pm the Presiding Member declared the motion.

CARRIED UNANIMOUSLY (9/0)

18 DECISION MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

At 9:46pm, for the purpose of the minutes, the Presiding Member advised that the following items were discussed behind closed doors:

- C25/336 City Of Melville Fencing Local Law 2025 - Undertakings and the officer recommendation was carried; and
- C25/337 City Of Melville Cat Local Law 2025 - Undertakings and the officer recommendation was carried; and
- E25/82 Waste Service Agreements and the officer recommendation was carried; and

That the Council resolved that the recommendations would be made public in the minutes of the meeting.

19 CLOSURE

There being no further business to discuss, the Presiding Member declared the meeting closed at 9:47pm.



LGE 282

Ms Gail Bowman
Chief Executive Officer
City of Melville
Locked Bag 1
BOORAGOON WA 6954

By email: ceo.office@melville.wa.gov.au

Dear Ms Bowman

Date for Local Government Extraordinary Election 2026

Thank you for the recent email from Corrine Newman on 3 September 2025 which advised of the resignation of Councillor Tomas Fitzgerald effective from 3 September 2025 and that as a result an extraordinary election will need to be conducted in the Palmyra-Melville-Willagee Ward. I apologise for the delay in responding to your correspondence.

I note that as per section 4.9(1) of the *Local Government Act 1995*, Council has one (1) month after the vacancy occurring on 3 September 2025 to decide on and fix the election day for the extraordinary election. The *Local Government Act 1995* allows for either the WAEC to conduct the extraordinary election or for the Local Government to conduct the election in-house, with the CEO as the Returning Officer.

To assist you in making this decision, I am writing to advise you that the earliest date that the Western Australian Electoral Commission (WAEC) can conduct an extraordinary election is **Thursday 26 March 2026**.

To meet legislative requirements, this letter serves as my approval of this date and allows the extraordinary election to be conducted after 4 months beyond the vacancy occurs as per section 4.9(2) of the *Act*.

This letter also serves as your cost estimate. The WAEC has estimated the cost to conduct this election at approximately \$70,000 (ex GST). This cost has been based on the following assumptions:

- The method of election will be postal
- 1 Councillor vacancies
- 14,800 electors
- response rate of approximately 35%
- appointment of a local Returning Officer
- count to be conducted at your office using CountWA.

Western Australian Electoral Commission
Level 2, 66 St Georges Terrace, PERTH WA 6000
GPO Box F316, PERTH WA 6841

T | (08) 9214 0400
E | waec@waec.wa.gov.au
W | elections.wa.gov.au

The WA Electoral Commission conducts elections on the basis of full accrual cost recovery, in accordance with *the Local Government (Elections) Regulations 1997*. This means if the actual costs to conduct the election are less or greater than what we have estimated, the final cost may differ from the estimate we have provided.

We aim to keep additional costs at a minimum, however examples of where cost increases may arise include:

- You select Australia Post Priority Service for the lodgement of your election package
- Casual staff are required for the issuing of Replacement Election Packages;
- Casual staff are required to assist the Returning Officer on election day or with the count at night
- Unanticipated cost increases from our suppliers

We will keep you informed of any unanticipated cost increases if they emerge.

Can you please advise **by Friday 10 October 2025** if the City would like to engage WAEC to conduct its extraordinary election on Thursday 26 March 2025, or if you would prefer to conduct the extraordinary election in-house.

Once confirmed, WAEC will contact you formally with more information including timelines and operational details.

The WA Electoral Commission is available to you to provide any further advice or support.

If you have any queries please contact Phil Richards, Manager Election Events, at lgelections@waec.wa.gov.au.

Yours sincerely,



Dennis O'Reilly
ACTING ELECTORAL COMMISSIONER

30 September 2025



WESTERN AUSTRALIAN
Electoral Commission

Ms Gail Bowman
Chief Executive Officer
City of Melville
Locked Bag 1
BOORAGOON WA 6954

Dear Ms Bowman,

Written Agreement: 2026 Local Government Extraordinary Election

Thank you for your letter dated 1 October 2025 in which you accepted the Western Australian Electoral Commission's cost estimate for your 2026 local government extraordinary election.

I am pleased to provide this letter as my written agreement to be responsible for the conduct of your local government extraordinary election. In order to finalise this agreement, please submit the following motions to Council for a postal election as required under the *Local Government Act 1995*:

1. declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2026 extraordinary election, together with any other elections or polls which may be required;
2. decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

Please note:

- the above motions must be presented to Council as drafted and cannot be amended in any way
- both the Cost Estimate letter, and this Written Agreement letter should be attached to the item for Council's consideration
- the above motions must be passed by an absolute majority

Once the Council passes the above mentioned motions, please forward confirmation to us via the email address below. We will then proceed with arrangements for your ordinary election.

The WA Electoral Commission is available to you to provide any further advice or support. For any queries, please contact please contact Phil Richards, Manager Election Events via email at lelections@waec.wa.gov.au.

Yours sincerely,

Dennis O'Reilly
ACTING ELECTORAL COMMISSIONER

5 November 2025



City of **Melville**

LISTING OF PAYMENTS MADE UNDER DELEGATED AUTHORITY

**FOR THE PERIOD OF
SEPTEMBER 2025
PRESENTED TO THE
ORDINARY MEETING OF COUNCIL
TO BE HELD ON 18 NOV 2025**

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19646	366 SOLUTIONS PTY LTD			\$ 1,650.00
19646	IT technical services	17/09/2025	E132324	\$ 1,650.00
19856	4LEAFCLOVER			\$ 27.04
19856	Marketing materials and promotional items	17/09/2025	E132354	\$ 27.04
19782	5.11 AUSTRALIA PTY LTD			\$ 11,523.38
19782	Uniforms and corporate wardrobe	30/09/2025	E132672	\$ 11,523.38
16376	AAA BARGAIN REMOVALS ALANDAD PTY LTD T/AS			\$ 540.00
16376	Removalists	17/09/2025	E132189	\$ 540.00
17359	AARO GROUP PTY LTD			\$ 80,273.93
17359	Drainage services	17/09/2025	E132233	\$ 19,553.48
17359	Drainage services	30/09/2025	E132606	\$ 60,720.45
19622	AARON CLARINGBOLD			\$ 800.00
19622	Photography	17/09/2025	E132321	\$ 800.00
15032	ABORIGINAL PRODUCTIONS AND PROMOTIONS THE RICHARD WALLEY FAMILY TRUST T/AS			\$ 3,300.00
15032	Entertainers	17/09/2025	E132157	\$ 550.00
15032	Entertainers	30/09/2025	E132553	\$ 2,750.00
12135	ABSOLUTE RETICULATION			\$ 6,600.00
12135	Roads and paving supplies - concrete	30/09/2025	E132514	\$ 6,600.00
15960	ACS SWAN EXPRESS PRINT			\$ 907.50
15960	Stationery	30/09/2025	E132566	\$ 907.50
14888	ACTION GLASS & ALUMINIUM			\$ 841.50
14888	Glazing supplies and services	17/09/2025	E132151	\$ 841.50
16926	ACURIX NETWORKS PTY LTD			\$ 12,296.90
16926	Telecommunication services	17/09/2025	E132214	\$ 11,642.40
16926	Telecommunication services	30/09/2025	E132595	\$ 654.50
14456	ADVANCE PRESS (2013) PTY LTD			\$ 781.00
14456	Outsourced printing	17/09/2025	E132147	\$ 781.00
19048	ADVERTISING - MARKETFORCE SUBSIDIARY OF OMNICOM			\$ 5,218.12

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19048	Marketing and communication services	17/09/2025	E132280	\$ 5,218.12
16138	AE HOSKINS BUILDING SERVICES THE TRUSTEE FOR M R HOSKINS FAMILY TRUST T/AS			\$ 137,936.50
16138	Building construction materials and services	26/09/2025	E132475	\$ 137,936.50
13015	AHA CONSULTING PTY LTD			\$ 3,300.00
13015	Other consulting services	17/09/2025	E132119	\$ 3,300.00
16855	AIR LIQUIDE AUSTRALIA LIMITED			\$ 1,018.84
16855	Gas	17/09/2025	E132210	\$ 486.42
16855	Gas	30/09/2025	E132591	\$ 532.42
17444	AIR LIQUIDE HEALTHCARE PTY LTD			\$ 109.50
17444	Workplace health and safety services	17/09/2025	E132236	\$ 109.50
12330	ALINTA ENERGY ALINTA SALES PTY LTD T/AS			\$ 5,591.65
12330	Gas	17/09/2025	E132107	\$ 3,863.15
12330	Gas	30/09/2025	E132516	\$ 1,728.50
13350	ALL GARDENING SERVICES SCHNITTER, JOCHANAN SHANOAH T/AS			\$ 187.50
13350	Landscaping services and supplies	17/09/2025	E132125	\$ 187.50
19412	ALLFLOW INDUSTRIAL AUSTRALIA PTY LTD			\$ 5,346.55
19412	Water treatment services	17/09/2025	E132313	\$ 3,755.40
19412	Water treatment services	30/09/2025	E132658	\$ 1,591.15
13806	ALS LIBRARY SERVICES PTY LTD			\$ 3,578.09
13806	Other Library Expenses	17/09/2025	E132133	\$ 2,934.31
13806	Other Library Expenses	30/09/2025	E132535	\$ 643.78
17395	ALSCO FRESH AND CLEAN ALSCO PTY LIMITED T/AS			\$ 170.49
17395	Hygiene services	17/09/2025	E132234	\$ 170.49
16088	ALYKA PTY LTD			\$ 3,575.00
16088	Website expenses	17/09/2025	E132177	\$ 3,575.00
19653	AMAZON WEB SERVICES AUSTRALIA PTY LTD			\$ 8,973.48
19653	IT technical services	17/09/2025	E132327	\$ 8,973.48
12755	AMBIUS RENTOKIL INITIAL RENTOKIL INITIAL PTY LTD T/AS			\$ 3,335.42

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
12755	Facilities management services	17/09/2025	E132115	\$ 1,452.58
12755	Facilities management services	30/09/2025	E132522	\$ 1,882.84
13016	AMPOL PETROLEUM DISTRIBUTORS PTY LTD			\$ 3,221.72
13016	Fuel	17/09/2025	E132120	\$ 3,221.72
18044	AMY PEREJUAN-CAPONE PEREJUAN-CAPONE, AMY MARIE T/AS			\$ 1,800.00
18044	Artists and artworks	30/09/2025	E132619	\$ 1,800.00
19130	ANDREW SCOTT GREEN COUNCILLOR			\$ 3,248.32
19130	Councillor expenses	17/09/2025	E132292	\$ 3,248.32
18329	ANNA RICHARDSON			\$ 39.38
18329	Artists and artworks	17/09/2025	E132264	\$ 39.38
18783	AQUA L'EAU AUSTRALIA PTY LTD			\$ 2,371.05
18783	Plumbing maintenance supplies and services	17/09/2025	E132275	\$ 2,371.05
19880	AQUALOO THE TRUSTEE FOR GARY REITSEMA FAMILY TRUST T/AS			\$ 6,132.50
19880	Building construction materials and services	17/09/2025	E132365	\$ 6,132.50
15333	AQUAMONIX PTY LTD			\$ 16,479.10
15333	Irrigation and watering systems	17/09/2025	E132164	\$ 16,479.10
16015	AQUATIC SERVICES WA PTY LTD			\$ 954.11
16015	Swimming pool costs	30/09/2025	E132567	\$ 954.11
19081	ARBOR CENTRE GROUP PTY LTD			\$ 330.00
19081	Environmental consultancy services	17/09/2025	E132285	\$ 330.00
19260	ARBOR URBAN PTY LTD			\$ 17,270.00
19260	Arborists and tree services	17/09/2025	E132302	\$ 11,550.00
19260	Arborists and tree services	30/09/2025	E132649	\$ 5,720.00
18627	ARBOROLOGY WA ARBORICULTURAL CONSULTANTS PHILLIP GREGORY MATTHEWS T/AS			\$ 15,800.95
18627	Arborists and tree services	17/09/2025	E132274	\$ 15,800.95
17422	ARCHAE-AUS PTY LTD			\$ 3,124.47
17422	Other consulting services	30/09/2025	E132607	\$ 3,124.47

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
12408	ARCHIVAL SURVIVAL PTY LTD			\$ 937.04
12408	Document storage and archive	30/09/2025	E132518	\$ 937.04
10014	ARTEIL (WA) PTY LTD			\$ 486.20
10014	Furniture and Fit Out	30/09/2025	E132480	\$ 486.20
16360	ARTISTRALIA THE TRSUTEE FOR THE NORTHSTAR ASSET TRUST T/AS			\$ 242.00
16360	Promotional videos	17/09/2025	E132188	\$ 242.00
19757	ASHLEY GROUP ASSEMBLE GROUP PTY LTD T/AS			\$ 50,957.50
19757	CCTV	30/09/2025	E132669	\$ 50,957.50
13899	ATCO GAS AUSTRALIA ATCO GAS AUSTRALIA PTY LTD T/AS			\$ 13,648.36
13899	Gas	30/09/2025	E132536	\$ 13,648.36
18197	ATTADALE GARDEN BAGS THE TRUSTEE FOR BOWDEN FAMILY TRUST T/AS			\$ 220.00
18197	Waste collection and disposal	17/09/2025	E132261	\$ 110.00
18197	Waste collection and disposal	30/09/2025	E132622	\$ 110.00
13723	AURION CORPORATION PTY LTD			\$ 17,949.80
13723	IT software/licensing and maintenance	17/09/2025	E132131	\$ 17,949.80
19034	AUSSIE NATURAL SPRING WATER WEST COAST SPRING WATER PTY LTD T/AS			\$ 151.62
19034	Office equipment	17/09/2025	E132278	\$ 43.32
19034	Office equipment	30/09/2025	E132638	\$ 108.30
19867	AUSSIE TELECOM PTY LIMITED			\$ 4,373.59
19867	IT business analysis services	17/09/2025	E132360	\$ 4,373.59
15138	AUST WEST AUTO ELECTRICAL PTY LTD			\$ 12,357.81
15138	Vehicle Repairs and Maintenance	17/09/2025	E132160	\$ 12,357.81
11523	AUSTRALIA POST PERTH			\$ 22,070.27
11523	Postage	17/09/2025	E132097	\$ 11,283.48
11523	Postage	30/09/2025	E132507	\$ 10,786.79
14967	AUSTRALIAN GROWN THE TRUSTEE FOR THE MCKENNA FAMILY TRUST T/AS			\$ 1,973.69
14967	Uniforms and corporate wardrobe	17/09/2025	E132155	\$ 1,973.69
11804	AUSTRALIAN HVAC SERVICES AUSTRALIAN HVAC SERVICES PTY LTD T/AS			\$ 24,083.16

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
11804	Air conditioning maintenance and services	17/09/2025	E132101	\$ 20,119.44
11804	Air conditioning maintenance and services	30/09/2025	E132511	\$ 3,963.72
17851	AUSTRALIAN SWIM SCHOOLS ASSOCIATION LTD			\$ 549.00
17851	Other memberships	17/09/2025	E132247	\$ 549.00
16331	AUTOMATIC SOLUTIONS MABELLE NOMINEES PTY LTD T/AS			\$ 434.00
16331	Fencing supplies and services	30/09/2025	E132575	\$ 434.00
14964	AWB CO. PTY LTD			\$ 21,582.00
14964	Building construction materials and services	17/09/2025	E132154	\$ 21,582.00
10022	BAILEYS FERTILISERS AKC PTY LTD T/AS			\$ 6,465.80
10022	Landscaping services and supplies	17/09/2025	E132061	\$ 6,465.80
16272	BALSHAW'S FLORIST ATF E.J. BALSHAW & M.D. BALSHAW & Z.F. BALSHAW & B.M. GIBB T/AS			\$ 539.50
16272	Flowers and gifts and awards	17/09/2025	E132182	\$ 170.00
16272	Flowers and gifts and awards	30/09/2025	E132572	\$ 369.50
17313	BARRA CIVIL AND FENCING PTY LTD THE TRUSTEE FOR BARRA CIVIL AND FENCING TRUST T/AS			\$ 1,677.50
17313	Fencing supplies and services	17/09/2025	E132229	\$ 962.50
17313	Fencing supplies and services	30/09/2025	E132604	\$ 715.00
19866	BCI BUILDING CONSULTANCY & INSPECTIONS THE TRUSTEE FOR COLMAN FAMILY TRUST T/AS			\$ 1,400.00
19866	Inspection services	30/09/2025	E132683	\$ 1,400.00
19796	BDO SERVICES PTY LTD			\$ 16,500.00
19796	Facilities management services	17/09/2025	E132342	\$ 16,500.00
15661	BEACON EQUIPMENT BEPASSEY NOMINEES PTY LTD T/AS			\$ 20,231.00
15661	General hardware and tools	17/09/2025	E132171	\$ 13,995.00
15661	General hardware and tools	30/09/2025	E132563	\$ 6,236.00
12096	BENERIN ELECTRICAL SERVICES BENERIN (2004) PTY LTD T/AS			\$ 4,312.00
12096	Building construction materials and services	17/09/2025	E132104	\$ 4,312.00
19393	BENNETT MILLER BENNETT ALEXANDER MILLER T/AS			\$ 1,500.00
19393	Artists and artworks	30/09/2025	E132656	\$ 1,500.00
18400	BETTER RENT ACCEPTANCE PTY LTD			\$ 1,031.80

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
18400	Property rent	30/09/2025	E132629	\$ 1,031.80
13492	BICTON MEN'S SHED INC.			\$ 220.00
13492	Other furniture	30/09/2025	E132531	\$ 220.00
16556	BIN BATH BIN BATH CORPORATION PTY LTD T/AS			\$ 229.24
16556	Other waste expenses	17/09/2025	E132194	\$ 229.24
19248	BINLEY FENCING THE TRUSTEE FOR FOXFISH TRUST T/AS			\$ 242.00
19248	Temporary fencing	17/09/2025	E132301	\$ 242.00
10027	BLACKWOODS J BLACKWOOD & SON PTY LTD T/AS			\$ 1,970.83
10027	General hardware and tools	17/09/2025	E132062	\$ 1,970.83
11364	BLUE GUM PARK TENNIS CLUB INC.			\$ 8,100.00
11364	Sport and recreation subsidies	30/09/2025	E132504	\$ 8,100.00
10187	BORAL CONSTRUCTION MATERIALS GROUP LTD			\$ 2,183.17
10187	Pavement construction and streetscape services	17/09/2025	E132070	\$ 1,000.62
10187	Pavement construction and streetscape services	30/09/2025	E132486	\$ 1,182.55
11075	BOYA EQUIPMENT PTY LTD			\$ 448.65
11075	Plant maintenance	17/09/2025	E132087	\$ 448.65
16820	BPA ENGINEERING BPA CONSULTANTS PTY LTD T/AS			\$ 2,860.00
16820	Engineering consulting services	17/09/2025	E132205	\$ 2,860.00
14708	BRIDGESTONE AUSTRALIA LTD.			\$ 43,198.17
14708	Tyres	17/09/2025	E132149	\$ 38,378.42
14708	Tyres	30/09/2025	E132548	\$ 4,819.75
16739	BRIGHTMARK GROUP PTY LTD			\$ 73,533.22
16739	Commercial cleaning	17/09/2025	E132203	\$ 51,137.41
16739	Commercial cleaning	30/09/2025	E132588	\$ 22,395.81
10399	BRITESHINE CLEANING SERVICES BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD T/AS			\$ 27,002.46
10399	Commercial cleaning	17/09/2025	E132074	\$ 20,977.26
10399	Commercial cleaning	30/09/2025	E132491	\$ 6,025.20
19210	BRODIE ABRAHAMS			\$ 250.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19210	Entertainers	17/09/2025	E132299	\$ 250.00
16998	BROWNES DAIRY BROWNES FOODS OPERATIONS PTY LIMITED T/AS			\$ 1,186.98
16998	Staff supplies	17/09/2025	E132217	\$ 462.72
16998	Staff supplies	30/09/2025	E132599	\$ 724.26
18215	BRUNO OLIVER BOOTH			\$ 65.87
18215	Artists and artworks	30/09/2025	E132624	\$ 65.87
10137	BUCHER MUNICIPAL PTY LTD			\$ 39,259.21
10137	Engineering consulting services	17/09/2025	E132068	\$ 39,259.21
99995	BUILDING COMMISSION DEPARTMENT OF COMMERCE T/AS			\$ 62,503.95
99995	Regulatory fees and government charges	26/09/2025	E132479	\$ 62,503.95
15511	BULL CREEK TENNIS CLUB INC.			\$ 984.00
15511	Donations, Sponsorship & Contributions	30/09/2025	E132561	\$ 984.00
10036	BUNNINGS GROUP LIMITED			\$ 3,882.34
10036	Building construction materials and services	17/09/2025	E132063	\$ 2,176.45
10036	Building construction materials and services	30/09/2025	E132481	\$ 1,705.89
16627	C&H SWEEPING PINESHORE HOLDINGS PTY LTD T/AS			\$ 2,310.00
16627	Street sweeping services	17/09/2025	E132197	\$ 2,310.00
17260	CAFE CORPORATE CAFE CORPORATE (AUST) PTY LTD T/AS			\$ 280.50
17260	Food and beverages for resale	17/09/2025	E132227	\$ 280.50
17201	CAR CARE ROCKINGHAM MARIO BAEI T/AS			\$ 1,870.00
17201	Cars	17/09/2025	E132225	\$ 1,160.00
17201	Cars	30/09/2025	E132603	\$ 710.00
18124	CARLA ADAMS ADAMS, CARLA MELITA			\$ 84.00
18124	Artists and artworks	17/09/2025	E132259	\$ 84.00
18214	CASSANDRA EDWARDS CREATIVE EDWARDS, CASSANDRA MARY			\$ 2,200.00
18214	Photography	30/09/2025	E132623	\$ 2,200.00
19637	CATHARA CONSULTING PTY LTD			\$ 46,320.36
19637	Other consulting services	17/09/2025	E132323	\$ 46,320.36

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19820	CHERIE DIGNAM			\$ 402.00
19820	Artists and artworks	17/09/2025	E132348	\$ 402.00
15529	CHOICEONE PTY LTD			\$ 77,843.04
15529	Temporary labour	17/09/2025	E132170	\$ 46,198.26
15529	Temporary labour	30/09/2025	E132562	\$ 31,644.78
10442	CHRISTOU DESIGN GROUP PTY LTD			\$ 81,925.25
10442	Architectural and design services	17/09/2025	E132076	\$ 81,925.25
19647	CHRONOSOFT SOLUTIONS PTY LTD			\$ 47,520.00
19647	Workplace health and safety services	30/09/2025	E132666	\$ 47,520.00
16215	CHS HEALTHCARE PTY LTD			\$ 1,039.50
16215	Community services and respite	17/09/2025	E132180	\$ 1,039.50
10001	CITY OF MELVILLE - PETTY CASH			\$ 300.00
10001	Local Government	30/09/2025	070952	\$ 300.00
18114	CLAIRE KROUZECKY KROUZECKY, CLAIRE ELISE T/AS			\$ 61.94
18114	Artists and artworks	30/09/2025	E132620	\$ 61.94
19810	CLARA JOYCE			\$ 3,150.00
19810	Artists and artworks	17/09/2025	E132345	\$ 3,150.00
17962	CLIVE ROSS COUNCILLOR			\$ 3,248.32
17962	Councillor expenses	17/09/2025	E132253	\$ 3,248.32
19429	COLLEGE OF PROFESSIONAL DEVELOPMENT CPD TRAINING PTY LTD T/AS			\$ 1,500.00
19429	External training courses	30/09/2025	E132660	\$ 1,500.00
19192	COMMERCIAL PEST MANAGEMENT SERVICES PTY LTD			\$ 5,115.00
19192	Pest & Weed Control	17/09/2025	E132298	\$ 4,565.00
19192	Pest & Weed Control	30/09/2025	E132648	\$ 550.00
17567	COMMON GROUND TRAILS PTY LTD			\$ 39,600.00
17567	Landscape design and architecture services	17/09/2025	E132240	\$ 39,600.00
17074	COMPLETE OFFICE SUPPLIES			\$ 11,367.31

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
17074	Stationery	30/09/2025	E132602	\$ 11,367.31
11773	CONSTABLE CARE CHILD SAFETY FOUNDATION INC			\$ 4,620.00
11773	Donations, Sponsorship & Contributions	30/09/2025	E132510	\$ 4,620.00
13935	CONTRA-FLOW PTY LTD			\$ 150,793.19
13935	Traffic control services	17/09/2025	E132135	\$ 52,982.39
13935	Traffic control services	30/09/2025	E132538	\$ 97,810.80
19110	COOPER & OXLEY GROUP PTY LTD			\$ 21,615.00
19110	Building construction materials and services	30/09/2025	E132643	\$ 21,615.00
17070	CORSIGN WA PTY LTD			\$ 1,732.50
17070	Road signs	17/09/2025	E132222	\$ 1,732.50
16831	COVS GPC ASIA PACIFIC T/AS			\$ 12,199.72
16831	Plant purchase/Parts	17/09/2025	E132207	\$ 12,199.72
17859	CS LEGAL THE PIER GROUP PTY LTD T/AS			\$ 484.00
17859	Debt collection services	17/09/2025	E132248	\$ 484.00
11677	CSE CROSSCOM PTY LTD			\$ 3,710.20
11677	Creative services and graphic design	17/09/2025	E132099	\$ 3,710.20
19395	CULTURE AMP PTY LTD			\$ 48,143.70
19395	HR and workforce services	17/09/2025	E132311	\$ 48,143.70
19814	CUNDALL CUNDALL JOHNSTON AND PARTNERS PTY. LIMITED T/AS			\$ 15,262.50
19814	Other consulting services	17/09/2025	E132347	\$ 15,262.50
12131	DATA#3 LIMITED			\$ 54,970.89
12131	IT software/licensing and maintenance	17/09/2025	E132105	\$ 31,337.95
12131	IT software/licensing and maintenance	30/09/2025	E132513	\$ 23,632.94
18608	DAVID GOLF & ENGINEERING PTY LTD			\$ 1,100.00
18608	Sport and recreation equipment	17/09/2025	E132272	\$ 825.00
18608	Sport and recreation equipment	30/09/2025	E132633	\$ 275.00
18346	DEB FITZPATRICK			\$ 4,770.00
18346	Other Library Expenses	17/09/2025	E132267	\$ 4,770.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
13669	DELLA RAE MORRISON MORRISON, DELLA RAE T/AS			\$ 500.00
13669	Artists and artworks	30/09/2025	E132533	\$ 500.00
14051	DEPARTMENT OF FIRE AND EMERGENCY SERVICES			\$ 5,373,767.07
14051	Regulatory fees and government charges	30/09/2025	E132542	\$ 5,373,767.07
13857	DEPARTMENT OF PLANNING, LANDS AND HERITAGE			\$ 16,680.00
13857	Regulatory fees and government charges	17/09/2025	E132134	\$ 16,680.00
11918	DEPARTMENT OF TRANSPORT WA			\$ 47.70
11918	Other vehicles and trailers	17/09/2025	E132102	\$ 47.70
18141	DETAIL MARKETING COMMUNICATIONS PTY LTD DETAIL MARKETING & COMMUNICATIONS PTY LTD T/AS			\$ 13,200.00
18141	Marketing and communication services	17/09/2025	E132260	\$ 6,600.00
18141	Marketing and communication services	30/09/2025	E132621	\$ 6,600.00
14025	DIRECT BRIGADE ALARM MONITORING DEPARTMENT OF FIRE AND EMERGENCY SERVICES T/AS			\$ 7,524.00
14025	Fire equipment and maintenance services	17/09/2025	E132139	\$ 5,643.00
14025	Fire equipment and maintenance services	30/09/2025	E132541	\$ 1,881.00
14256	DIRECT COFFEE SUPPLIES PTY LTD			\$ 750.00
14256	Catering services and supplies	17/09/2025	E132142	\$ 750.00
19756	DMC CLEANING THE TRUSTEE FOR PANICH FAMILY TRUST T/A			\$ 10,415.16
19756	Commercial cleaning	17/09/2025	E132334	\$ 10,415.16
12477	DMD STORAGE GROUP DMD (WA) PTY LTD T/AS			\$ 544.50
12477	Furniture and Fit Out	17/09/2025	E132109	\$ 544.50
19406	DO NOT USE - RESTORE ADVISORY SERVICES PTY LTD			\$ 4,009.50
19406	Property purchase	17/09/2025	E132312	\$ 4,009.50
16541	DONOVAN PAYNE ARCHITECTS (A)POD PTY LTD T/AS			\$ 25,295.60
16541	Architectural and design services	26/09/2025	E132476	\$ 25,295.60
10213	DORMAKABA AUSTRALIA PTY LTD			\$ 6,096.99
10213	Other maintenance and services	17/09/2025	E132071	\$ 6,008.99
10213	Other maintenance and services	30/09/2025	E132488	\$ 88.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
13459	DOWNER EDI WORKS PTY LTD			\$ 166.87
13459	Roads and paving supplies - asphalt and bitumen	17/09/2025	E132128	\$ 166.87
16693	DOWSING GROUP PTY LTD			\$ 89,239.28
16693	Roads and paving supplies - quarry products and rubble	17/09/2025	E132200	\$ 78,823.32
16693	Roads and paving supplies - quarry products and rubble	30/09/2025	E132586	\$ 10,415.96
13309	DRAINFLOW SERVICES PTY LTD			\$ 27,109.50
13309	Drainage services	17/09/2025	E132123	\$ 27,109.50
16546	DS GROUP DS AGENCIES PTY LTD T/AS			\$ 1,115.40
16546	Janitorial and cleaning products	30/09/2025	E132583	\$ 1,115.40
16654	ECLIPSE SOILS PTY LTD			\$ 968.00
16654	Nursery supplies	17/09/2025	E132199	\$ 968.00
19822	ECO RESOURCES THE TRUSTEE FOR KINGFISHER ASSET TRUST T/AS			\$ 4,292.74
19822	Waste collection and disposal	17/09/2025	E132349	\$ 4,292.74
17816	ECOBUE INTERNATIONAL ECOBLUE INTERNATIONAL PTY LTD ATF ECOBLUE UNIT TRUST			\$ 1,954.63
17816	Fuel	17/09/2025	E132246	\$ 1,954.63
14891	ECOSPILL SOLUTIONS ECOSPILL PTY LTD T/AS			\$ 2,275.50
14891	Hazardous materials and sharps and chemical waste	17/09/2025	E132152	\$ 2,215.00
14891	Hazardous materials and sharps and chemical waste	30/09/2025	E132550	\$ 60.50
19101	ECOWHITE PTY LTD ECO-WHITE PTY LTD T/AS			\$ 792.00
19101	Electricity Infrastructure Maintenance or Installation	17/09/2025	E132288	\$ 528.00
19101	Electricity Infrastructure Maintenance or Installation	30/09/2025	E132642	\$ 264.00
18907	EGC CONSULTANTS CHAN, GALLANT WAI CHEUK T/AS			\$ 3,212.00
18907	Engineering consulting services	30/09/2025	E132635	\$ 3,212.00
16445	ELEMENT ADVISORY PTY LTD			\$ 15,311.90
16445	Architectural and design services	17/09/2025	E132191	\$ 15,311.90
11761	ELISDI PTY LTD PARTIES KIDS REMEMBER T/AS			\$ 800.00
11761	Entertainers	17/09/2025	E132100	\$ 800.00
16230	ELITE LOCK SERVICE PERTH SECURITY SOLUTIONS ATF SIMS FAMILY TRUST T/AS			\$ 4,525.17

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16230	Locksmith supplies and services	17/09/2025	E132181	\$ 2,883.15
16230	Locksmith supplies and services	30/09/2025	E132571	\$ 1,642.02
19165	ELLENBY TREE FARM ELLENBY PTY LTD T/AS			\$ 5,156.25
19165	Nursery supplies	30/09/2025	E132646	\$ 5,156.25
17101	ELLIOTTS FILTRATION ELLIOTTS IRRIGATION PTY LTD T/AS			\$ 649.00
17101	Irrigation and watering systems	17/09/2025	E132223	\$ 649.00
18593	EMILY ROSE			\$ 3,600.00
18593	Artists and artworks	30/09/2025	E132632	\$ 3,600.00
11380	EMSO MAINTENANCE CRAB CLAW HOLDINGS P/L ATF EMSO INVESTMENT TRUST T/AS			\$ 76,136.54
11380	Building construction materials and services	17/09/2025	E132093	\$ 61,137.49
11380	Building construction materials and services	30/09/2025	E132505	\$ 14,999.05
10091	ENGINE PROTECTION EQUIPMENT			\$ 1,619.56
10091	Other vehicles and trailers	17/09/2025	E132065	\$ 1,308.27
10091	Other vehicles and trailers	30/09/2025	E132483	\$ 311.29
17316	ENSIGN SERVICES (AUST.) PTY. LTD			\$ 289.41
17316	Laundry and dry cleaning	17/09/2025	E132230	\$ 289.41
19332	ENVIROPATH PTY LTD			\$ 36,005.43
19332	Street sweeping services	17/09/2025	E132307	\$ 36,005.43
17227	ERIN COATES			\$ 385.50
17227	Other Library Expenses	17/09/2025	E132226	\$ 385.50
16989	ESSENTIAL COFFEE PTY LTD			\$ 1,898.48
16989	Facilities management services	30/09/2025	E132598	\$ 1,898.48
19862	EUROFINS APAL PTY LTD			\$ 3,452.28
19862	Landscaping services and supplies	17/09/2025	E132357	\$ 3,452.28
19541	EV CHARGING SYSTEMS PTY LTD			\$ 149,812.43
19541	Electrical and lighting maintenance supplies and services	17/09/2025	E132319	\$ 44,943.73
19541	Electrical and lighting maintenance supplies and services	30/09/2025	E132662	\$ 104,868.70
19829	EVOTEC SERVICES PTY LTD			\$ 31,465.50

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19829	Electrical and lighting maintenance supplies and services	30/09/2025	E132679	\$ 31,465.50
19140	F E TECHNOLOGIES PTY LTD			\$ 21,271.25
19140	Electronic Equipment	17/09/2025	E132294	\$ 21,271.25
10531	FEDEX EXPRESS AUSTRALIA PTY LTD			\$ 2,232.64
10531	Other subscriptions	17/09/2025	E132078	\$ 768.21
10531	Other subscriptions	30/09/2025	E132494	\$ 1,464.43
19699	FETCH PRINT PTY LTD			\$ 2,398.00
19699	Outsourced printing	17/09/2025	E132330	\$ 2,398.00
17335	FLEET FITNESS O'SHAUGHNESSY FAMILY TRUST T/AS			\$ 165.00
17335	Sport and recreation equipment	17/09/2025	E132231	\$ 165.00
14774	FLEX FITNESS EQUIPMENT RUBY DISTRIBUTORS PTY LTD T/AS			\$ 10,363.07
14774	Sport and recreation equipment	30/09/2025	E132549	\$ 10,363.07
18338	FLEXI STAFF FLEXI STAFF GROUP PTY LTD			\$ 26,505.01
18338	Temporary labour	17/09/2025	E132265	\$ 16,313.56
18338	Temporary labour	30/09/2025	E132626	\$ 10,191.45
19632	FN FOCUS PTY LTD			\$ 17,798.00
19632	Community events	17/09/2025	E132322	\$ 7,920.00
19632	Community events	30/09/2025	E132665	\$ 9,878.00
19758	FORLANO DESIGN PENELOPE FORLANO T/AS			\$ 56.25
19758	Artists and artworks	17/09/2025	E132335	\$ 56.25
15369	FOXTEL			\$ 350.00
15369	Cloud services	17/09/2025	E132165	\$ 350.00
19787	FRANCESCO PAINTING PTY LTD			\$ 2,263.00
19787	Painting supplies and services	17/09/2025	E132340	\$ 2,263.00
17340	FREMANTLE BIENNALE			\$ 27,500.00
17340	Artists and artworks	30/09/2025	E132605	\$ 27,500.00
18623	FRONT RUNNER AVL PTY LTD			\$ 4,795.92
18623	Community events	17/09/2025	E132273	\$ 4,795.92

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
18817	GENIVO PTY LTD T/AS SIGNWAVE BELMONT			\$ 224.30
18817	Landscape design and architecture services	30/09/2025	E132634	\$ 224.30
18588	GESHA COFFEE CO. PTY. LTD. THE TRUSTEE FOR LANPA TRUST T/AS			\$ 175.00
18588	Catering services and supplies	17/09/2025	E132270	\$ 175.00
16824	GFG TEMP ASSIST GLENN FLOOD GROUP PTY LTD T/AS			\$ 27,486.50
16824	Other consulting services	17/09/2025	E132206	\$ 11,896.90
16824	Other consulting services	30/09/2025	E132590	\$ 15,589.60
19834	GIANT FLOWERS AUSTRALIA NATALIYA HOLOVINA T/AS			\$ 1,480.00
19834	Community events	17/09/2025	E132351	\$ 1,480.00
19072	GLOBAL MARINE ENCLOSURES PTY LTD			\$ 4,510.00
19072	Outdoor furniture and shades and exercise equipment	17/09/2025	E132283	\$ 4,510.00
17017	GLYNIS BARBER COUNCILLOR			\$ 3,248.32
17017	Councillor expenses	17/09/2025	E132219	\$ 3,248.32
19024	GO ORGANICS WA REMONDIS GO ORGANICS PTY LTD T/AS			\$ 1,742.40
19024	Landscaping services and supplies	30/09/2025	E132637	\$ 1,742.40
17938	GOOD DRINKS AUSTRALIA			\$ 1,215.35
17938	Catering services and supplies	17/09/2025	E132250	\$ 1,215.35
15101	GRAFFITI SYSTEMS AUSTRALIA THE TRUSTEE FOR ROBTHOR UNIT TRUST T/AS			\$ 9,201.81
15101	Graffiti removal services	17/09/2025	E132158	\$ 6,748.90
15101	Graffiti removal services	30/09/2025	E132554	\$ 2,452.91
18453	GRANDSTAND AGENCY GRANDSTAND VENTURES PTY LTD T/AS			\$ 880.00
18453	Entertainers	30/09/2025	E132630	\$ 880.00
16874	GREENHOUSE DESIGN STUDIOS ASHLEY JANE GREENHOUGH T/AS			\$ 786.50
16874	Marketing and communication services	17/09/2025	E132212	\$ 643.50
16874	Marketing and communication services	30/09/2025	E132592	\$ 143.00
19801	GROW COOK EAT WA NICOLE ANNE INGRAM T/AS			\$ 1,400.00
19801	Community events	17/09/2025	E132343	\$ 1,400.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19775	HANNAH MCLARTY			\$ 6,384.00
19775	Sustainability services	17/09/2025	E132338	\$ 3,192.00
19775	Sustainability services	30/09/2025	E132671	\$ 3,192.00
17756	HANSON CONSTRUCTION MATERIALS PTY LTD			\$ 1,081.75
17756	Building construction materials and services	17/09/2025	E132244	\$ 1,081.75
19310	HAUL GROUP INFILLR PTY LTD T/AS			\$ 8,397.00
19310	Engineering consulting services	17/09/2025	E132305	\$ 3,381.00
19310	Engineering consulting services	30/09/2025	E132652	\$ 5,016.00
14312	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD			\$ 96,531.37
14312	Temporary labour	17/09/2025	E132145	\$ 59,601.60
14312	Temporary labour	30/09/2025	E132545	\$ 36,929.77
19772	HELLWEG PTY LTD			\$ 52,352.30
19772	Uniforms and corporate wardrobe	17/09/2025	E132337	\$ 52,352.30
11642	HINDS SAND SUPPLIES			\$ 5,579.20
11642	Building construction materials and services	30/09/2025	E132508	\$ 5,579.20
18295	HOOP HOOP HOORAY ELISE ALEXANDRA HINKLEY T/AS			\$ 409.00
18295	Community events	30/09/2025	E132625	\$ 409.00
15489	HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD			\$ 90,177.12
15489	Irrigation and watering systems	17/09/2025	E132169	\$ 70,203.32
15489	Irrigation and watering systems	30/09/2025	E132560	\$ 19,973.80
16183	HUMAN SYNERGISTICS AUSTRALIA PTY LIMITED			\$ 6,289.93
16183	Other consulting services	17/09/2025	E132179	\$ 6,289.93
18210	IESHA WYATT			\$ 960.00
18210	Artists and artworks	17/09/2025	E132263	\$ 960.00
10114	INDUSTRIAL PROTECTIVE PRODUCTS (WA) JELLOR PTY LTD T/AS			\$ 2,774.00
10114	General hardware and tools	17/09/2025	E132066	\$ 1,810.45
10114	General hardware and tools	30/09/2025	E132484	\$ 963.55
16016	INDUSTRIAL RECRUITMENT PARTNERS IRP PTY LTD T/AS			\$ 21,240.03
16016	Temporary labour	17/09/2025	E132175	\$ 6,172.65

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16016	Temporary labour	30/09/2025	E132568	\$ 15,067.38
19281	INFRASTRUCTURE FOCUS GRAHAM R LANTZKE T/AS			\$ 6,160.00
19281	Engineering consulting services	30/09/2025	E132650	\$ 6,160.00
10009	INITIAL HYGIENE SOLUTIONS RENTOKIL INITIAL PTY LTD T/AS			\$ 2,888.15
10009	Hygiene services	17/09/2025	E132060	\$ 2,888.15
19858	INSTABOOTH EXPRESS THE TRUSTEE FOR TAN FAMILY TRUST T/AS			\$ 450.00
19858	Community events	30/09/2025	E132681	\$ 450.00
19114	INTEGRITY SAMPLING (WA) ADY ANADI PTY LTD T/AS			\$ 1,210.00
19114	Workplace health and safety services	17/09/2025	E132289	\$ 907.50
19114	Workplace health and safety services	30/09/2025	E132644	\$ 302.50
14326	INTELFIE GROUP LIMITED			\$ 6,159.40
14326	Commercial cleaning	17/09/2025	E132146	\$ 6,159.40
19493	INTERLINK TRAINING CHALCEDONY INVESTMENTS PTY. LTD. T/AS			\$ 1,500.00
19493	External training courses	30/09/2025	E132661	\$ 1,500.00
16635	INTERNATIONAL ASSOCIATION FOR PUBLIC PARTICIPATION (IAP2)			\$ 325.00
16635	External training courses	17/09/2025	E132198	\$ 325.00
19649	IRREX LISA SEMMENS T/AS			\$ 50,457.00
19649	Irrigation and watering systems	17/09/2025	E132325	\$ 5,775.00
19649	Irrigation and watering systems	30/09/2025	E132667	\$ 44,682.00
13981	IYOGAPROPS IYP AUSTRALIA PTY LTD T/AS			\$ 2,215.00
13981	Sport and recreation equipment	17/09/2025	E132137	\$ 2,215.00
13365	J TAGZ PTY LTD			\$ 3,371.23
13365	General hardware and tools	30/09/2025	E132527	\$ 3,371.23
14872	JACKSON MCDONALD			\$ 4,205.08
14872	Legal and conveyancing services	17/09/2025	E132150	\$ 4,205.08
17769	JAMES FOLEY			\$ 495.00
17769	Entertainers	17/09/2025	E132245	\$ 495.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
15119	JANA BRADDOCK COM EMPLOYEE			\$ 60.00
15119	Other staff reimbursements	17/09/2025	E132159	\$ 60.00
17967	JANE EDINGER COUNCILLOR			\$ 3,248.32
17967	Councillor expenses	17/09/2025	E132254	\$ 3,248.32
19073	JANE LOUISE HEBITON			\$ 400.00
19073	Artists and artworks	17/09/2025	E132284	\$ 400.00
11406	JB HI FI COMMERCIAL JB HI-FI GROUP PTY LTD T/AS			\$ 5,702.17
11406	IT hardware	17/09/2025	E132094	\$ 5,397.75
11406	IT hardware	30/09/2025	E132506	\$ 304.42
19268	JENNIFER ANNETTE FALKNER			\$ 402.00
19268	Artists and artworks	17/09/2025	E132303	\$ 402.00
17971	JENNIFER SPANBROEK COUNCILLOR			\$ 3,248.32
17971	Councillor expenses	17/09/2025	E132255	\$ 3,248.32
18585	JESSEE LEE JOHNS			\$ 8,800.00
18585	Artists and artworks	30/09/2025	E132631	\$ 8,800.00
19600	JOHN LE CRAS & ASSOCIATES PTY LTD			\$ 6,971.25
19600	Public relations	30/09/2025	E132664	\$ 6,971.25
11490	JONAS LEISURE PTY LTD			\$ 17,710.00
11490	IT software/licensing and maintenance	17/09/2025	E132096	\$ 17,710.00
18345	JUDI SMITH			\$ 250.00
18345	Artists and artworks	30/09/2025	E132627	\$ 250.00
18546	JULUWARLU GROUP ABORIGINAL CORPORATION			\$ 75.00
18546	Artists and artworks	17/09/2025	E132269	\$ 75.00
19815	KAIZEN K9 PTY LTD			\$ 7,975.00
19815	External training courses	30/09/2025	E132677	\$ 7,975.00
16279	KAREN WHEATLAND COUNCILLOR			\$ 5,193.73
16279	Councillor expenses	17/09/2025	E132183	\$ 5,193.73

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
12898	KATHERINE MAIR COUNCILLOR			\$ 9,784.57
12898	Councillor expenses	17/09/2025	E132116	\$ 9,784.57
16394	KENNARDS HIRE PTY LTD			\$ 2,238.26
16394	Event equipment hire	17/09/2025	E132190	\$ 1,938.26
16394	Event equipment hire	30/09/2025	E132577	\$ 300.00
15026	KEY2CREATIVE MUSTANG THREE PTY LTD T/AS			\$ 4,092.00
15026	Other signage and sign writing	30/09/2025	E132552	\$ 4,092.00
17408	KIRSTEN TRENIA WATKINS			\$ 600.00
17408	Artists and artworks	17/09/2025	E132235	\$ 600.00
11636	KLEENHEAT GAS WESTFARMERS KLEENHEAT GAS PTY LTD T/AS			\$ 21,433.87
11636	Gas	17/09/2025	E132098	\$ 21,433.87
16770	KLEENIT PTY LTD			\$ 3,340.26
16770	Graffiti removal services	17/09/2025	E132204	\$ 1,973.84
16770	Graffiti removal services	30/09/2025	E132589	\$ 1,366.42
17064	KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD			\$ 3,090.96
17064	Printers and multifunction devices	17/09/2025	E132221	\$ 2,843.46
17064	Printers and multifunction devices	30/09/2025	E132601	\$ 247.50
17292	LAMINAR CAPITAL PTY. LTD			\$ 550.00
17292	Accounting and financial services	17/09/2025	E132228	\$ 550.00
11115	LANDGATE WESTERN AUSTRALIA LAND INFORMATION AUTHORITY T/AS			\$ 1,628.64
11115	Regulatory fees and government charges	17/09/2025	E132090	\$ 1,279.32
11115	Regulatory fees and government charges	30/09/2025	E132499	\$ 349.32
10688	LAUNDRY EXPRESS THE TRUSTEE FOR TEMA TRUST T/AS			\$ 937.99
10688	Laundering and dry cleaning	30/09/2025	E132496	\$ 937.99
13189	LEEMING RECREATION AND INDOOR SPORTS ATF JK INVESTMENT TRUST & ATF WIMBRIDGE FAMILY TRUST T/AS			\$ 2,000.00
13189	Sport and recreation subsidies	30/09/2025	E132526	\$ 2,000.00
10490	LGISWA			\$ 3,130.11
10490	Insurance premiums	17/09/2025	E132077	\$ 3,130.11

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
15241	LIGHTSPEED COMMUNICATIONS & ELECTRICAL LIGHTSPEED COMMUNICATIONS AUSTRALIA PTY LTD T/AS			\$ 4,774.97
15241	Other furniture	17/09/2025	E132162	\$ 4,774.97
16451	LIVING TURF GREENSHED PTY LTD T/AS			\$ 51,830.94
16451	Turf and Equipment	17/09/2025	E132193	\$ 20,891.20
16451	Turf and Equipment	30/09/2025	E132580	\$ 30,939.74
19702	LKS CONSTRUCTIONS (WA) PTY LTD			\$ 179,917.61
19702	Building construction materials and services	17/09/2025	E132331	\$ 179,917.61
15475	LOCHNESS LANDSCAPE SERVICES LLS AUST. PTY LTD ATF THE LOCHNESS UNIT TRUST T/AS			\$ 67,669.58
15475	Landscaping services and supplies	17/09/2025	E132168	\$ 62,169.58
15475	Landscaping services and supplies	30/09/2025	E132559	\$ 5,500.00
18367	LO-GO APPOINTMENTS HELENE PTY LTD T/AS			\$ 27,114.79
18367	Recruitment expenses	17/09/2025	E132268	\$ 21,290.62
18367	Recruitment expenses	30/09/2025	E132628	\$ 5,824.17
11343	M P ROGERS & ASSOCIATES PTY LTD			\$ 24,989.53
11343	Engineering consulting services	17/09/2025	E132092	\$ 3,118.39
11343	Engineering consulting services	30/09/2025	E132503	\$ 21,871.14
19868	MACARONS BY SKYE SKYE CAVELL FRAZER T/AS			\$ 120.00
19868	Catering services and supplies	17/09/2025	E132361	\$ 120.00
18605	MACKAY URBAN DESIGN FEED THE TIGER PTY LTD T/AS			\$ 1,452.00
18605	Architectural and design services	17/09/2025	E132271	\$ 1,452.00
11723	MAIN ROADS WA			\$ 45,625.21
11723	Pavement construction and streetscape services	30/09/2025	E132509	\$ 45,625.21
10141	MAJOR MOTORS PTY LTD THE TRUSTEE FOR MAJOR MOTORS UNIT TRUST T/AS			\$ 132,890.41
10141	Light Vehicle purchase	17/09/2025	E132069	\$ 132,031.74
10141	Light Vehicle purchase	30/09/2025	E132485	\$ 858.67
17459	MARSH PTY LTD			\$ 16,500.00
17459	Other printer consumables	17/09/2025	E132237	\$ 16,500.00
16886	MARSHALL BEATTIE AUTOMATION MARSHALL BEATTIE PTY LTD T/AS			\$ 1,749.79
16886	Vehicle Repairs and Maintenance	30/09/2025	E132594	\$ 1,749.79

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16469	MATRIX PRODUCTIONS AUSTRALIA MATRIX PRODUCTIONS AUSTRALIA PTY LTD T/AS			\$ 365.06
16469	Event equipment hire	30/09/2025	E132581	\$ 365.06
15232	MATTHEW WOODALL COUNCILLOR			\$ 3,248.32
15232	Councillor expenses	17/09/2025	E132161	\$ 3,248.32
12678	MAXWELL AND ROBINSON AND PHELPS THE TRUSTEE FOR TEEKMAR FAMILY TRUST T/AS			\$ 421.30
12678	Pest & Weed Control	17/09/2025	E132114	\$ 212.85
12678	Pest & Weed Control	30/09/2025	E132521	\$ 208.45
15144	MCGEES PROPERTY SULLIVAN COMMERCIAL PTY LTD T/AS			\$ 5,225.00
15144	Valuation services	30/09/2025	E132556	\$ 5,225.00
19324	MCLEODS LAWYERS PTY LTD			\$ 28,640.08
19324	Legal and conveyancing services	17/09/2025	E132306	\$ 27,001.48
19324	Legal and conveyancing services	30/09/2025	E132653	\$ 1,638.60
16161	MEND CONSULTING PTY LTD			\$ 16,324.12
16161	Engineering consulting services	17/09/2025	E132178	\$ 16,324.12
19864	MENOPAUSE FRIENDLY PTY LTD			\$ 2,762.10
19864	External training courses	17/09/2025	E132359	\$ 2,762.10
18209	MERCHANDISING LIBRARIES PTY LTD			\$ 1,044.84
18209	Other Library Expenses	17/09/2025	E132262	\$ 1,044.84
19166	MESSAGENET BY SINCH MESSAGEMEDIA MESSAGE4U PTY LTD T/AS			\$ 110.00
19166	Other IT and telecommunications expenses	17/09/2025	E132297	\$ 110.00
19802	MIDLAND MINICRETE FUTURO NOMINEES PTY LTD T/AS			\$ 1,165.00
19802	Roads and paving supplies - concrete	30/09/2025	E132675	\$ 1,165.00
11480	MILES NOEL NOEL, MILES FELIX T/AS			\$ 1,916.75
11480	Photography	17/09/2025	E132095	\$ 1,916.75
16694	MINTERELLISON			\$ 16,500.00
16694	Legal and conveyancing services	17/09/2025	E132201	\$ 16,500.00
10086	MISS MAUD TOWN INN PTY LTD T/AS			\$ 48.20

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
10086	Catering services and supplies	30/09/2025	E132482	\$ 48.20
14987	MNG SURVEY MCMULLEN NOLAN GROUP PTY LTD T/AS			\$ 2,833.84
14987	Surveyors	17/09/2025	E132156	\$ 2,833.84
19096	MONISSE, LAURA ROSE			\$ 660.00
19096	Community events	30/09/2025	E132641	\$ 660.00
19857	MONK MEDIA PTY LTD			\$ 3,712.50
19857	Creative services and graphic design	17/09/2025	E132355	\$ 3,712.50
10212	MPL LABORATORIES ENVIROLAB SERVICES (WA) PTY LTD T/AS			\$ 219.65
10212	Asbestos removal and disposal	30/09/2025	E132487	\$ 219.65
14273	MT PLEASANT BOWLING CLUB			\$ 4,000.00
14273	Accounting and financial services	17/09/2025	E132143	\$ 1,400.00
14273	Accounting and financial services	30/09/2025	E132544	\$ 2,600.00
15921	MYSTERY CUSTOMER UNDERCOVER CUSTOMER PTY LTD T/AS			\$ 1,189.65
15921	Business and management consulting and services	17/09/2025	E132174	\$ 1,189.65
19777	NATHANIEL MARTIN WOOD			\$ 572.00
19777	Entertainers	17/09/2025	E132339	\$ 572.00
14557	NATIVE ARC INC			\$ 700.00
14557	Marketing materials and promotional items	30/09/2025	E132547	\$ 700.00
17940	NATURAL AREA CONSULTING MANAGEMENT SERVICES NATUURAL AREA HOLDINGS PTY LTD			\$ 27,215.87
17940	Bush regeneration	17/09/2025	E132251	\$ 15,632.32
17940	Bush regeneration	30/09/2025	E132618	\$ 11,583.55
19338	NEIGHBOURHOOD WATCH AUSTRALASIA NEIGHBOURHOOD WATCH AUSTRALASIA LIMITED			\$ 2,562.10
19338	Volunteer payments	17/09/2025	E132308	\$ 2,562.10
16837	NETSTAR AUSTRALIA PTY LTD			\$ 1,912.30
16837	Minor machinery	17/09/2025	E132208	\$ 1,912.30
16698	NEVILLE JOSEPH COLLARD			\$ 1,000.00
16698	Community events	17/09/2025	E132202	\$ 500.00
16698	Community events	30/09/2025	E132587	\$ 500.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19170	NICHE PLANNING STUDIO THE TRUSTEE FOR THE NICHE PLANNING STUDIO UNIT TRUST T/AS			\$ 77,550.00
19170	Architectural and design services	30/09/2025	E132647	\$ 77,550.00
12969	NICOLE ROBINS COUNCILLOR			\$ 3,248.32
12969	Councillor expenses	17/09/2025	E132117	\$ 3,248.32
17658	NORDA ARCHITECTS PTY LTD NORDA ARCHITECTS PTY LTD T/AS			\$ 20,505.27
17658	Architectural and design services	17/09/2025	E132243	\$ 11,551.27
17658	Architectural and design services	26/09/2025	E132477	\$ 8,954.00
19687	NORTH STAR SECURITY			\$ 30,347.78
19687	Security systems/Monitoring	17/09/2025	E132328	\$ 30,347.78
13408	NORTHLAKE ELECTRICAL PTY LTD NORTH LAKE ELECTRICAL PTY LTD T/AS			\$ 88,317.81
13408	Electrical and lighting maintenance supplies and services	17/09/2025	E132127	\$ 81,719.82
13408	Electrical and lighting maintenance supplies and services	30/09/2025	E132529	\$ 6,597.99
15866	NRP ELECTRICAL SERVICES			\$ 5,698.00
15866	Electrical and lighting maintenance supplies and services	17/09/2025	E132173	\$ 2,926.00
15866	Electrical and lighting maintenance supplies and services	30/09/2025	E132564	\$ 2,772.00
17336	NUTRIEN AG SOLUTIONS LIMITED LANDMARK OPERATIONS LIMITED T/AS			\$ 1,328.54
17336	Landscaping services and supplies	17/09/2025	E132232	\$ 1,328.54
11020	NUTRIEN WATER TOTAL EDEN PTY LIMITED T/AS			\$ 14,486.03
11020	Irrigation and watering systems	17/09/2025	E132086	\$ 13,202.38
11020	Irrigation and watering systems	30/09/2025	E132498	\$ 1,283.65
19893	O'BRIEN KONTROLS PTY LTD			\$ 847.00
19893	Electrical and lighting maintenance supplies and services	30/09/2025	E132685	\$ 847.00
13531	OCLC (UK) LTD			\$ 6,436.49
13531	IT software/licensing and maintenance	17/09/2025	E132129	\$ 6,436.49
19689	OFFICE FITOUT PROFESSIONALS PTY LTD			\$ 33,636.61
19689	Furniture and Fit Out	17/09/2025	E132329	\$ 33,636.61
17543	ON TAP PLUMBING & GAS PTY LTD			\$ 43,002.74
17543	Plumbing maintenance supplies and services	17/09/2025	E132239	\$ 31,989.52

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
17543	Plumbing maintenance supplies and services	30/09/2025	E132609	\$ 11,013.22
16929	ONESTEP GROUP (WA) PTY LTD			\$ 191,029.94
16929	Cloud services	30/09/2025	E132596	\$ 191,029.94
13439	OTIS ELEVATOR COMPANY PTY LTD			\$ 2,362.11
13439	Lift maintenance and services	30/09/2025	E132530	\$ 2,362.11
17828	OTIUM PLANNING GROUP PTY LTD			\$ 4,559.50
17828	Other consulting services	30/09/2025	E132614	\$ 4,559.50
19607	PAATSCH CONSULTING PTY LTD			\$ 17,209.50
19607	Sport and recreation subsidies	17/09/2025	E132320	\$ 17,209.50
12629	PAPERBARK TECHNOLOGIES PTY LTD			\$ 4,170.00
12629	Nursery supplies	17/09/2025	E132111	\$ 2,110.00
12629	Nursery supplies	30/09/2025	E132520	\$ 2,060.00
16091	PAUL MOLONY COM EMPLOYEE			\$ 449.61
16091	Other staff reimbursements	30/09/2025	E132569	\$ 449.61
17866	PAULINE LOGAN CONSULTING & ASSOCIATES			\$ 6,600.00
17866	Other consulting services	30/09/2025	E132615	\$ 6,600.00
19712	PEDDERS SUSPENSION & BRAKES BOORAGOON A & R AUTOMOTIVE ENTERPRISES PTY LTD T/AS			\$ 16,337.00
19712	Plant purchase/Parts	17/09/2025	E132332	\$ 16,337.00
10082	PENSKE AUSTRALIA PTY LTD			\$ 692.69
10082	Vehicle Repairs and Maintenance	17/09/2025	E132064	\$ 692.69
18339	PEOPLESense BY ALTIUS PEOPLESense PTY LTS T/AS			\$ 2,164.14
18339	Workplace health and safety services	17/09/2025	E132266	\$ 2,164.14
16305	PERTH ENERGY PTY LTD			\$ 1,675.00
16305	Gas	17/09/2025	E132185	\$ 1,675.00
19013	PERTH MATTRESS & FURNITURE RECYCLING COMPANY SC GREIG & SM GREIG T/AS			\$ 14,586.00
19013	Waste collection and disposal	30/09/2025	E132636	\$ 14,586.00
19149	PHASE 3 MAINTENANCE PTY LTD			\$ 2,697.56

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19149	Landscape design and architecture services	17/09/2025	E132295	\$ 808.50
19149	Landscape design and architecture services	30/09/2025	E132645	\$ 1,889.06
19874	PHILIP DRABER AUDIT RISK & IMPROVEMENT EXTERNAL COMMITTEE MEMBER			\$ 450.00
19874	Other payroll expenses	17/09/2025	E132364	\$ 450.00
19394	PHILIPPA MARY LEWI			\$ 1,500.00
19394	Community events	30/09/2025	E132657	\$ 1,500.00
11079	PIRTEK (FREMANTLE) PTY LTD			\$ 1,403.27
11079	Pipes and fittings services	17/09/2025	E132088	\$ 1,403.27
19722	PIXELCASE GROUP PTY. LTD			\$ 38,665.00
19722	IT software/licensing and maintenance	30/09/2025	E132668	\$ 38,665.00
12648	PLANNING INSTITUTE AUSTRALIA			\$ 3,798.00
12648	Advertising and media buy	17/09/2025	E132112	\$ 3,798.00
10413	PLANTECH GROUNDS MAINTENANCE ATF BRANDON PROPERTY TRUST T/AS			\$ 690.22
10413	Park maintenance charges	17/09/2025	E132075	\$ 345.11
10413	Park maintenance charges	30/09/2025	E132492	\$ 345.11
10461	PORTER CONSULTING ENGINEERS THE TRUSTEE FOR THE CONSULTING ENGINEERING UNIT TRUST T/AS			\$ 9,350.00
10461	Engineering consulting services	30/09/2025	E132493	\$ 9,350.00
19813	PRIDE MENTORING PTY LTD			\$ 1,336.50
19813	Training services	17/09/2025	E132346	\$ 1,336.50
19806	PROSCI PTY LTD			\$ 9,990.00
19806	External training courses	17/09/2025	E132344	\$ 9,990.00
19826	PUBLICITY PROMOTIONAL PRODUCTS KRISTY KEOGH T/AS			\$ 2,901.80
19826	Marketing materials and promotional items	30/09/2025	E132678	\$ 2,901.80
13693	QED ENVIRONMENTAL SERVICES PTY LTD			\$ 8,137.26
13693	Environmental consultancy services	30/09/2025	E132534	\$ 8,137.26
10977	QUALITY PRESS THE TRUSTEE FOR ALBA UNIT TRUST T/AS			\$ 2,508.00
10977	Outsourced printing	17/09/2025	E132083	\$ 2,508.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16280	QUANTUM BUILDING SERVICES PTY LTD			\$ 37,597.52
16280	Roofing services	17/09/2025	E132184	\$ 26,687.22
16280	Roofing services	30/09/2025	E132573	\$ 10,910.30
19877	QUIRKY CAT CONSULTING HEATHER MARY CRAWFORD T/AS			\$ 450.00
19877	Community events	30/09/2025	E132684	\$ 450.00
17681	R.L CROSS & C.R FRAME			\$ 360.00
17681	Other consulting services	30/09/2025	E132613	\$ 360.00
17445	REINO INTERNATIONAL PTY LIMITED			\$ 23,288.85
17445	Parking meters	30/09/2025	E132608	\$ 23,288.85
19397	RENASCENT WESTERN AUSTRALIA PTY LIMITED			\$ 177,571.74
19397	Building construction materials and services	26/09/2025	E132478	\$ 177,571.74
17528	REPLAS WA REPEAT PLASTICS WA ATF THE HERBERT FAMILY TRUST T/AS			\$ 6,726.50
17528	General recycling	17/09/2025	E132238	\$ 6,726.50
12203	RESOURCE RECOVERY GROUP			\$ 972,903.48
12203	Other waste expenses	26/09/2025	E132474	\$ 152,935.48
12203	Other waste expenses	30/09/2025	E132515	\$ 819,968.00
16853	RETRO ROADS TAGSAT PTY LTD T/AS			\$ 6,804.02
16853	Road line marking	17/09/2025	E132209	\$ 6,804.02
10234	RICHGRO GARDEN PRODUCTS A RICHARDS PTY LTD T/AS			\$ 2,002.00
10234	Landscape design and architecture services	30/09/2025	E132489	\$ 2,002.00
10703	RICOH AUSTRALIA PTY LTD			\$ 34.57
10703	Other IT and telecommunications expenses	17/09/2025	E132081	\$ 34.57
19871	RISE URBAN THE TRUSTEE FOR THE RISE URBAN UNIT TRUST T/AS			\$ 5,159.00
19871	Town planning services	17/09/2025	E132362	\$ 5,159.00
16939	ROAD AND TRAFFIC SERVICES PTY LTD			\$ 15,708.00
16939	Road line marking	30/09/2025	E132597	\$ 15,708.00
13986	ROYAL WOLF AUSTRALIA UNITED RENTALS AUSTRALIA PTY LTD T/AS			\$ 1,041.55
13986	General hardware and tools	17/09/2025	E132138	\$ 472.93

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
13986	General hardware and tools	30/09/2025	E132540	\$ 568.62
17182	RTRFM 92.1 LTD			\$ 605.00
17182	Advertising and media buy	17/09/2025	E132224	\$ 605.00
19855	SALLY DAWN BARTON			\$ 402.00
19855	Community events	17/09/2025	E132353	\$ 402.00
10615	SATELLITE SECURITY SERVICES			\$ 3,967.00
10615	Security systems/Monitoring	17/09/2025	E132079	\$ 3,385.25
10615	Security systems/Monitoring	30/09/2025	E132495	\$ 581.75
12955	SAVI SOUND AUDIO VISUAL INTERGRATION SYSTEMS RISUCCI, DOMENIC T/AS			\$ 4,613.40
12955	AV equipment and cameras	30/09/2025	E132523	\$ 4,613.40
10911	SCOTT PRINTERS PTY LTD			\$ 4,650.80
10911	Outsourced printing	17/09/2025	E132082	\$ 3,436.40
10911	Outsourced printing	30/09/2025	E132497	\$ 1,214.40
19510	SEA JEWELLS PTY LTD			\$ 2,288.50
19510	Swimming pool costs	17/09/2025	E132317	\$ 2,288.50
19444	SECURE FENCING WA			\$ 715.00
19444	Building maintenance and services	17/09/2025	E132315	\$ 715.00
17990	SEEK SEEK LIMITED T/AS			\$ 27,500.00
17990	Recruitment expenses	17/09/2025	E132256	\$ 27,500.00
19547	SENSEN NETWORKS OPERATIONS PTY LTD			\$ 15,675.00
19547	IT technical services	30/09/2025	E132663	\$ 15,675.00
19502	SERVO CLEAN PTY LTD			\$ 792.00
19502	Commercial cleaning	17/09/2025	E132316	\$ 792.00
17887	SHAVAURN LAUREN HANSON			\$ 1,250.00
17887	Artists and artworks	30/09/2025	E132617	\$ 1,250.00
16982	SHERWOOD FLOORING PTY LTD			\$ 9,157.50
16982	Carpets and other floor coverings	17/09/2025	E132216	\$ 9,157.50

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
17882	SIFTING SANDS CHELLEW HAWLEY PTY LTD T/AS			\$ 5,961.93
17882	Playground equipment and maintenance	17/09/2025	E132249	\$ 1,427.61
17882	Playground equipment and maintenance	30/09/2025	E132616	\$ 4,534.32
16447	SIGMA TELFORD GROUP CROMAG PTY LTD T/AS			\$ 3,981.05
16447	Water chemicals	17/09/2025	E132192	\$ 1,707.35
16447	Water chemicals	30/09/2025	E132579	\$ 2,273.70
15122	SIGNATURE PAVING AND EARTHWORKS PTY LTD			\$ 138,209.72
15122	Building construction materials and services	30/09/2025	E132555	\$ 138,209.72
16407	SLAVIN ARCHITECTS PTY LTD			\$ 2,095.50
16407	Engineering consulting services	30/09/2025	E132578	\$ 2,095.50
19139	SOO JEONG HONG COUNCILLOR			\$ 3,248.32
19139	Councillor expenses	17/09/2025	E132293	\$ 3,248.32
15327	SOUTH SHORE SWIMMING CLUB INC.			\$ 17,697.65
15327	Sport and recreation subsidies	30/09/2025	E132557	\$ 17,697.65
16173	SOUTH SIDE WIRE SEAGRIM, PHILIP LESLIE T/AS			\$ 1,721.50
16173	Temporary fencing	30/09/2025	E132570	\$ 1,721.50
19010	SOUTHERN BINS PTY LTD			\$ 765.00
19010	Bin supply	17/09/2025	E132277	\$ 765.00
13969	SPANDEX ASIA PACIFIC PTY LTD			\$ 949.57
13969	Other signage and sign writing	17/09/2025	E132136	\$ 790.85
13969	Other signage and sign writing	30/09/2025	E132539	\$ 158.72
15440	SPRAYLINE SPRAYING EQUIPMENT MATOPOS PTY LTD MALEMU UNIT TRUST T/AS			\$ 638.00
15440	General hardware and tools	17/09/2025	E132166	\$ 638.00
11220	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD			\$ 163.90
11220	External training courses	30/09/2025	E132502	\$ 163.90
10131	STATE LIBRARY OF WESTERN AUSTRALIA			\$ 4,944.50
10131	Other Library Expenses	17/09/2025	E132067	\$ 4,944.50
16617	STATE WIDE TURF SERVICES JERRA NOMINEES PTY LTD & NB NORRISH PTY LTD T/AS			\$ 17,380.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16617	Turf and Equipment	17/09/2025	E132196	\$ 17,380.00
16476	STATEWIDE PUMP SERVICES			\$ 1,815.00
16476	Sewerage expenses	30/09/2025	E132582	\$ 1,815.00
19853	STEFANIE KOENS			\$ 325.00
19853	Community events	30/09/2025	E132680	\$ 325.00
19836	STEPHANIE COURTNEY			\$ 3,750.00
19836	Marketing and communication services	17/09/2025	E132352	\$ 3,750.00
18079	STEVE DAVIOT			\$ 182.66
18079	Real estate and property management	17/09/2025	E132258	\$ 182.66
17635	STRATAGREEN STRATA CORPORATION PTY LTD T/AS			\$ 3,758.99
17635	Landscaping services and supplies	17/09/2025	E132242	\$ 3,562.54
17635	Landscaping services and supplies	30/09/2025	E132611	\$ 196.45
19524	STRIVE CIVIL ENGINEERS PTY LTD			\$ 132,959.40
19524	Engineering consulting services	17/09/2025	E132318	\$ 132,959.40
11210	SUPER BOWL MELVILLE			\$ 300.00
11210	Sport and recreation subsidies	30/09/2025	E132501	\$ 300.00
15875	SUPERCRAVE SERVICE PARTS & TRAINING PTY LTD			\$ 523.60
15875	Plant maintenance	30/09/2025	E132565	\$ 523.60
13539	SUPERIOR PAK PTY LTD			\$ 23,689.01
13539	Trucks	17/09/2025	E132130	\$ 9,478.70
13539	Trucks	30/09/2025	E132532	\$ 14,210.31
13396	SUPERSEALING THE TRUSTEE FOR SUPERSEALING UNIT TRUST T/AS			\$ 3,712.50
13396	Roads and paving supplies - asphalt and bitumen	17/09/2025	E132126	\$ 1,980.00
13396	Roads and paving supplies - asphalt and bitumen	30/09/2025	E132528	\$ 1,732.50
19650	SUPREME SHADES BELGRADE HOLDINGS PTY LTD T/AS			\$ 2,471.24
19650	Outdoor furniture and shades and exercise equipment	17/09/2025	E132326	\$ 2,471.24
11015	SUSSEX INDUSTRIES HALKOT PTY LTD T/AS			\$ 539.00
11015	Surveyors	17/09/2025	E132084	\$ 539.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19289	SUSTAINABLE OUTDOORS THE TRUSTEE FOR S & F PAWLEY FAMILY TRUST T/AS			\$ 3,569.50
19289	Landscaping services and supplies	17/09/2025	E132304	\$ 1,534.50
19289	Landscaping services and supplies	30/09/2025	E132651	\$ 2,035.00
17941	SWAN RIVER PRINT STUDIO INC.			\$ 200.00
17941	Printed Materials	17/09/2025	E132252	\$ 200.00
19368	SWEET PEA ARTS PTY LTD			\$ 1,650.00
19368	Artists and artworks	17/09/2025	E132309	\$ 1,650.00
12599	SYLEX ERGONOMICS SYLEX DISTRIBUTORS PTY LTD T/AS			\$ 462.90
12599	Office equipment	30/09/2025	E132519	\$ 462.90
16605	SYNERGY ELECTRICITY GENERATION & RETAIL CORPORATION T/AS			\$ 349,239.26
16605	Electricity	17/09/2025	E132195	\$ 279,428.82
16605	Electricity	30/09/2025	E132584	\$ 69,810.44
13014	SYRINX SYRINX ENVIRONMENTAL PTY LTD T/AS			\$ 30,706.50
13014	Other consulting services	17/09/2025	E132118	\$ 30,706.50
16881	TASTY FRESH PTY LTD			\$ 224.40
16881	Food and beverages for resale	17/09/2025	E132213	\$ 101.20
16881	Food and beverages for resale	30/09/2025	E132593	\$ 123.20
19790	TBB PLANNING PTY LTD			\$ 9,375.30
19790	Town planning services	30/09/2025	E132674	\$ 9,375.30
16341	TECHNOGYM AUSTRALIA PTY LTD			\$ 1,607.91
16341	Sport and recreation equipment	17/09/2025	E132187	\$ 1,607.91
19372	TELSTRA LIMITED			\$ 21,986.78
19372	Telecommunication services	17/09/2025	E132310	\$ 21,378.48
19372	Telecommunication services	30/09/2025	E132655	\$ 608.30
19128	TERRENCE TECK SUN LEE COUNCILLOR			\$ 3,248.32
19128	Councillor expenses	17/09/2025	E132290	\$ 3,248.32
19748	TESLA MOTORS AUSTRALIA PTY LTD			\$ 7,150.00
19748	Cars	17/09/2025	E132333	\$ 7,150.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
19060	THE POSTER GIRLS THOMPSON, LEONIE HELEN T/AS			\$ 242.00
19060	Outsourced printing	17/09/2025	E132281	\$ 242.00
19367	THE REAL GOOD COMPANY PTY LTD			\$ 85.00
19367	Workplace health and safety services	30/09/2025	E132654	\$ 85.00
19042	THE TIVOLI CLUB OF WA INC.			\$ 135.00
19042	Venue hire	17/09/2025	E132279	\$ 135.00
19863	THE UNIVERSITY OF QUEENSLAND			\$ 1,750.00
19863	External training courses	17/09/2025	E132358	\$ 1,750.00
19213	THOMAS NEWTON NEWTON, THOMAS ROBERT GEOFFREY T/AS			\$ 399.00
19213	Event equipment hire	17/09/2025	E132300	\$ 399.00
19418	TIGER CONTAINERS THE TRUSTEE FOR THE TIGER CONTAINERS UNIT TRUST T/AS			\$ 396.00
19418	Sea freight	30/09/2025	E132659	\$ 396.00
12076	TIGER TEK PTY LTD			\$ 3,249.73
12076	General hardware and tools	17/09/2025	E132103	\$ 2,039.95
12076	General hardware and tools	30/09/2025	E132512	\$ 1,209.78
11019	TITAN FORD PERTH AUTO ALLIANCE PTY LTD T/AS			\$ 44,864.85
11019	Light Vehicle purchase	17/09/2025	E132085	\$ 44,864.85
12528	TNS PAYMENT PLATFORMS PTY LIMITED			\$ 4,125.00
12528	Cash collection services	17/09/2025	E132110	\$ 4,125.00
17007	TOMAS FITZGERALD COUNCILLOR			\$ 2,135.88
17007	Councillor expenses	17/09/2025	E132218	\$ 2,135.88
13917	TOTAL GREEN RECYCLING PTY LTD			\$ 1,668.73
13917	General recycling	30/09/2025	E132537	\$ 1,668.73
19099	TOTAL TOOLS O'CONNOR TOOLCO PTY LTD T/AS			\$ 2,851.00
19099	General hardware and tools	17/09/2025	E132287	\$ 2,851.00
12663	TOTALLY WORKWEAR FREMANTLE THE TRUSTEE FOR OMAC UNIT TRUST T/AS			\$ 3,050.86
12663	Uniforms and corporate wardrobe	17/09/2025	E132113	\$ 3,050.86

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
10214	T-QUIP TURF EQUIPMENT SOLUTIONS TOCOJEP PTY LTD T/AS			\$ 1,056.56
10214	Turf and Equipment	17/09/2025	E132072	\$ 1,056.56
11113	TRAILER PARTS PTY LTD			\$ 89.32
11113	Other vehicles and trailers	17/09/2025	E132089	\$ 89.32
17037	TREE CARE WA WESTWORKS GROUP PTY LTD AFT USSHERIDAN TRUST T/AS			\$ 173,249.99
17037	Arborists and tree services	17/09/2025	E132220	\$ 114,783.19
17037	Arborists and tree services	30/09/2025	E132600	\$ 58,466.80
14606	TRIODIA SCANNING SERVICES SERVICE LOCATIONS PTY LTD T/AS			\$ 1,610.95
14606	Engineering consulting services	17/09/2025	E132148	\$ 1,610.95
14158	TRITON ELECTRICAL CONTRACTORS PTY LTD			\$ 165.00
14158	Electrical and lighting maintenance supplies and services	17/09/2025	E132140	\$ 165.00
17588	TRUCK CENTRE WA PTY LTD			\$ 15,208.49
17588	Trucks	17/09/2025	E132241	\$ 7,445.66
17588	Trucks	30/09/2025	E132610	\$ 7,762.83
10310	TWW CANNING VALE GLOBAL WORKWEAR INVESTMENTS PTY LTD T/AS			\$ 1,758.09
10310	Uniforms and corporate wardrobe	30/09/2025	E132490	\$ 1,758.09
18070	UDLA UDLA PTY LTD ATF UDLA UNIT TRUST T/AS			\$ 16,917.45
18070	Landscape design and architecture services	17/09/2025	E132257	\$ 16,917.45
19873	U-LI CHEONG AUDIT RISK & IMPROVEMENT COMMITTEE MEMBER			\$ 450.00
19873	Other payroll expenses	17/09/2025	E132363	\$ 450.00
14960	ULTIMO CATERING & EVENTS PTY LTD			\$ 29,819.00
14960	Catering services and supplies	17/09/2025	E132153	\$ 12,057.50
14960	Catering services and supplies	30/09/2025	E132551	\$ 17,761.50
15458	ULVERSCROFT LARGE PRINT BOOKS ULVERSCROFT LARGE PRINT (AUSTRALIA) PTY LTD T/AS			\$ 569.28
15458	Other Library Stock	17/09/2025	E132167	\$ 431.68
15458	Other Library Stock	30/09/2025	E132558	\$ 137.60
19164	UNITING GLOBAL PTY LTD			\$ 22,789.83
19164	Commercial cleaning	17/09/2025	E132296	\$ 22,789.83

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
16075	URBIS PTY LTD			\$ 10,725.00
16075	Real estate and property management	17/09/2025	E132176	\$ 10,725.00
16941	VEEV GROUP VEEV GROUP PTY LTD T/AS			\$ 22,572.00
16941	IT project management and consultancy	17/09/2025	E132215	\$ 22,572.00
19087	VEOLIA RECYCLING & RECOVERY (PERTH) PTY LTD			\$ 68,304.72
19087	General recycling	17/09/2025	E132286	\$ 68,304.72
19789	VINYL WRAPZ THE TRUSTEE FOR THE INCREDIBLES T/AS			\$ 101,508.00
19789	Plant purchase/Parts	17/09/2025	E132341	\$ 98,978.00
19789	Plant purchase/Parts	30/09/2025	E132673	\$ 2,530.00
17644	VISIMAX BUCCI HOLDINGS PTY LTD T/AS			\$ 146.30
17644	Lifting and height and other safety apparatus	30/09/2025	E132612	\$ 146.30
19089	VISION INTELLIGENCE VISION INTELLIGENCE PTY LTD T/AS			\$ 9,443.00
19089	Security systems/Monitoring	30/09/2025	E132640	\$ 9,443.00
16683	VOCUS PTY LTD T/AS VOCUS COMMUNICATIONS			\$ 24,959.72
16683	Data cabling services	30/09/2025	E132585	\$ 24,959.72
14227	VORGEE PTY LTD			\$ 2,278.10
14227	Swimming pool costs	17/09/2025	E132141	\$ 2,278.10
13325	WA HINO SALES & SERVICE THE TRUSTEE FOR TRUCK UNIT TRUST T/AS			\$ 843.84
13325	Trucks	17/09/2025	E132124	\$ 843.84
12334	WATER CORPORATION			\$ 32,967.93
12334	Hydro	17/09/2025	E132108	\$ 26,010.27
12334	Hydro	30/09/2025	E132517	\$ 6,957.66
11195	WATTLEUP TRACTORS NANCY & SUSAN P ZUVELA T/AS			\$ 5,056.59
11195	Plant maintenance	17/09/2025	E132091	\$ 1,266.35
11195	Plant maintenance	30/09/2025	E132500	\$ 3,790.24
14281	WEBSITE WEED AND PEST (WA) PTY LTD			\$ 990.00
14281	Park maintenance charges	17/09/2025	E132144	\$ 990.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
10674	WEST COAST TURF SARATOGA HOLDINGS PTY LTD ATF THE JPD TRUST T/AS			\$ 46,948.00
10674	Turf and Equipment	17/09/2025	E132080	\$ 46,948.00
13112	WEST COAST WATERFILTER MAN			\$ 132.00
13112	Catering services and supplies	30/09/2025	E132525	\$ 132.00
16873	WESTERN AUSTRALIA POLICE			\$ 52.80
16873	HR and workforce services	17/09/2025	E132211	\$ 52.80
12319	WESTERN AUSTRALIAN LOCAL GOV ASSOC			\$ 2,800.33
12319	Local Government	17/09/2025	E132106	\$ 2,800.33
15279	WESTERN ENVIRAPEST AND WEED SOLUTIONS ENVIRAPEST PTY LTD T/AS			\$ 550.00
15279	Pest & Weed Control	17/09/2025	E132163	\$ 550.00
10311	WESTERN POWER ELECTRICITY NETWORKS CORPORATION T/AS			\$ 12,607.00
10311	Electricity	17/09/2025	E132073	\$ 12,607.00
16382	WESTERN RESOURCE RECOVERY PTY LTD			\$ 594.00
16382	Waste collection and disposal	30/09/2025	E132576	\$ 594.00
14399	WESTON ROAD SYSTEMS			\$ 825.00
14399	Traffic control services	30/09/2025	E132546	\$ 825.00
13782	WEST-SURE GROUP			\$ 1,039.50
13782	Parking meters	17/09/2025	E132132	\$ 1,039.50
19860	WHAT LUCK PTY LTD			\$ 1,276.80
19860	Catering services and supplies	17/09/2025	E132356	\$ 550.20
19860	Catering services and supplies	30/09/2025	E132682	\$ 726.60
19805	WHITTSEND SERVICES CARINA DALE WHITTINGTON T/AS			\$ 9,504.00
19805	Business and management consulting and services	30/09/2025	E132676	\$ 9,504.00
19828	WML CONSULTANTS PTY LTD			\$ 2,967.80
19828	Engineering consulting services	17/09/2025	E132350	\$ 2,967.80
13080	WOODLANDS DISTRIBUTORS PTY LTD			\$ 22,144.33
13080	Landscaping services and supplies	17/09/2025	E132122	\$ 5,536.15
13080	Landscaping services and supplies	30/09/2025	E132524	\$ 16,608.18

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference	Payment Amount
18974	WORK HEALTH PROFESSIONALS PTY LTD				\$ 8,910.00
18974	Workplace health and safety services		17/09/2025	E132276	\$ 8,910.00
16328	WORMALD AUSTRALIA PTY LTD				\$ 25,716.71
16328	Fire equipment and maintenance services		17/09/2025	E132186	\$ 21,544.64
16328	Fire equipment and maintenance services		30/09/2025	E132574	\$ 4,172.07
19427	YIDARRA GROUP PTY LTD				\$ 34,617.33
19427	Artists and artworks		17/09/2025	E132314	\$ 34,617.33
15845	YOUTH AFFAIRS COUNCIL OF WA YOUTH AFFAIRS COUNCIL OF WESTERN AUSTRALIA INC. T/AS				\$ 2,128.50
15845	Community services and respite		17/09/2025	E132172	\$ 2,128.50
19066	ZALI REBECCA MORGAN				\$ 6,170.67
19066	Artists and artworks		17/09/2025	E132282	\$ 3,113.00
19066	Artists and artworks		30/09/2025	E132639	\$ 3,057.67
19760	ZENITH EXECUTIVE SEARCH PTY LTD				\$ 12,043.36
19760	IT technical services		17/09/2025	E132336	\$ 6,021.68
19760	IT technical services		30/09/2025	E132670	\$ 6,021.68
14209	ZEPHYR BUILDING SOLUTIONS CAPUTI, FRANK PETER T/AS				\$ 1,265.00
14209	Building construction materials and services		30/09/2025	E132543	\$ 1,265.00
19129	ZHI HOONG LIM COUNCILLOR				\$ 3,248.32
19129	Councillor expenses		17/09/2025	E132291	\$ 3,248.32
13023	ZIRCODATA PTY LTD				\$ 3,043.43
13023	Document storage and archive		17/09/2025	E132121	\$ 3,043.43
99996	SUNDRY TRUST CREDITOR				\$ 87,400.00
99996	BGC Residential Pty Ltd	Verge Bond Refund	8/09/2025	E132043	\$ 1,900.00
99996	Mrs A Chiavo Cardoso Menezes	Verge Bond Refund	8/09/2025	E132045	\$ 1,900.00
99996	Secunda Pty Ltd	Verge Bond Refund	8/09/2025	E132046	\$ 1,900.00
99996	My Homes WA Pty Ltd	Verge Bond Refund	8/09/2025	E132047	\$ 1,900.00
99996	J-Corp Pty Ltd	Verge Bond Refund	8/09/2025	E132048	\$ 1,900.00
99996	Rocorp Constructions Pty Ltd	Verge Bond Refund	8/09/2025	E132049	\$ 1,900.00
99996	DBD Developments Pty Ltd	Verge Bond Refund	8/09/2025	E132050	\$ 1,900.00
99996	Mr N D Heinrich	Verge Bond Refund	8/09/2025	E132051	\$ 1,900.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99996	Mr M D Campbell	Verge Bond Refund	8/09/2025	E132052	\$	1,900.00
99996	Mr J Stefanelli	Verge Bond Refund	8/09/2025	E132053	\$	1,900.00
99996	Mr B W Thompson	Verge Bond Refund	8/09/2025	E132054	\$	1,900.00
99996	Mrs C S Amin	Verge Bond Refund	8/09/2025	E132055	\$	1,900.00
99996	Mr B A Smith	Verge Bond Refund	8/09/2025	E132056	\$	1,900.00
99996	Mr C R Wittber	Verge Bond Refund	8/09/2025	E132057	\$	1,900.00
99996	Ms K Pizzi	Verge Bond Refund	8/09/2025	E132058	\$	1,900.00
99996	Preferred Demolition Pty Ltd	Verge Bond Refund	8/09/2025	E132059	\$	1,900.00
99996	Hyqualty Construction Pty Ltd	Verge Bond Refund - Cancelled Payment	10/09/2025	E132044	-\$	1,900.00
99996	Hyqualty Construction Pty Ltd	Verge Bond Refund - Cancelled Payment	8/09/2025	E132044	\$	1,900.00
99996	Mrs L M Binks	Verge Bond Refund	23/09/2025	E132444	\$	1,900.00
99996	Mr L M E Cheng	Verge Bond Refund	23/09/2025	E132445	\$	1,900.00
99996	Hyqualty Construction Pty Ltd	Verge Bond Refund	23/09/2025	E132446	\$	1,900.00
99996	A Stazzonelli	Verge Bond Refund	23/09/2025	E132447	\$	1,900.00
99996	Coastview Australia Pty Ltd	Verge Bond Refund	23/09/2025	E132448	\$	1,900.00
99996	ABN Residential WA Pty Ltd	Verge Bond Refund	23/09/2025	E132449	\$	1,900.00
99996	ABN Residential WA Pty Ltd	Verge Bond Refund	23/09/2025	E132452	\$	1,900.00
99996	WB Homes	Verge Bond Refund	23/09/2025	E132453	\$	1,900.00
99996	Ashmy Pty Ltd	Verge Bond Refund	23/09/2025	E132454	\$	1,900.00
99996	WB Homes	Verge Bond Refund	23/09/2025	E132455	\$	1,900.00
99996	Mr J D Gibson	Verge Bond Refund	23/09/2025	E132456	\$	1,900.00
99996	Mr L A Brown	Verge Bond Refund	23/09/2025	E132457	\$	1,900.00
99996	Mr A D Collica	Verge Bond Refund	23/09/2025	E132458	\$	1,900.00
99996	Mr D Miskimmin	Verge Bond Refund	23/09/2025	E132450	\$	1,900.00
99996	Welink Construction Pty Ltd	Verge Bond Refund	23/09/2025	E132451	\$	1,900.00
99996	Mr B R Hobson	Verge Bond Refund	23/09/2025	E132460	\$	1,900.00
99996	Mr G P Conley	Verge Bond Refund	23/09/2025	E132461	\$	1,900.00
99996	Nexus Home Improvements Pty Ltd	Verge Bond Refund	23/09/2025	E132462	\$	1,900.00
99996	Nexus Home Improvements Pty Ltd	Verge Bond Refund	23/09/2025	E132463	\$	1,900.00
99996	Right Homes Pty Ltd	Verge Bond Refund	23/09/2025	E132464	\$	1,900.00
99996	Tangent Nominees Pty Ltd	Verge Bond Refund	23/09/2025	E132465	\$	1,900.00
99996	Fournine Building Company Pty Ltd	Verge Bond Refund	23/09/2025	E132466	\$	1,900.00
99996	Ms N Munoz	Verge Bond Refund	23/09/2025	E132467	\$	1,900.00
99996	Mr T J Gardner	Verge Bond Refund	23/09/2025	E132468	\$	1,900.00
99996	Ms K M C Bailey	Verge Bond Refund	23/09/2025	E132469	\$	1,900.00
99996	Miss V M Richardson	Verge Bond Refund	23/09/2025	E132459	\$	1,900.00
99996	Vinsan Contracting Pty Ltd	Verge Bond Refund	23/09/2025	E132473	\$	1,900.00
99996	Ms A Migro	Verge Bond Refund	23/09/2025	E132470	\$	1,900.00
99996	Mr C D Hancock	Verge Bond Refund	23/09/2025	E132471	\$	1,900.00
99996	Zen Building Company Pty Ltd	Verge Bond Refund	23/09/2025	E132472	\$	1,900.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
99998	SUNDRY EFT CREDITOR			\$ 72,043.86
99998	J K C Chan and D S Tay	17/09/2025	E132366	\$ 495.00
99998	Brian Jeppesen	17/09/2025	E132367	\$ 300.00
99998	Ching Shain Wee	17/09/2025	E132368	\$ 81.00
99998	Gregory Hawkins	17/09/2025	E132369	\$ 300.00
99998	Ronald Willmott	17/09/2025	E132370	\$ 285.00
99998	Miriam Godwood	17/09/2025	E132371	\$ 100.00
99998	Katheryn Jones	17/09/2025	E132372	\$ 200.00
99998	Andrew P Lefort	17/09/2025	E132373	\$ 200.00
99998	Hayden Willey	17/09/2025	E132374	\$ 200.00
99998	Craig Overall	17/09/2025	E132375	\$ 200.00
99998	Bharti Sangwan	17/09/2025	E132376	\$ 200.00
99998	Alison Smith	17/09/2025	E132377	\$ 200.00
99998	Effective Legal Trust Account	17/09/2025	E132378	\$ 141.91
99998	BLMH Pty Ltd	17/09/2025	E132379	\$ 494.23
99998	Joyce Property Investments	17/09/2025	E132380	\$ 250.47
99998	Barrier Reef Pools	17/09/2025	E132381	\$ 75.00
99998	Barrier Reef Pools	17/09/2025	E132382	\$ 75.00
99998	Amanda Jane Atkinson	17/09/2025	E132383	\$ 75.00
99998	Annita Candolina	17/09/2025	E132384	\$ 22.35
99998	Eric McGuire	17/09/2025	E132385	\$ 100.00
99998	Esther Lindorff	17/09/2025	E132386	\$ 75.00
99998	Gemma E Devenish	17/09/2025	E132387	\$ 64.85
99998	Felix Ross	17/09/2025	E132388	\$ 10.00
99998	Zoe Atkinson	17/09/2025	E132389	\$ 981.66
99998	St Benedict's School	17/09/2025	E132390	\$ 130.00
99998	Giulia Rossetti	17/09/2025	E132391	\$ 110.00
99998	Alex Reid Construction Pty Ltd	17/09/2025	E132392	\$ 4,195.58
99998	Melville Bowling Club (Inc)	17/09/2025	E132393	\$ 285.00
99998	Melville Bowling Club (Inc)	17/09/2025	E132394	\$ 300.00
99998	Mario librizzi & Saiphin Tan	17/09/2025	E132395	\$ 2.45
99998	Finbar Group Limited	17/09/2025	E132396	\$ 3,061.17
99998	Michael Childs	17/09/2025	E132397	\$ 55.00
99998	Clarissa Sandjaja	17/09/2025	E132398	\$ 50.00
99998	Subarna Neupane	17/09/2025	E132399	\$ 397.50
99998	Louie Cabutaje	17/09/2025	E132400	\$ 50.00
99998	Oliver Lim	17/09/2025	E132401	\$ 50.00
99998	Ruby Smith	17/09/2025	E132402	\$ 50.00
99998	Sascha Finlay-Collins	17/09/2025	E132403	\$ 50.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
99998	Zest Hunter	Youth Steering Group Meeting August 2025	17/09/2025	E132404 \$ 50.00
99998	P J Barwell	Participation in artist talk 1.5 hours	17/09/2025	E132405 \$ 385.50
99998	Beverley Newton	Aged Friendly Melville Assistance 00150	17/09/2025	E132406 \$ 300.00
99998	Rinalda Brekalo	Aged Friendly Melville Assistance 00155	17/09/2025	E132407 \$ 300.00
99998	Zoran Brekalo	Aged Friendly Melville Assistance 00157	17/09/2025	E132408 \$ 300.00
99998	Coast Homes (WA) Pty Ltd	BA-2025-1086 - Overpayment Refund	17/09/2025	E132409 \$ 380.00
99998	Kylee Larson	Goolugatup Heathcote Shop Sales - Aug 25	17/09/2025	E132410 \$ 157.50
99998	Leigh Gardiner	Goolugatup Heathcote Shop Sales - Aug 25	17/09/2025	E132411 \$ 26.25
99998	Tia Tokic (BOSA)	Goolugatup Heathcote Shop Sales - Aug 25	17/09/2025	E132412 \$ 190.50
99998	Zoe Barry	Goolugatup Heathcote Shop Sales - Aug 25	17/09/2025	E132413 \$ 3.75
99998	Benjamin Charles Palmer	Rates Refund - Duplicate payment	17/09/2025	E132414 \$ 774.10
99998	RG & JM Davis	Rates Refund - Overpayment	17/09/2025	E132415 \$ 846.28
99998	Dan McCabe	Goolugatup Heathcote Shop Sales - Aug 25	17/09/2025	E132416 \$ 6.00
99998	Gail Worley	Refund due to double payment	17/09/2025	E132417 \$ 1,815.95
99998	StarFit Wellness and Fitness Coaching	ActiveLink Voucher AL25-26#263 J Oates	17/09/2025	E132418 \$ 300.00
99998	Clarissa Sandjaja	Youth Steering Group DFYP surveys	17/09/2025	E132419 \$ 300.00
99998	Louie Cabutaje	Youth Steering Group DFYP surveys	17/09/2025	E132420 \$ 300.00
99998	Oliver Lim	Youth Steering Group DFYP surveys	17/09/2025	E132421 \$ 50.00
99998	Ruby Smith	Youth Steering Group DFYP surveys	17/09/2025	E132422 \$ 300.00
99998	Sascha Finlay-Collins	Youth Steering Group DFYP surveys	17/09/2025	E132423 \$ 300.00
99998	Zest Hunter	Youth Steering Group DFYP surveys	17/09/2025	E132424 \$ 300.00
99998	Nikki Smart	Creche Consumables	17/09/2025	E132425 \$ 20.60
99998	Olivia Skalko	Cancelled Payment	17/09/2025	E132426 \$ 705.99
99998	RL Sheehan	Refund due to OSR paying 26FY Rebate	17/09/2025	E132427 \$ 165.27
99998	Soon Lan Chong and Shirley Siaw Fung Chi	Refund due OSR paying 26FY rebate	17/09/2025	E132428 \$ 507.53
99998	Ann Chandler	Cancelled Payment	17/09/2025	E132429 \$ 300.00
99998	Cindy Sibirich	Age Friendly Melville Assistance 176	17/09/2025	E132430 \$ 249.00
99998	Gwendoline Leon	Age Friendly Melville Assistance 175	17/09/2025	E132431 \$ 265.25
99998	Gwendolyn Beach	Age Friendly Melville Assistance 178	17/09/2025	E132432 \$ 300.00
99998	June Pang	Age Friendly Melville Assistance 173	17/09/2025	E132433 \$ 234.00
99998	Jurek Leon	Age Friendly Melville Assistance 174	17/09/2025	E132434 \$ 300.00
99998	Mauro Motroni	Age Friendly Melville Assistance 168	17/09/2025	E132435 \$ 300.00
99998	Raelene Cameron	Age Friendly Melville Assistance 172	17/09/2025	E132436 \$ 300.00
99998	Suzanne Motroni	Age Friendly Melville Assistance 169	17/09/2025	E132437 \$ 300.00
99998	Wendy Dimitroff	Age Friendly Melville Assistance 179	17/09/2025	E132438 \$ 300.00
99998	Helene Grose	Age Friendly Melville Assistance 165	17/09/2025	E132439 \$ 300.00
99998	Lee Hong Betty Yeo & Chin Tek Teoh	Refund due to OSR paying rebate	17/09/2025	E132440 \$ 618.94
99998	Perth Infill Project 1 Pty Ltd	BA-2025-1205 Application withdrawn	17/09/2025	E132441 \$ 171.65
99998	Carla Van Raay	Welcome Wednesday Guest Speaker Honorari	17/09/2025	E132442 \$ 50.00
99998	The Property Project	Assess no. 627273 Rfd-802/893	17/09/2025	E132443 \$ 2,633.43

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference	Payment Amount
99998	Ronald Willmott	Cancelled Payment	19/09/2025	E132370	-\$ 285.00
99998	Bharti Sangwan	Cancelled Payment	19/09/2025	E132376	-\$ 200.00
99998	Annita Candolina	Cancelled Payment	19/09/2025	E132384	-\$ 22.35
99998	Olivia Skalko	Cancelled Payment	19/09/2025	E132426	-\$ 705.99
99998	Ann Chandler	Cancelled Payment	19/09/2025	E132429	-\$ 300.00
99998	Ronald Willmott	Aged Friendly Melville Assistance 00148	30/09/2025	E132686	\$ 285.00
99998	Bharti Sangwan	Youth Sport Grant - YSG437 - T Sangwan	30/09/2025	E132687	\$ 200.00
99998	Annita Candolina	Cancelled Payment	30/09/2025	E132688	\$ 22.35
99998	Olivia Skalko	Les Mills BodyStep	30/09/2025	E132689	\$ 705.99
99998	Ann Chandler	Age Friendly Melville # 171 A.Chandler	30/09/2025	E132690	\$ 300.00
99998	Wai Ling Cheung	Rates Refund - State Governemnt Rebates	30/09/2025	E132691	\$ 1,073.99
99998	Diamond Realty	Rates Refund - Overpayment	30/09/2025	E132692	\$ 495.78
99998	S A Hall and S P Melita-Hall	Rates Refund - Overpayment	30/09/2025	E132693	\$ 2,078.58
99998	Attadale Primary School	Bond Refund - Tompkins Park	30/09/2025	E132694	\$ 333.00
99998	Nelson Gardner	Aged Friendly Melville Assistance 00183	30/09/2025	E132695	\$ 300.00
99998	Kaye Hawthorne	Aged Friendly Melville Assistance 00187	30/09/2025	E132696	\$ 250.00
99998	Thomas Hawthorne	Aged Friendly Melville Assistance 00161	30/09/2025	E132697	\$ 300.00
99998	Kylie Jade Jovanovic	Rates Refund - UGP Credit	30/09/2025	E132698	\$ 924.36
99998	Boon Aun Rudy Tan	Rates Refund - extra payment made	30/09/2025	E132699	\$ 842.86
99998	Salvatore Vadala	DA-2025-406 - Partial fee refund	30/09/2025	E132700	\$ 2,100.00
99998	Luke Antony Manns	BA-2025-384/RBP - Refund of fees	30/09/2025	E132701	\$ 110.00
99998	Masters Athletics WA	Bond Refund 13378 - Club Half Marathon	30/09/2025	E132702	\$ 333.00
99998	Planning Horizons Development Solutions	WPA-2025-35 App withdrawn with 75% fee	30/09/2025	E132703	\$ 54.75
99998	Michael Welch	Animal Sterilisation - Ref 80080	30/09/2025	E132704	\$ 150.00
99998	Kaye Hawthorne	Age Friendly Melville Assistance 187	30/09/2025	E132705	\$ 250.00
99998	Sophie Minissale	Consumables for youth engagements	30/09/2025	E132706	\$ 22.00
99998	Hesperia Real Estate Pty Ltd	Overpayment	30/09/2025	E132707	\$ 1,000.41
99998	Hannah Doherty	Cancelled Payment	30/09/2025	E132708	\$ 30.00
99998	Brendan and Sharon Hickey	Animal registration refund	30/09/2025	E132709	\$ 10.00
99998	Annamike Hitie & Cyril Hitie	Sterilisation Refund Ref:78272	30/09/2025	E132710	\$ 100.00
99998	Andrea Russell	Sustainability Rebate	30/09/2025	E132711	\$ 22.46
99998	Code Group Pty Ltd	BA-2025-1356 - Withdrawn	30/09/2025	E132712	\$ 2,229.36
99998	Chandler Summers	Cloth Nappy Rebate	30/09/2025	E132713	\$ 100.00
99998	David Chen	Compost Bin Rebate	30/09/2025	E132714	\$ 49.99
99998	Daniel Mann	Cloth Nappy Rebate	30/09/2025	E132715	\$ 100.00
99998	Vanja Marjanovic	Sustenance for Waste Expo - Melbourne	30/09/2025	E132716	\$ 426.78
99998	Samuel J Bloor	Mural touchup	30/09/2025	E132717	\$ 80.00
99998	Peter Q Nguyen	Compost Bin Rebate	30/09/2025	E132718	\$ 50.00
99998	Charleyoga Pty Ltd	ActiveLink Voucher AL25-26#235 L Hiscock	30/09/2025	E132719	\$ 300.00
99998	Striker Indoor Sports & Fitness	ActiveLink Voucher AL25-26#267 Sandra La	30/09/2025	E132720	\$ 300.00

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply		Payment Date	Payment Reference		Payment Amount
99998	StarFit Wellness and Fitness Coaching	ActiveLink Voucher AL25-26#269 G Lockwo	30/09/2025	E132721	\$	300.00
99998	Brian Whyte	Age Friendly Melville Assistance 00189	30/09/2025	E132722	\$	250.00
99998	Diana Corkhill	Age Friendly Melville Assistance 191	30/09/2025	E132723	\$	269.00
99998	John Dimitroff	Cancelled Payment	30/09/2025	E132724	\$	250.00
99998	Pauline Meek	Age Friendly Melville Assistance 170	30/09/2025	E132725	\$	300.00
99998	Stephen Saunders	Age Friendly Melville Assistance 177	30/09/2025	E132726	\$	300.00
99998	Thomas Dines	Age friendly Melville 159 Thomas Dines	30/09/2025	E132727	\$	300.00
99998	Mint Real Estate East Fremantle REBA PM	Refund due to extra rates payment	30/09/2025	E132728	\$	453.08
99998	Cheryl A Parker	Refund due to extra payment	30/09/2025	E132729	\$	953.34
99998	Y C Loh	Cancelled Payment	30/09/2025	E132730	\$	670.36
99998	Melville Bowling Club (Inc)	ActiveLink Voucher #192 Wendy Bri	30/09/2025	E132731	\$	285.00
99998	Melville Bowling Club (Inc)	ActiveLink Voucher AL25-26#287 G Parker	30/09/2025	E132732	\$	300.00
99998	Ajayvant Singh Sidhu	Ex Gratia Payment 1197659	30/09/2025	E132733	\$	500.00
99998	Jordan Alexander Permain	BA-2025-312/RBP - Fee Refund	30/09/2025	E132734	\$	110.00
99998	Priscilla Reid	Refund of Parking Mater Fault 1195502	30/09/2025	E132735	\$	1.87
99998	Carol Walsh	Aged Friendly Melville Assistance 00097	30/09/2025	E132736	\$	300.00
99998	Starfit Wellness and Fitness Coaching	Activelink Voucher AL25-26#194	30/09/2025	E132737	\$	300.00
99998	Melville Bowling Club	Activelink Voucher AL25-26#252	30/09/2025	E132738	\$	275.00
99998	StarFit Wellness and Fitness Coaching	Activelink Voucher AL25-26#270	30/09/2025	E132739	\$	300.00
99998	Melville Bowling Club (Inc)	Activelink Voucher AL25-26#277	30/09/2025	E132740	\$	300.00
99998	Art's Kool Art Classes	Activelink Voucher AL25-26#292, 293	30/09/2025	E132741	\$	600.00
99998	Barbara Hicks	Cancelled Payment	30/09/2025	E132742	\$	300.00
99998	Barry Hodge	Aged Friendly Melville Assistance 000164	30/09/2025	E132743	\$	205.70
99998	Striker Indoor Sports & Fitness	Activelink Voucher AL25-26#093	30/09/2025	E132744	\$	300.00
99998	Scott Spicer	Aged Friendly Melville Assistance 00163	30/09/2025	E132745	\$	300.00
99998	Giuseppe Valerini	Rates Refund - UGP Credit	30/09/2025	E132746	\$	347.16
99998	Paul and Rachel Giovannetti	Rates Refund - Overpayment	30/09/2025	E132747	\$	682.59
99998	John Jutras	Parking Reimbursements - WALGA & Town	30/09/2025	E132748	\$	45.43
99998	Colin Rumble	Health application refund (HA-2025-268)	30/09/2025	E132749	\$	498.50
99998	MJ and SJ Gherardi	Animal Sterilisation Refund Ref 797440	30/09/2025	E132750	\$	150.00
99998	Troy Cappellucci	Travel Reimbursement - WALGA Showcase	30/09/2025	E132751	\$	8.32
99998	Australian Children Art Education Academ	ActiveLink Voucher AL25-26#017 L Ren	30/09/2025	E132752	\$	300.00
99998	Althea Kok	Age Friendly Melville Assistance 166	30/09/2025	E132753	\$	300.00
99998	Irene Cheong	Age Friendly Melville Assistance 185	30/09/2025	E132754	\$	300.00
99998	Irene Sheldrake	Age Friendly Melville Assistance 167	30/09/2025	E132755	\$	300.00
99998	Marcia Swallow	Age Friendly Melville Assistance 192	30/09/2025	E132756	\$	300.00
99998	Nadia Capone	Age Friendly Melville Assistance 180	30/09/2025	E132757	\$	300.00
99998	Pablo Alcorta-Watson	Underground Power Project Credit	30/09/2025	E132758	\$	347.16
99998	Michele Perrella and Elvira Perrella	Refund due to extra payment	30/09/2025	E132759	\$	1,791.13
99998	DJ & BM McMANUS	Cancelled Payment	30/09/2025	E132760	\$	1,284.63

Over \$25,000.00

Supplier Number	Supplier Name - Description of Supply	Payment Date	Payment Reference	Payment Amount
99998	Robert Macpherson	Refund due to OSR paying the state gover	30/09/2025	E132761 \$ 193.62
99998	David Wayne Gibson	Rates Refund - Additional payments made	30/09/2025	E132762 \$ 1,000.00
99998	V Lee	Bond Refund - Shirley Strickland Oval	30/09/2025	E132763 \$ 150.00
99998	Andrew Saunders	Youth Sport Grant - YSG440 Zara Saunders	30/09/2025	E132764 \$ 200.00
99998	Ka Tam	Youth Sport Grant - YSG442 Heyo Amberley	30/09/2025	E132765 \$ 200.00
99998	Emily Ng	Youth Sport Grant - YSG443 Tobias Tseu	30/09/2025	E132766 \$ 200.00
99998	Debra L King	Youth Sport Grant - YSG444 Jett King	30/09/2025	E132767 \$ 200.00
99998	Ross Wharton-Street	Youth Sport Grant - YSG445 Xavier Wharto	30/09/2025	E132768 \$ 200.00
99998	Samantha and Steele French	Youth Sport Grant - YSG446 Ocean French	30/09/2025	E132769 \$ 200.00
99998	Julie Vincent and Tim Boon	Youth Sport Grant - YSG447 Decima Boon	30/09/2025	E132770 \$ 200.00
99998	Steve and Greer Roper	Youth Sport Grant - YSG448 Noah Roper	30/09/2025	E132771 \$ 200.00
99998	MA Taylor	Youth Sport Grant YSG449 Isla Taylor	30/09/2025	E132772 \$ 200.00
99998	Callan Emmerson	Youth Sport Grant YSG453 Callan Emmerson	30/09/2025	E132773 \$ 200.00
99998	Adele George	Age Friendly Melville Assistance #200	30/09/2025	E132774 \$ 300.00
99998	Allen Ullrich	Age Friendly Melville Assistance #194	30/09/2025	E132775 \$ 300.00
99998	Catherine Knipe	Age Friendly Melville Assistance #193	30/09/2025	E132776 \$ 300.00
99998	Geik Kim Ong	Age Friendly Melville Assistance #195	30/09/2025	E132777 \$ 300.00
99998	Graham Taylor	Age Friendly Melville Assistance # 203	30/09/2025	E132778 \$ 300.00
99998	Greg George	Age Friendly Melville Assistance #199	30/09/2025	E132779 \$ 300.00
99998	Helen Elston	Age Friendly Melville Assistance #196	30/09/2025	E132780 \$ 300.00
99998	John Elston	Age Friendly Melville Assistance #197	30/09/2025	E132781 \$ 238.80
99998	Maureen Spencer	Age Friendly Melville Assistance # 184	30/09/2025	E132782 \$ 300.00
99998	Shirley Clement	Age Friendly Melville Assistance #190	30/09/2025	E132783 \$ 275.00
99998	Ute Eckhardt	Age Friendly Melville Assistance #207	30/09/2025	E132784 \$ 300.00
99998	Wen Song Lai	Age Friendly Melville Assistance #201	30/09/2025	E132785 \$ 169.99
99998	Yee Ming Chan	Age Friendly Melville Assistance 198	30/09/2025	E132786 \$ 300.00
99998	Steven M Tye	Refund due to state government rebate	30/09/2025	E132787 \$ 714.48
99998	Michael James Elliott	Refund due to UGP credit	30/09/2025	E132788 \$ 1,284.63
99998	Kristy Mularczyk	Refund due to multiple over payments	30/09/2025	E132789 \$ 2,800.00
99998	Settlement Talk Trust Account	Seller paid first instalment	30/09/2025	E132790 \$ 553.93
99998	Norman Edward Bones	Refund requested for UGP credit	30/09/2025	E132791 \$ 347.16
99998	Aaryn Tan	Youth Sport Grant - YSG452 Aaryn Tan	30/09/2025	E132792 \$ 200.00

Cancelled Payme	6	-\$	3,413.34
Cheque Payment	1	\$	300.00
EFT Payments	750	\$	12,523,265.69
Total Payments	757	\$	12,520,152.35

Payroll Payments made for September 2025	
Pay 6	10/09/2025
Westpac Bank	\$1,682,916.31
Taxation	\$512,423.00
Creditors	\$397,667.21
Advances	\$214.00
<i>Total</i>	\$2,593,220.52
Pay 7	24/09/2025
Westpac Bank	\$1,668,275.65
Taxation	\$502,006.00
Creditors	\$391,460.74
Advances	\$320.00
<i>Total</i>	\$2,562,062.39
Total Pays	\$5,155,282.91

Direct Payments made for May 2025			
Payee	Description	Bank Reference	Payment Amount
Maxxia Pty Ltd	Input tax credits for September	139702689	\$ 615.12
EasiSalary	Input tax credits for September	139702691	\$ 2,882.83
Richardson Strata	Aug-25	139571947	\$ 3,409.39
City of Rockingham	Invoices 139791,139792	139571645	\$ 6,500.00
Total			\$ 13,407.34

The list of payments made using Corporate and Purchase Cards during August 2025

Payee	Description	Date	Amount
LEEMING IGA LEEMING AU	Glad Storage Bags for Soil Samples	21/08/2025	\$ 9.45
LEEMING LOTTERY CENTRE LEEMING AU	L Plates for Parks Maintainers	22/08/2025	\$ 10.70
LEEMING IGA LEEMING AU	Measuring Jug	25/08/2025	\$ 3.56
CARD FEE	Card fee	2/09/2025	\$ 15.00
SQ *NIGHT PARROT PRESS West Leedervi AU	Write Club Printing	7/08/2025	\$ 499.80
OFFICEWORKS Bentleigh Eas AU	Write Club Supplies	12/08/2025	\$ 55.44
WOOLWORTHS/GARDEN CITY BOORAGOON AU	LCC Consultation	14/08/2025	\$ 30.80
SP MELBOURNE ETCHING S FITZROY AU	Art Club Supplies	15/08/2025	\$ 64.96
Marmion St Fresh and Melville AU	LCC Consultation	20/08/2025	\$ 297.00
RTRFM LTD PAYMENT MT LAWLEY AU	Events Advertising	29/08/2025	\$ 280.00
COLES 0332 BOORAGOON AU	TINT Rider	1/09/2025	\$ 4.20
WOOLWORTHS/GARDEN CITY BOORAGOON AU	TINT Rider	1/09/2025	\$ 70.63
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
WOOLWORTHS/CNR MARMION CLARKSON AU	Catering	7/08/2025	\$ 59.10
WATERMARK EVENTS MERMAID BEACH AU	Biodiversity Conference	13/08/2025	\$ 449.11
WATERMARK EVENTS MERMAID BEACH AU	Biodiversity Conference	15/08/2025	\$ 449.11
ST JOHN AMBULANCE AUST BELMONT AU	Staff Training	18/08/2025	\$ 89.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
REFUNDS FRAUD CMS	Refund	13/08/2025	\$ 147.53
ONETEMP MATCHAM AU	HOB0 - Rain Gauge & Station	13/08/2025	\$ 1,974.50
COLES 0332 BOORAGOON AU	Staff Appreciation	1/09/2025	\$ 120.39
Bakers Delight Booragoon AU	Catering	1/09/2025	\$ 8.00
GARDEN CITY NEWS BOORAGOON AU	Stationery	1/09/2025	\$ 6.99
CARD FEE	Card Fee	2/09/2025	\$ 15.00
ALWAYSWINNER PTY LT BOORAGOON AU	Door Plaques	2/09/2025	\$ 990.00
OFFICEWORKS 0616 O'CONNOR AU	Library Materials	6/08/2025	\$ 5.94
WOOLWORTHS/CNR STOCK R MELVILLE AU	Library Materials	11/08/2025	\$ 24.50
IGA WILLAGEE WILLAGEE AU	Office Supplies	12/08/2025	\$ 3.39
IGA WILLAGEE WILLAGEE AU	Office Supplies	18/08/2025	\$ 4.09
POST WILLAGEE CENTRAL WILLAGEE AU	Working w.Children Check	28/08/2025	\$ 87.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop-in Catering	29/08/2025	\$ 46.14
KMART 1024 KARDINYA AU	Bubble Solution for Children Program	29/08/2025	\$ 10.00
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop-in Catering	1/09/2025	\$ 40.57
IGA WILLAGEE WILLAGEE AU	Willagee Youth Drop-in Catering	1/09/2025	\$ 7.99
CARD FEE	Card Fee	2/09/2025	\$ 15.00
COLES 0332 BOORAGOON AU	Staff Appreciation	6/08/2025	\$ 369.85
TOTALLY WORKWEAR MYARE MYAREE AU	Staff Uniform	7/08/2025	\$ 193.51
JB HI FI BOORAGOON BOORAGOON AU	Remarkable Tablet	7/08/2025	\$ 1,249.00
WESTERN POWER PERTH AU	Light Relocation	11/08/2025	\$ 498.91
Booking.com Hotel Sydney AU	Staff Training Hotel Accommodation	11/08/2025	\$ 797.00
BUNNINGS 317000 MELVILLE AU	Tools	11/08/2025	\$ 51.04
PAYPAL *KELYN TRAIN KE 0893563455 AU	Staff Training	11/08/2025	\$ 1,850.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
COLES 0332 BOORAGOON AU	Catering	6/08/2025	\$ 29.00
THE GOOD GROCER MYAR MYAREE AU	Staff Appreciation	14/08/2025	\$ 57.94
WEDDING SUPERSTORE KUNDA PARK AU	Decoration Supplies	20/08/2025	\$ 112.87
COLES 0332 BOORAGOON AU	Catering	29/08/2025	\$ 6.00
LIQUORLAND 3374 BOORAGOON AU	Catering	1/09/2025	\$ 18.64
CARD FEE	Card Fee	2/09/2025	\$ 15.00
GOOD GROCER/916 CANNIN APPLECROSS AU	Public Newspapers	5/08/2025	\$ 7.00
W A LIBRARY SUPPLIES FORRESTDAL AU	Dust Jackets & Contact for Processing	7/08/2025	\$ 419.88
GOOD GROCER/916 CANNIN APPLECROSS AU	Office Supplies	12/08/2025	\$ 2.59
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Supplies	13/08/2025	\$ 53.20
POST CANNING BRIDGE AP APPLECROSS AU	Postage	14/08/2025	\$ 127.78
GOOD GROCER/916 CANNIN APPLECROSS AU	Public Newspapers	19/08/2025	\$ 7.00
POST CANNING BRIDGE AP APPLECROSS AU	Postage	1/09/2025	\$ 15.65
CARD FEE	Card Fee	2/09/2025	\$ 15.00
COLES 7545 HILTON AU	Catering	8/08/2025	\$ 229.00
THE REJECT SHOP SPEARWOOD AU	Catering	11/08/2025	\$ 62.50
KMART 1024 KARDINYA AU	Catering Supplies	18/08/2025	\$ 8.00
WOOLWORTHS/CNR STOCK R MELVILLE AU	Catering	22/08/2025	\$ 40.20
LIQUORLAND 2855 HILTON AU	Catering	22/08/2025	\$ 60.00
COLES 7545 HILTON AU	Catering	22/08/2025	\$ 258.00
WOOLWORTHS/CNR STOCK R MELVILLE AU	Catering	28/08/2025	\$ 149.45
BWS LIQUOR/CNR STOCK R MELVILLE AU	Catering	28/08/2025	\$ 112.00

Payee	Description	Date	Amount
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SQ *THE BOOK WAREHOUSE 1800595310 AU	Local Stock Purchase	6/08/2025	\$ 666.27
THE NILE AHJ6-92P4 THENILE.COM.AU	Local Stock Purchase	8/08/2025	\$ 62.98
BIGW ONLINE BELLA VISTA AU	Local Stock Purchase	14/08/2025	\$ 238.00
SP BOOK GROCER TULLAMARINE AU	Local Stock Purchase	22/08/2025	\$ 222.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU	SMS Services for Bookings	12/08/2025	\$ 20.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
OFFICEWORKS Bentleigh Eas AU	Creative Learning Supplies	11/08/2025	\$ 55.95
WOOLWORTHS/GARDEN CITY BOORAGOON AU	LCC Engagement Workshop Supplies	25/08/2025	\$ 19.50
Marmion St Fresh and Melville AU	LCC Engagement Workshop Supplies	26/08/2025	\$ 297.00
EZI*Harvest Box Pty Lt Abbotsford AU	Packaged Snacks - over 55s City Beats Disco	27/08/2025	\$ 400.00
Westfield Booragoon Booragoon AU	LCC Engagement Workshop Supplies	28/08/2025	\$ 450.00
COLES 0332 BOORAGOON AU	LCC Engagement Workshop Supplies	28/08/2025	\$ 3.00
ALQUEMIE LCS PL BOORAGOON AU	LCC Engagement Workshop Supplies	29/08/2025	\$ 50.17
OFFICEWORKS Bentleigh Eas AU	Creative Learning Supplies	1/09/2025	\$ 43.73
APPLECROSS PIZZA BAR APPLECROSS AU	LCC Engagement Workshop Supplies	1/09/2025	\$ 126.66
CARD FEE	Card Fee	2/09/2025	\$ 15.00
APPLECROSS PIZZA BAR APPLECROSS AU	LCC Engagement Workshop Supplies	4/08/2025	\$ 106.56
DOCUPRINT FREMANTLE FREMANTLE AU	RTS Stickers for Access Cards	5/08/2025	\$ 487.14
Westfield Booragoon Booragoon AU	Staff Appreciation	6/08/2025	\$ 252.95
DEPT OF JUSTICE-CTG PA PERTH AU	Court Registration	7/08/2025	\$ 194.30
GARDEN CITY NEWS BOORAGOON AU	Staff Appreciation	8/08/2025	\$ 7.99
SQ *IMPRINT PLASTIC 1800595310 AU	Authorisation Staff Cards	11/08/2025	\$ 167.20
KMART Mulgrave AU	Hangers for MelSafe Lockers	20/08/2025	\$ 47.00
POST BOORAGOON POST SH BOORAGOON AU	Postage	22/08/2025	\$ 63.65
ANACONDA PTY LTD STH MELBOURNE AU	Duffle Bags for MelSafe Cars	25/08/2025	\$ 854.85
OFFICEWORKS Bentleigh Eas AU	Stationery	26/08/2025	\$ 69.00
COLES 0332 BOORAGOON AU	Batteries	27/08/2025	\$ 16.60
OFFICEWORKS 0620 JANDAKOT AU	MelSafe Brochures and Posters	28/08/2025	\$ 172.50
PALMYRA VETERINARY H PALMYRA AU	Vet Services	28/08/2025	\$ 770.90
OFFICEWORKS Bentleigh Eas AU	Cat 6 Cables for Body Cameras	28/08/2025	\$ 78.00
KMART Mulgrave AU	Material for Melsafe	28/08/2025	\$ 112.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Double Sided Top	28/08/2025	\$ 19.80
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	USB Charger Stations MelSafe	29/08/2025	\$ 97.98
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Cable for MelSafe TL Computer	1/09/2025	\$ 9.30
BUNNINGS 317000 MELVILLE AU	Equipment for MelSafe Vehicles	1/09/2025	\$ 440.74
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CPP CONVENTION CENTRE PERTH AU	Aquatic & Recreation Industry Awards	11/08/2025	\$ 5.05
WILSON PARKING AUSTRAL FREMANTLE AU	Fremantle Bicentennial	25/08/2025	\$ 7.60
CARD FEE	Card Fee	2/09/2025	\$ 15.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	CEO Mayor Meeting	5/08/2025	\$ 11.80
MANDARIN WOK BOORAGOON AU	CEO Mayor Meeting	13/08/2025	\$ 35.28
ZAI*OM ALINAL OMI27363 Sydney AU	Sparkling Water for Meetings	14/08/2025	\$ 328.09
JB HI FI BOORAGOON BOORAGOON AU	Laser Presenter for Swan Room	25/08/2025	\$ 138.99
COLES 0332 BOORAGOON AU	Catering	28/08/2025	\$ 388.45
CARD FEE	Card Fee	2/09/2025	\$ 15.00
WESTERN AUSTRALIAN LOC WEST LEEDERVI AU	Staff Training	6/08/2025	\$ 264.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Staff Training	22/08/2025	\$ 950.00
SQ *PANTANO BAR Winthrop AU	Catering	1/09/2025	\$ 104.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
TICKETS*THE DEMENT 0404900312 AU	Dementia Symposium Sept 2025	8/08/2025	\$ 110.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering	12/08/2025	\$ 22.50
MURDOCH GUILD MURDOCH AU	Stallholder Fee	19/08/2025	\$ 55.00
TRYBOOKING*SAFEGUARDIN SOUTH YARRA AU	Grooming Webinar	20/08/2025	\$ 50.00
COLES 0332 BOORAGOON AU	Catering	20/08/2025	\$ 18.50
GILBERT S FRESH HILT HILTON AU	Catering	26/08/2025	\$ 20.93
CARD FEE	Card Fee	2/09/2025	\$ 15.00
MATOPOS PTY LTD WELSHPOOL AU	Lid for Spray Rig	8/08/2025	\$ 82.28
TICKETS*AQUATIC WE 0404900312 AU	Aquatic Weed Management Training	13/08/2025	\$ 203.96
WATERMARK EVENTS MERMAID BEACH AU	Biodiversity Conference	13/08/2025	\$ 897.90
OFFICEWORKS 0616 O'CONNOR AU	Water for Office Water Cooler	18/08/2025	\$ 27.76
CARD FEE	Card Fee	2/09/2025	\$ 15.00
LEEMING IGA LEEMING AU	Office Supplies	19/08/2025	\$ 16.76
DOLCE AND SALATO BUL BULL CREEK AU	Catering	20/08/2025	\$ 197.00
EVENT AND CONFERENCE C WENBLEY AU	Waste Conference	21/08/2025	\$ 1,494.08
EVENT AND CONFERENCE C WENBLEY AU	Waste Conference	21/08/2025	\$ 1,494.08
SOUTH REGIONAL TAFE BUNBURY AU	Staff Training	28/08/2025	\$ 710.70
SP ARMOR-X.COM HONG KONG HK	iPad Cover for Waste Truck	29/08/2025	\$ 115.36
FUEL SWAP NORTH LAKE AU	Repair	29/08/2025	\$ 875.31
CARD FEE	Card Fee	2/09/2025	\$ 15.00

Payee	Description	Date	Amount
WWC-COMMUNITIES EAST PERTH AU	WWC Card Renewal	21/08/2025	\$ 87.00
HAMILTON HILL IGA HAMILTON HILL AU	Office Supplies	25/08/2025	\$ 6.50
CARD FEE	Card Fee	2/09/2025	\$ 15.00
IGA WILLAGEE WILLAGEE AU	Newspapers	4/08/2025	\$ 3.50
PREZZEE/AUAA959EAD SYDNEY AU	Staff Appreciation	6/08/2025	\$ 202.53
PREZZEE/AU33498BED SYDNEY AU	Staff Appreciation	6/08/2025	\$ 101.27
POST BOORAGOON POST SH BOORAGOON AU	Intl. Mail Express Post	7/08/2025	\$ 40.65
BUNNINGS 317000 MELVILLE AU	Irrigation Fittings/Tools	7/08/2025	\$ 116.39
LANDSCAPE YARD OCONN O'CONNOR AU	Mushroom Compost	11/08/2025	\$ 84.00
LANDSCAPE YARD OCONN O'CONNOR AU	Mushroom Compost	11/08/2025	\$ 84.00
Aust Institute of Ma Perth AU	Staff Training	20/08/2025	\$ 1,567.00
DMIRS EAST PERTH EAST PERTH AU	Registration Plant	22/08/2025	\$ 725.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Staff Appreciation	22/08/2025	\$ 269.85
WESTERN POWER PERTH AU	Disconnect/Remove Power	27/08/2025	\$ 1,329.64
CAMERA ELECTRONIC SERV PERTH AU	Monitoring Equipment	29/08/2025	\$ 739.00
CAMERA ELECTRONIC SERV PERTH AU	Refund	29/08/2025	-\$ 39.95
CARD FEE	Card Fee	2/09/2025	\$ 15.00
WALGA EVENTS WEST LEEDERVI AU	WALGA Planning Showcase	15/08/2025	\$ 540.00
WALGA EVENTS WEST LEEDERVI AU	WALGA Planning Showcase	19/08/2025	\$ 810.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
PLANNING INSTITUTE AUS BARTON AU	PIA WA State Conference 2025	2/09/2025	\$ 275.00
WOOLWORTHS/CALYPSO PDE COOGEE AU	Office Supplies	11/08/2025	\$ 83.00
ARBORTECH PTY LTD MALAGA AU	Arbor Saw Pruner	15/08/2025	\$ 1,799.00
WOOLWORTHS/CNR STOCK R MELVILLE AU	Office Supplies	25/08/2025	\$ 103.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CITYMELVILLE CIVIC BOORAGOON AU	Testing	27/08/2025	\$ 2.00
CITYMELVILLE CIVIC BOORAGOON AU	Testing	27/08/2025	-\$ 2.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
TEAMSFTWARE SOLUTIONS 5074001169 US	Public Web Browser License	20/08/2025	\$ 199.21
COLES 0352 MELVILLE AU	Office Supplies	14/08/2025	\$ 19.60
POST CANNING BRIDGE AP APPLECROSS AU	Postage	18/08/2025	\$ 10.05
POST CANNING BRIDGE AP APPLECROSS AU	Postage	18/08/2025	\$ 11.15
POST CANNING BRIDGE AP APPLECROSS AU	Postage	18/08/2025	\$ 210.06
THE GOOD GROCER CANN APPLECROSS AU	Postage	1/09/2025	\$ 15.90
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SP MACFAXIT 2896 HENDRA AU	Keyboard & Mouse for Library	2/09/2025	\$ 261.88
Wrong Fuel Rescue Pty DOVERHEIGHTS AU	Repair - Waste Services	25/08/2025	\$ 100.00
LANDSCAPE YARD OCONN O'CONNOR AU	19mm Limestone Supply	1/09/2025	\$ 288.00
JB HI FI MYAREE AU	IT Accessories	1/09/2025	\$ 139.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SLIMLINE WAREHOUSE BROADMEADOWS AU	iPad Holder and Chain	6/08/2025	\$ 261.99
THE JAFFA ROOM EAST FREMANTL AU	The Wild Robot Movie Night Screening Fee	12/08/2025	\$ 192.50
EZI*WJS Training WEST PERTH AU	CPR Training	13/08/2025	\$ 85.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
AVELING Jandakot AU	White Card	12/08/2025	\$ 90.00
LANDGATE MIDLAND AU	Title search	21/08/2025	\$ 32.60
LANDGATE MIDLAND AU	Title search	21/08/2025	\$ 65.20
SP LEGAR THOMASTOWN AU	Staff Uniform	22/08/2025	\$ 1,979.82
AUSTRALIAN GROWN WILLETTON AU	Staff Uniform	22/08/2025	\$ 68.97
KIT BAG MIDVALE AU	Staff Uniform	25/08/2025	\$ 134.70
mycar 1162 BOORAGOON AU	Windscreen Wipers Inspectors car	25/08/2025	\$ 105.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SP RAILWAY PARADE WEST LEEDERVI AU	Parking for Training	4/08/2025	\$ 14.00
SP RAILWAY PARADE WEST LEEDERVI AU	Parking for Training	4/08/2025	\$ 14.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Adult Event Catering	7/08/2025	\$ 5.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Adult Event Catering	8/08/2025	\$ 8.90
LUCKY CHARM BULL CREEK BULL CREEK AU	Newspapers Library	14/08/2025	\$ 7.00
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	20/08/2025	\$ 16.65
BILBY YARNS WILLAGEE AU	Material Wet Felting Workshop	22/08/2025	\$ 131.10
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	25/08/2025	\$ 13.65
BUNNINGS 317000 MELVILLE AU	Material Wet Felting Workshop	25/08/2025	\$ 83.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Office Supplies	1/09/2025	\$ 1.65
CARD FEE	Card Fee	2/09/2025	\$ 15.00
EZI*ALIA DEAKIN AU	ALIA Conference	2/09/2025	\$ 154.00
COLES 0332 BOORAGOON AU	Team Appreciation	6/08/2025	\$ 105.95
DEPT OF JUSTICE-CTG PA PERTH AU	Prosecution Notice	18/08/2025	\$ 194.30
EHA WA ELLENBROOK AU	EHA Membership	19/08/2025	\$ 398.75
SP THE GOOD GUYS DISCO SOUTHBANK AU	Office Equipment	1/09/2025	\$ 58.00
JB HI-FI DIRECT SOUTHBANK AU	Office Equipment	1/09/2025	\$ 196.00
ASIC SYDNEY AU	ASIC search	1/09/2025	\$ 10.00

Payee	Description	Date	Amount
CARD FEE	Card Fee	2/09/2025	\$ 15.00
BLACKWELLS LTD LONDON GB	Library Resources	5/08/2025	\$ 28.18
BLACKWELLS LTD LONDON GB	Library Resources	5/08/2025	\$ 27.10
BLACKWELLS LTD LONDON GB	Library Resources	5/08/2025	\$ 29.08
AMAZON AU RETAIL SYDNEY AU	Library Resources	7/08/2025	\$ 69.98
BLACKWELLS LTD LONDON GB	Library Resources	7/08/2025	\$ 30.17
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	8/08/2025	\$ 22.23
PAYPAL *BIG W 4029357733 AU	Library Resources	11/08/2025	\$ 50.00
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	11/08/2025	\$ 30.15
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	11/08/2025	\$ 97.29
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	11/08/2025	\$ 30.00
AMAZON AU SYDNEY SOUTH AU	Library Resources	12/08/2025	\$ 265.81
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	12/08/2025	\$ 92.65
BLACKWELLS LTD LONDON GB	Library Resources	12/08/2025	\$ 35.51
AMAZON AU RETAIL SYDNEY AU	Library Resources	13/08/2025	\$ 138.31
EMPATHY STUDIOS LLC HOMELESSTRAIN US	Online Training Subscription	13/08/2025	\$ 1,193.69
AMAZON AU RETAIL SYDNEY AU	Library Resources	14/08/2025	\$ 388.84
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	14/08/2025	\$ 183.72
PAYPAL *BIG W 4029357733 AU	Library Resources	14/08/2025	\$ 170.00
WWW.EATLIKEAVIET.COM COTTESLOE AU	Library Resources	15/08/2025	\$ 63.75
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	15/08/2025	\$ 38.20
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	15/08/2025	\$ 39.64
AMAZON AU RETAIL SYDNEY AU	Library Resources	18/08/2025	\$ 139.74
AMAZON AU RETAIL SYDNEY AU	Library Resources	18/08/2025	\$ 127.05
PAYPAL *SATELLITE SECU 061400710880 AU	CCTV Configuration	18/08/2025	\$ 140.23
Kinokuniya Book Stores Singapore AU	Library Resources	18/08/2025	\$ 83.05
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	18/08/2025	\$ 94.86
PAYPAL *BIG W 4029357733 AU	Library Resources	18/08/2025	\$ 277.00
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	18/08/2025	\$ 62.94
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	20/08/2025	\$ 38.06
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	20/08/2025	\$ 44.44
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	20/08/2025	\$ 29.92
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	21/08/2025	\$ 25.58
AMAZON AU SYDNEY SOUTH AU	Library Resources	25/08/2025	\$ 160.91
PAYPAL *THE NILE THE N 01800987323 AU	Library Resources	25/08/2025	\$ 164.05
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	26/08/2025	\$ 119.67
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	26/08/2025	\$ 108.99
PAYPAL *BIG W 4029357733 AU	Library Resources	26/08/2025	\$ 64.00
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	26/08/2025	\$ 33.82
AMAZON AU RETAIL SYDNEY AU	Library Resources	27/08/2025	\$ 189.91
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/08/2025	\$ 26.78
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/08/2025	\$ 52.73
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	28/08/2025	\$ 59.76
AMAZON AU RETAIL SYDNEY AU	Library Resources	28/08/2025	\$ 348.27
CALL A COOLER SYDNEY P BANKSMEADOW AU	Water Cooler Rental	29/08/2025	\$ 288.00
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	29/08/2025	\$ 25.84
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	29/08/2025	\$ 26.36
PAYPAL *BLACKWELLBO 35314369001 GB	Library Resources	29/08/2025	\$ 24.26
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	29/08/2025	\$ 76.93
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	29/08/2025	\$ 61.28
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Library Resources	29/08/2025	\$ 45.95
AMAZON AU RETAIL SYDNEY AU	Library Resources	1/09/2025	\$ 163.78
AMAZON AU RETAIL SYDNEY AU	Library Resources	1/09/2025	\$ 86.15
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	1/09/2025	\$ 302.82
PAYPAL *KMARTAUSTRA 4029357733 AU	Library Resources	1/09/2025	\$ 112.00
PAYPAL *IKEA AU 1410.7 4029357733 AU	Library Equipment	1/09/2025	\$ 67.99
EVENTBRITE PRO SUB EVENTBRITE.CO US	Listing Fee	2/09/2025	\$ 15.45
CARD FEE	Card Fee	2/09/2025	\$ 15.00
AMAZON AU RETAIL SYDNEY AU	Library Resources	4/08/2025	\$ 24.00
AMAZON AU RETAIL SYDNEY AU	Library Resources	4/08/2025	\$ 28.49
AMAZON AU RETAIL SYDNEY AU	Library Resources	4/08/2025	\$ 301.68
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	4/08/2025	\$ 128.57
PAYPAL *BIG W 4029357733 AU	Library Resources	4/08/2025	\$ 268.00
PAYPAL *BIG W 4029357733 AU	Library Resources	4/08/2025	\$ 221.00
PAYPAL *THE NILE THE N 0412041808 AU	Library Resources	4/08/2025	\$ 61.76
EasyPark PRAHRAN AU	Canning Bridge Lib Staff Parking	4/08/2025	\$ 77.21
EVENTBRITE PRO SUB EVENTBRITE.CO US	Subscription Fee	4/08/2025	\$ 15.45
Google GSUITE_melville Sydney AU	email service	4/08/2025	\$ 12.49
AMAZON AU RETAIL SYDNEY AU	Library Resources	4/08/2025	\$ 106.96
BLACKWELLS LTD LONDON GB	Library Resources	4/08/2025	\$ 29.15

Payee	Description	Date	Amount
BLACKWELLS LTD LONDON GB	Library Resources	4/08/2025	\$ 78.91
WOOLWORTHS/CNR STOCK R MELVILLE AU	Office Supplies	7/08/2025	\$ 24.40
CARD FEE	Card Fee	2/09/2025	\$ 15.00
MELVILLE BIN HIRE BIBRA LAKE AU	Skip Bin	5/08/2025	\$ 880.00
ARMANDOS SPORTS O'CONNOR AU	Ball pump needles	14/08/2025	\$ 21.99
BUNNINGS 317000 MELVILLE AU	Cleaning/Court Items	18/08/2025	\$ 226.10
SP WHOLESALE MOVEACT BRUNSWICK EAS AU	Reformer Stocks	22/08/2025	\$ 1,979.55
BUNNINGS 317000 MELVILLE AU	Tape for Court Sports	29/08/2025	\$ 63.55
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SAFETYCULTURE TOWNSVILLE CI AU	Safety Culture iAuditor Annual Plan	1/09/2025	\$ 633.60
CARD FEE	Card Fee	2/09/2025	\$ 15.00
FACEBK *CPATZXQLS2 fb.me/ads IE	Advertising	8/08/2025	\$ 1,287.50
FACEBK *YZ7SBXGMS2 fb.me/ads IE	Advertising	11/08/2025	\$ 1,287.50
FACEBK *KM6XBYLLS2 fb.me/ads IE	Advertising	15/08/2025	\$ 1,287.50
FACEBK *JY36LYLLS2 fb.me/ads IE	Advertising	18/08/2025	\$ 1,287.50
FACEBK *SWC57YGMS2 fb.me/ads IE	Advertising	22/08/2025	\$ 1,287.50
FACEBK *3XQA2Z8MS2 fb.me/ads IE	Advertising	25/08/2025	\$ 1,287.50
FACEBK *HQ2CKZ8MS2 fb.me/ads IE	Advertising	1/09/2025	\$ 1,184.18
CARD FEE	Card Fee	2/09/2025	\$ 15.00
ENTIRE WORKWEAR ELLENBROOK AU	Kid hi-vis for cleanup kits	14/08/2025	\$ 314.35
SPOTLIGHT COCKBURN JANDAKOT AU	Clothes swap mirror & seed storage box	14/08/2025	\$ 120.50
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SP AGSA SHOP ADELAIDE AU	Art collection	8/08/2025	\$ 89.95
JACKSONS DRAWING SUPPL ALFRED COVE AU	Aboriginal Art Group Supplies	11/08/2025	\$ 209.32
AUSSIE NATURAL SPRIN WANGARA AU	Filtered Water	15/08/2025	\$ 21.66
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Catering	21/08/2025	\$ 87.40
JACKSONS DRAWING SUPPL ALFRED COVE AU	Creative Networking Workshop	28/08/2025	\$ 101.00
THE GENERAL STORE ME MYAREE AU	Office Supplies	28/08/2025	\$ 4.29
AUSSIE NATURAL SPRIN WANGARA AU	Filtered Water	29/08/2025	\$ 21.66
CARD FEE	Card Fee	2/09/2025	\$ 15.00
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	AI Workshop	29/08/2025	\$ 280.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
COLES 0332 BOORAGOON AU	Office Supplies	6/08/2025	\$ 8.85
DEMENTIA AUSTRALIA GRIFFITH AU	Dementia Guides	14/08/2025	\$ 88.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	14/08/2025	\$ 19.35
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Quizdom	19/08/2025	\$ 8.50
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	20/08/2025	\$ 5.90
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	28/08/2025	\$ 8.85
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SP WHO GIVES A CRAP MELBOURNE AU	Event Supplies	14/08/2025	\$ 60.00
FACEBK *N33B5X8PC2 fb.me/ads IE	Youths Sports Scholarship	5/08/2025	\$ 299.38
GESHA COFFEE CO BIBRA LAKE AU	Office Supplies	6/08/2025	\$ 456.36
KMART Mulgrave AU	VIP Events Hii Vis Vests	6/08/2025	\$ 40.00
COLES 0332 BOORAGOON AU	Service Award	14/08/2025	\$ 105.95
KFC GARDEN CITY F/C BOORAGOON AU	Team Appreciation	18/08/2025	\$ 88.90
MISS MAUD BOORAGOON AU	Team Appreciation	18/08/2025	\$ 38.60
BUNNINGS 317000 MELVILLE AU	VIP Events Hard Hats	18/08/2025	\$ 39.88
FACEBK *W36Y4Y4PC2 fb.me/ads IE	Youth Sprots Scholarship	19/08/2025	\$ 1,364.75
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Office Supplies	19/08/2025	\$ 314.40
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Office Supplies	19/08/2025	\$ 179.78
DEPT OF JUSTICE-CTG PA PERTH AU	ECourts Portal	21/08/2025	\$ 194.30
LOCAL GOVERNEMENT MANA MT HAWTHORN AU	Staff Training	22/08/2025	\$ 280.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	VIP Event The Esplanade	22/08/2025	\$ 45.60
KMART 1162 BOORAGOON AU	VIP Events Equipment	22/08/2025	\$ 75.00
ARMOUR STRENGTH PTY LT MYAREE AU	VIP Event Catering Len Shearer	22/08/2025	\$ 127.28
BUNNINGS 317000 MELVILLE AU	Refund	25/08/2025	\$ 12.95
BUNNINGS 317000 MELVILLE AU	VIP Event Shovels	25/08/2025	\$ 29.70
BUNNINGS 317000 MELVILLE AU	VIP Event Shovels	25/08/2025	\$ 29.79
MISS MAUD NORTH PERTH AU	Catering	26/08/2025	\$ 106.35
COLES 0332 BOORAGOON AU	Sundry Item	26/08/2025	\$ 4.90
MYO*THE TRUSTEE FOR LA BIBRA LAKE AU	Office Supplies	26/08/2025	\$ 179.78
MISS MAUD NORTH PERTH AU	VIP Event Catering Len Shearer	28/08/2025	\$ 67.85
BUNNINGS 317000 MELVILLE AU	VIP Events Equipment	1/09/2025	\$ 48.94
FACEBK *PUESNZCPC2 fb.me/ads IE	Traffic Campaign	1/09/2025	\$ 1,270.89
CARD FEE	Card Fee	2/09/2025	\$ 15.00
Deputy deputy.com AU	Staff Scheduling App	6/08/2025	\$ 90.75
THE GOOD GROCER APPL APPLECROSS AU	Catering	11/08/2025	\$ 29.98
THE GOOD GROCER APPL APPLECROSS AU	Catering	15/08/2025	\$ 46.97

Payee	Description	Date	Amount
DEPT OF RACING GAMIN EAST PERTH AU	Opening Night Liquor License	22/08/2025	\$ 60.50
BUNNINGS 317000 MELVILLE AU	Install Equipment	25/08/2025	\$ 136.55
Intuit Mailchimp Sydney AU	Mailing App	25/08/2025	\$ 70.42
THE GOOD GROCER CANN APPLECROSS AU	Catering	27/08/2025	\$ 33.05
SP THE LOCAL DRINKS CO MARGARET RIVE AU	Opening Night Beverages	29/08/2025	\$ 325.00
SP OLDBRIDGECELLARS NORTH FREMANT AU	Opening night beverages	29/08/2025	\$ 421.90
CARD FEE	Card Fee	2/09/2025	\$ 15.00
LOYVERSE.COM LONDON GB		4/08/2025	\$ 8.04
IGA WILLAGEE WILLAGEE AU	WYDI Catering	5/08/2025	\$ 59.77
SPOTLIGHT MELVILLE MYAREE AU	WYDI Stores & Materials	6/08/2025	\$ 38.04
IGA WILLAGEE WILLAGEE AU	WYDI Catering	7/08/2025	\$ 54.20
BUNNINGS 317000 MELVILLE AU	WYDI Stores & Materials	8/08/2025	\$ 11.90
IGA WILLAGEE WILLAGEE AU	WYDI Catering	8/08/2025	\$ 10.55
IGA WILLAGEE WILLAGEE AU	WYDI Catering	11/08/2025	\$ 33.79
IGA WILLAGEE WILLAGEE AU	WYDI Catering	12/08/2025	\$ 37.70
IGA WILLAGEE WILLAGEE AU	WYDI Catering	13/08/2025	\$ 31.86
IGA WILLAGEE WILLAGEE AU	WYDI Catering	14/08/2025	\$ 16.70
IGA WILLAGEE WILLAGEE AU	WYDI Catering	15/08/2025	\$ 56.63
IGA WILLAGEE WILLAGEE AU	WYDI Catering	18/08/2025	\$ 23.34
IGA WILLAGEE WILLAGEE AU	WYDI Catering	18/08/2025	\$ 10.50
IGA WILLAGEE WILLAGEE AU	WYDI Catering	18/08/2025	\$ 41.48
IGA WILLAGEE WILLAGEE AU	WYDI Catering	19/08/2025	\$ 52.98
OFFICEWORKS 0616 O'CONNOR AU	WYDI Art Supplies	19/08/2025	\$ 19.92
POST WILLAGEE CENTRAL WILLAGEE AU	RAP External Working Group	21/08/2025	\$ 256.95
IGA WILLAGEE WILLAGEE AU	WYDI Catering	21/08/2025	\$ 38.58
IGA WILLAGEE WILLAGEE AU	WYDI Catering	22/08/2025	\$ 3.89
IGA WILLAGEE WILLAGEE AU	WYDI Catering	25/08/2025	\$ 12.99
IGA WILLAGEE WILLAGEE AU	WYDI Catering	25/08/2025	\$ 32.16
IGA WILLAGEE WILLAGEE AU	WYDI Catering	26/08/2025	\$ 56.22
IGA WILLAGEE WILLAGEE AU	WYDI Catering	27/08/2025	\$ 71.09
IGA WILLAGEE WILLAGEE AU	WYDI Catering	28/08/2025	\$ 20.53
Little Olive Leaf Willagee AU	Team Meeting	29/08/2025	\$ 33.50
13CABS / 132227 BELMONT AU	Travel Fee	1/09/2025	\$ 67.83
CARD FEE	Card Fee	2/09/2025	\$ 15.00
SQ *PANTANO BAR Winthrop AU	Catering	2/09/2025	\$ 57.00
IGA WILLAGEE WILLAGEE AU	Catering	2/09/2025	\$ 34.24
TWILIO SENDGRID WWW.TWILIO.CO US	SendGrid	6/08/2025	\$ 143.81
CONCEPT2 AUSTRALIA Burleigh Head AU	Gym Equipment	8/08/2025	\$ 153.65
SP SEA JEWELS SWIMWEAR BIBRA LAKE AU	Uniform	15/08/2025	\$ 139.90
MYZONE* MYZONE WA AU	MyZone	18/08/2025	\$ 210.50
Iron Edge 0409775143 AU	Gym Equipment	18/08/2025	\$ 112.85
SP WORLD FITNESS MELBOURNE AU	Gym Equipment	19/08/2025	\$ 1,799.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Swim School Consumables	20/08/2025	\$ 23.11
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Swim School Consumables	20/08/2025	\$ 96.80
SP GYM DIRECT TAREN POINT AU	GF Consumables	25/08/2025	\$ 309.97
HEALTH MANAGEMENT GROU ENOGERA AU	Health Club Equipment	25/08/2025	\$ 495.00
FACEBK *TGZV4ZCMS2 DUBLIN IE	Advertising	29/08/2025	\$ 1,287.50
AUTOBARN MT WAVERLEY AU	SFL Equipment	1/09/2025	\$ 477.00
PAYPAL *SLIPLESSSER 0295848200 AU	Building Equipment	1/09/2025	\$ 136.40
SP WORLD FITNESS MELBOURNE AU	Gym Equipment	2/09/2025	\$ 129.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
AUST BARBELL COMPANY MORDIALLOC AU	GF Equipment	2/09/2025	\$ 488.35
APE MEDICAL BALCATTA AU	Gym Equipment	4/08/2025	\$ 51.26
KMART Mulgrave AU	Gym Equipment	4/08/2025	\$ 47.00
Google CLOUD Vz28HM Sydney AU	Cloud Subscription	4/08/2025	\$ 212.09
PREZZEE/AU9FEA19C4 SYDNEY AU	Staff Appreciation	4/08/2025	\$ 101.27
ESSENTIAL BRANDS FRANC BURLEIGHHEAD AU	Office Supplies	1/09/2025	\$ 406.40
CARD FEE	Card Fee	2/09/2025	\$ 15.00
ESSENTIAL BRANDS FRANC BURLEIGHHEAD AU	Office Supplies	4/08/2025	\$ 510.06
ONLINE QR GENERATOR ONLINE-QR-GEN US	Conference	15/08/2025	\$ 143.15
CARD FEE	Card Fee	2/09/2025	\$ 15.00
www.GroupTogether.com Sydney AU	Staff Appreciation	5/08/2025	\$ 5.50
THE GOOD GROCER APPL APPLECROSS AU	Catering	6/08/2025	\$ 131.95
SP AGWA SHOP NORTHBRIDGE AU	Staff Appreciation	6/08/2025	\$ 75.00
OFFICEWORKS 0616 O'CONNOR AU	Labels for Exhibition Install	6/08/2025	\$ 181.30
OFFICEWORKS 0616 O'CONNOR AU	Labels for Exhibition Install	11/08/2025	\$ 90.65
COLES 0332 BOORAGOON AU	Catering	11/08/2025	\$ 38.10
The Good Grocer Myaree 6 AU	Catering	12/08/2025	\$ 450.00
SQ *MICRO LOTE COFFEE Alfred Cove AU	Office Supplies	18/08/2025	\$ 18.27
SQ *ENDANGERED HERITAG 1800595310 AU	Consultant Fees	22/08/2025	\$ 1,320.00

Payee	Description	Date	Amount
COLES 0332 BOORAGOON AU	Catering	25/08/2025	\$ 47.45
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Office Supplies	27/08/2025	\$ 43.65
COLES 0332 BOORAGOON AU	Catering	28/08/2025	\$ 32.60
CARD FEE	Card Fee	2/09/2025	\$ 15.00
W A PAINT HOLDINGS PTY MELVILLE AU	Painting Service	4/08/2025	\$ 102.29
WOOLWORTHS/OASIS DR SECRET HBR AU	Catering	14/08/2025	\$ 37.30
COSTCO WHOLESALE AUSTR CASUARINA AU	Catering	15/08/2025	\$ 157.11
COSTCO WHOLESALE AUSTR CASUARINA AU	Catering	27/08/2025	\$ 243.14
CARD FEE	Card Fee	2/09/2025	\$ 15.00
BUNNINGS 317000 MELVILLE AU	Tools & Equipment	22/08/2025	\$ 148.90
CARD FEE	Catering	2/09/2025	\$ 15.00
HAPPYTEL RETAIL GROU BOORAGOON AU	Mobiles Accessories	25/08/2025	\$ 1,218.67
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Office Supplies	25/08/2025	\$ 405.81
AMAZON MARKETPLACE AU SYDNEY SOUTH AU	Office Supplies	25/08/2025	\$ 129.86
KMART 1162 BOORAGOON AU	Office Supplies	27/08/2025	\$ 270.40
The Rowing Pavilion Mount Pleasant AU	Catering	1/09/2025	\$ 100.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
OFFICEWORKS 0616 O'CONNOR AU	Office Supplies	4/08/2025	\$ 141.60
OFFICEWORKS 0616 O'CONNOR AU	Office Supplies	4/08/2025	\$ 44.58
CARD FEE	Card Fee	2/09/2025	\$ 15.00
GILBERTS FRESH HILTON HILTON AU	Catering	22/08/2025	\$ 199.98
GILBERTS FRESH HILTON HILTON AU	Catering	1/09/2025	\$ 199.98
CARD FEE	Card Fee	2/09/2025	\$ 15.00
THE GOOD GROCER MYAR MYAREE AU	Catering	6/08/2025	\$ 731.49
MYAREE PHARMACY MYAREE AU	Office Supplies	13/08/2025	\$ 41.98
SQ *SWAN LOCK SERVICE Perth AU	Office Supplies	18/08/2025	\$ 120.00
AUSTRALIAN GROWN WILLETTON AU	Catering	28/08/2025	\$ 53.68
CARD FEE	Card Fee	2/09/2025	\$ 15.00
KMART 1142 MIRRABOOKA AU	Creative Learning Programs	7/08/2025	\$ 44.00
SP CD-SOFT YAKAMIA AU	Creative Learning Programs	8/08/2025	\$ 101.20
OFFICEWORKS Bentleigh Eas AU	Creative Learning Programs	8/08/2025	\$ 19.40
KMART Mulgrave AU	Creative Learning Programs	11/08/2025	\$ 43.00
AMAZON AU RETAIL SYDNEY AU	Creative Learning Programs	11/08/2025	\$ 11.55
KMART 1004 MORLEY AU	Creative Learning Programs	11/08/2025	\$ 19.00
KMART Mulgrave AU	Creative Learning Programs	11/08/2025	\$ 19.00
WOOLWORTHS/SOUTHLANDS WILLETTON AU	Creative Learning Programs	12/08/2025	\$ 10.50
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Creative Learning Programs	12/08/2025	\$ 2.95
COLES 0347 YOKINE AU	Creative Learning Programs	12/08/2025	\$ 78.92
WOOLWORTHS/BULLCREEK S BULLCREEK AU	Creative Learning Programs	12/08/2025	\$ 24.50
WOOLWORTHS/DOG SWAMP S YOKINE AU	Creative Learning Programs	12/08/2025	\$ 86.50
SP KOORI CURRICULUM ASHBURY AU	Creative Learning Programs	13/08/2025	\$ 63.48
OFFICEWORKS 0616 O'CONNOR AU	Creative Learning Programs	14/08/2025	\$ 9.97
SP PROASTROZ NORTHBRIDGE AU	Creative Learning Programs	14/08/2025	\$ 9.80
OFFICEWORKS 0616 O'CONNOR AU	Creative Learning Programs	14/08/2025	\$ 29.94
TYPEFACE BOOKS APPLECROSS AU	Creative Learning Programs	19/08/2025	\$ 50.58
ANACONDA MELVILLE ALFRED COVE AU	Creative Learning Programs	22/08/2025	\$ 19.99
KMART 1162 BOORAGOON AU	Creative Learning Programs	25/08/2025	\$ 16.50
REMIDA PERTH INC WEST PERTH AU	Creative Learning Programs	28/08/2025	\$ 310.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
U.NU/CSND* CLICKSEND.C SOUTH PERTH AU	LCC-SMS services	26/08/2025	\$ 20.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
BOOKTOPIA ST PETERS AU	CBW Storytime Books	7/08/2025	\$ 122.95
FACEBK *G32WJZ8CG2 fb.me/ads IE	DFYP Social Media Boost	26/08/2025	\$ 66.95
OFFICEWORKS Bentleigh Eas AU	Certificate Stationary	28/08/2025	\$ 41.86
COLES 0332 BOORAGOON AU	Gift Cards	2/09/2025	\$ 330.00
CARD FEE	Card Fee	2/09/2025	\$ 15.00
WOOLWORTHS/GARDEN CITY BOORAGOON AU	Multicultural Melville Event	2/09/2025	\$ 61.80
CPP STATE LIBRARY PERTH AU	Parking Fee	4/08/2025	\$ 10.60
Woolworths Online BELLA VISTA AU	Supplies WCC	5/08/2025	\$ 150.75
TENNIS DIRECT AUST TINGALPA AU	Pickle Ball Equipment	5/08/2025	\$ 514.97
COLES 0332 BOORAGOON AU	Youth Meeting	5/08/2025	\$ 20.25
SP OH CLOCKS 7192 SEMAPHORE PAR AU	Clock for WCC hall	12/08/2025	\$ 199.95
OCONNOR L/MWR&C/SAW O CONNOR AU	Blower & Battery for Volunteer Gardeners	14/08/2025	\$ 918.00
Woolworths Online BELLA VISTA AU	Supplies	26/08/2025	\$ 91.70
BALSHAW'S MOUNT LAWLEY AU	Flowers - Volunteer in Hospital	29/08/2025	\$ 77.00
ST JOHN AMBULANCE AUST BELMONT AU	First Aid Supplies	29/08/2025	\$ 57.16
CARD FEE	Card Fee	2/09/2025	\$ 15.00
FACEBK *MT3JRWGMS2 fb.me/ads IE	Advertising	4/08/2025	\$ 1,287.50
WINTHROP GARDENS SUP WINTHROP AU	Catering	18/08/2025	\$ 204.06

Payee	Description	Date	Amount
BOLINDA PUBLISHING TULLAMARINE AU	Subscription	7/08/2025	\$ 64.35
BOLINDA PUBLISHING TULLAMARINE AU	Subscription	20/08/2025	\$ 53.46
CARD FEE	Card Fee	2/09/2025	\$ 15.00
BOWERS PTY LTD WEST LEEDERVI AU	Cultural Program	4/08/2025	\$ 1,277.06
ASANA.COM SYDNEY AU	Subscription	25/08/2025	\$ 1,659.60
CARD FEE	Card Fee	2/09/2025	\$ 15.00
THE FIRST AID STORE AU LIVERPOOL AU	First Aid Supplies	21/08/2025	\$ 73.77
CARD FEE	Card Fee	2/09/2025	\$ 15.00
			\$ 95,658.65

UNCONFIRMED

STATEMENT OF FINANCIAL ACTIVITY
For the period 1 July 2025 to 30 September 2025

	September Actual \$	YTD Rev. Budget \$	YTD Actual \$	Variance \$	Variance %	Annual Budget \$
OPERATING ACTIVITIES						
Revenue from operating activities						
Grants & Contributions	1,947	509,962	510,136	174	0%	5,518,314
Fees & Charges	1,408,108	6,700,443	7,040,358	339,915	5%	19,556,875
Service Charges	4,336	5,755,924	5,776,523	20,599	0%	6,186,810
Investment Earnings	945,888	2,199,255	2,153,834	(45,421)	-2%	7,922,369
Other Revenue	135,070	292,958	347,566	54,608		1,026,881
	2,495,350	15,458,541	15,828,417	369,875		40,211,248
Expenditure from operating activities						
Employee Costs	(5,469,160)	(17,059,763)	(17,124,002)	(64,239)	0%	(72,190,946)
Materials & Contracts	(3,297,640)	(11,095,020)	(10,248,404)	846,616	-8%	(46,323,379)
Utilities	(376,496)	(1,124,064)	(1,101,400)	22,664	-2%	(4,496,931)
Insurance	(500)	(719,966)	(705,306)	14,660	-2%	(1,439,875)
Depreciation	(3,070,057)	(9,804,854)	(9,210,171)	594,683	-6%	(39,297,378)
Finance Costs	(51)	(15,532)	(15,531)	1	0%	(41,501)
Other Expenditure	(159,050)	198,363	(114,469)	(312,832)	-158%	(2,707,774)
	(12,372,955)	(39,620,836)	(38,519,283)	1,101,553		(166,497,784)
Non-cash amounts excluded from operating activities						
(Profit)/Loss on Asset Disposals	(51,535)	(84,692)	(93,280)	(8,588)	10%	90,600
Depreciation on Assets	3,070,057	10,291,336	9,210,171	(1,081,165)	-11%	39,660,672
Plant Capital Charge	-	-	-	-	100%	-
Plant Investment Provision	-	-	-	-	-	235,305
Movement in Deferred Rates	45,889	-	218,589	218,589	100%	-
	3,064,411	10,206,644	9,335,480	(871,164)		39,986,577
Investing Activities						
Capital grants, subsidies and contributions	1,263,081	816,204	983,429	167,225		9,848,879
Proceeds from Disposal of Assets	51,535	84,692	93,280	8,588	10%	2,100,300
Recoup from self-supporting loans	-	69,828	69,827	(1)	0%	175,711
Purchase of Furniture & Equipment	49,101	(305,094)	(126,075)	179,019	-59%	(3,299,644)
Purchase of Plant & Equipment	(181,841)	(949,480)	(978,936)	(29,456)	3%	(5,541,241)
Purchase of Land & Buildings	(912,055)	(1,861,800)	(1,880,575)	(18,775)	1%	(17,408,158)
Purchase of Infrastructure Assets	(1,048,261)	(3,287,111)	(3,083,280)	203,831	-6%	(34,248,942)
	(778,440)	(5,432,761)	(4,922,330)	510,433		(48,373,095)
Financing Activities						
Repayment of Carawatha Equity	-	-	-	-		-
Repayment of self supporting loans	1,806	(74,559)	(74,558)	1	0%	(202,993)
Transfer to reserve accounts	-	-	-	-	100%	(35,743,410)
Transfer from reserve accounts	-	-	-	-	100%	55,755,595
Carry Forward Funds	-	-	-	-	100%	-
	(1,806)	(74,559)	(74,558)	1		19,809,192
Estimated surplus / (deficit) - B/Fwd	103,737,862	-	377,219			
Estimated (surplus) / deficit - C/Fwd	(96,772,917)	(94,820,725)	(96,772,917)			
Amount to be raised from general rates	(628,494)	(114,283,696)	(114,747,972)	464,276		(114,863,861)

STATEMENT OF COMPREHENSIVE INCOME
For the period 1 July 2025 to 30 September 2025

	September Actual \$	YTD Rev. Budget \$	YTD Actual \$	Variance \$	Variance %	Annual Rev. Budget \$
Revenue						
Rates	628,494	114,283,696	114,747,972	464,276	0%	114,863,860
Grants & Contributions	1,947	509,962	510,136	174	0%	5,862,964
Fees & Charges	1,408,108	6,700,443	7,040,358	339,915	5%	19,556,875
Service Charges	4,336	5,755,924	5,776,523	20,599	0%	6,186,810
Interest Earnings	945,888	2,199,255	2,153,834	(45,421)		7,943,369
Other Revenue	83,535	208,266	254,285	46,020	22%	1,117,481
	3,072,308	129,657,545	130,483,109	825,563	1%	155,531,358
Expenses						
Employee Costs	(5,469,160)	(17,059,763)	(17,124,002)	(64,239)	0%	(72,816,288)
Materials & Contracts	(3,297,640)	(11,095,020)	(10,248,404)	846,616	-8%	(47,157,334)
Utilities	(376,496)	(1,124,064)	(1,101,400)	22,664	-2%	(4,496,931)
Insurance	(500)	(719,966)	(705,306)	14,660	-2%	(1,439,875)
Depreciation	(3,070,057)	(9,804,854)	(9,210,171)	594,683	-6%	(39,219,417)
Finance Costs	(51)	(15,532)	(15,531)	1	0%	(41,501)
Other Expenditure	(195,650)	247,376	(114,469)	(361,845)	-146%	(2,852,086)
	(12,409,555)	(39,571,824)	(38,519,283)	1,052,540	-3%	(168,023,432)
	(9,337,246)	90,085,722	91,963,825	1,878,103	2%	(12,492,073)
Grants/Contributions for the Development of Assets						
Non-Operating Grants, Subsidies and Contributions	1,263,081	816,204	983,429	167,225	20%	12,300,734
(Profit)/Loss on Disposal of Assets						
Proceeds on Disposal	51,535	84,692	93,280	8,588	10%	2,293,107
Net Book Value from Disposal of Assets	-	-	-	-	100%	(2,395,707)
	51,535	84,692	93,280	8,588	10%	(102,600)
NET RESULT	(8,022,630)	90,986,618	93,040,535	2,053,917	2%	(293,939)
Other Comprehensive Income	-	-	-			-
Total Other Comprehensive Income	-	-	-			-
TOTAL COMPREHENSIVE INCOME	(8,022,630)	90,986,618	93,040,535			(293,939)

REPRESENTATION OF NET WORKING CAPITAL					
AS AT 30 SEPTEMBER 2025					
Net Current Assets Represented by	30 SEPTEMBER 2025		31 AUGUST 2025		
Current Assets					
Cash & Cash Equivalents					
Cash in Hand	7,690		7,690		
Cash at Bank/(Overdraft)	7,581,913		3,147,648		
Investments	192,942,142		192,142,142		
		200,531,744		195,297,480	
Trade & Other Receivables					
Debtors - Rates	49,807,524		62,388,689		
Debtors - Security Charge	413,327		994,010		
Debtors - Pool Inspection Fee	94,114		230,156		
Debtors - Instalment Fee	18		18		
Debtors - UGP	1,799,468		2,177,714		
Debtors - Refuse	727,619		965,753		
FESA Levy Debtors	11,298,080		13,103,186		
Pensioner Rebates	1,666,522		3,497,154		
Sundry Debtors	616,632		515,434		
Less : Provision for Doubtful Debts	(4,228)		(4,228)		
		66,419,076		83,867,886	
Inventories	185,102	185,102	183,525	183,525	
Other Financial Assets					
Accrued Income	1,329,911		1,349,459		
Prepayments	267,399		241,889		
Other	0		0		
GST Claim (Net)	444,865		682,124		
		2,042,175		2,273,472	
Total Current Assets		269,178,097		281,622,362	
Current Liabilities					
Trade & Other Payables					
FESA Levy Payable	14,037,674		19,349,853		
Sundry Creditors	15,371,767		15,581,918		
Amount Received in Advance	685,879		486,011		
		30,095,320		35,417,782	
Provisions					
Provision for Long Service Leave	4,413,298		4,386,782		
Provision for Annual Leave	5,148,834		5,133,805		
Accrued Wages	17,449		17,449		
		9,579,582		9,538,036	
Total Current Liabilities		39,674,902		44,955,819	
Net Current Assets		229,503,195		236,666,543	
Less: Restricted Assets					
Reserves	133,070,058		133,070,058		
		133,070,058		133,070,058	
Timing Difference		(339,780)		(141,377)	
Net Working Capital		96,772,917		103,737,862	

**NET WORKING CAPITAL RECONCILIATION
FOR THE MONTH OF SEPTEMBER 2025**

	YTD Actual \$
Net Result	93,040,535
Add:	
Surplus B/Fwd.	377,219
Proceeds on disposal of Assets	93,280
Carry Forward Reserve Transfers	-
Reserve: Funds to be Used	-
Self Supporting Loans - Principal (Net)	(4,731)
Depreciation Written back	9,210,171
Plant Capital Charge	-
(Profit)/Loss on Asset Disposal	(93,280)
Sub Total	102,623,194
Less:	
Acquisition of Fixed assets	2,985,586
Proceeds from Carawatha Equity	-
Expenditure on Infrastructure assets	3,083,280
Reserve: Funds to be Set Aside	-
Non Current Adjustments	(218,589)
Sub Total	5,850,277
Net Working Capital	96,772,917

Notes to the Statement of Financial Activity

Financial Year-To-Date Ending 30 September 2025

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 September 2025.

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, a local government is required each financial year, to adopt a percentage or value to be used in statements of financial activity for the reporting of material variances. The City's Accounting Policy CP-025, indicates that this will occur each year when adopting the annual budget. When adopting the 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	Budget \$	Actual \$	Budget Variance \$
	114,283,696	114,747,972	464,276
<i>Rates income shows a positive variance due to various interim rate adjustments across the City, but particularly arising from the following commercial development;</i> <ul style="list-style-type: none"> <i>Hospital Building at 5 Bedbrook Row, Murdoch</i> 			464,276

Fees and Charges	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	6,700,443	7,040,358	339,915
<i>Resource Recovery shows a positive variance related mainly to domestic refuse collection charges, with \$150,065 related to residents who have opted to upgrade their 140L general waste bin to a 240L general waste bin.</i>			169,111
<i>Healthy Melville shows a positive variance related mainly to membership fees being higher than anticipated for this time of year.</i>			108,608
<i>Financial Services shows a positive variance made up mainly of credit card surcharge income.</i>			83,700
<i>Other service areas show a net negative variance made up of minor amounts.</i>			(21,504)

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 September 2025

Operating Expenditure

Materials and Contracts	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	(11,095,020)	(10,248,404)	846,616
<i>Information Technology shows a positive timing variance in contract payments related mainly to the Customer Experience Reimagined project. It is expected that this variance will reduce in future months as the project gathers momentum.</i>			212,769
<i>City Buildings and Projects shows a positive variance made up almost entirely of minor contractors ad-hoc variances across the City's various buildings with the more significant variances in Leisurefit Booragoon and the Civic Centre.</i>			176,020
<i>Cultural Development shows a positive variance made up mainly of minor contractors variances across the City's cultural programs.</i>			123,128
<i>Healthy Melville shows a positive variance made up of minor amounts across the City's facilities.</i>			102,049
<i>Engineering shows a positive variance made up mainly of contractor's ad-hoc underspends particularly related to traffic management and street cleaning.</i>			100,939
<i>The remaining net positive variance relates to minor amounts in other service areas.</i>			131,713
Other Expenditure	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	198,363	(114,469)	(312,832)
<i>Negative variance related mainly to expenditure incurred for the branding and set up the new MelSafe vehicles.</i>			(237,527)
<i>Negative variance made up of minor amounts in internally charged expenditure.</i>			(75,305)

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 September 2025

Capital Income

Non-Operating Grants, Subsidies and Contributions	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	816,204	983,429	167,225
<p><i>Non-Operating Grants, Subsidies and Contributions shows a positive variance related to the receipt of a \$100,000 contribution toward modifications at the Melville Community Men's Shed and the receipt of grant income of \$225,000 related to the completion of the Southside BMX facilities at Bob Gordon Reserve.</i></p> <p><i>This is partially offset by the reversal of a 2024-2025 financial year end adjustment for a National Black Spot grant of \$279,652 related to low-cost traffic treatments. The actual funds will be received over the coming months.</i></p>			167,225

Capital Expenditure

Purchase of Furniture and Equipment	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	(305,094)	(126,075)	179,019
<p><i>Furniture and Equipment shows a positive timing variance of \$121,300 related to the upgrade of the access control systems at the Civic and Operations Centres.</i></p>			146,926
<p><i>The remaining net positive variance relates to various minor amounts.</i></p>			32,093

Notes to the Statement of Financial Activity
Financial Year-To-Date Ending 30 September 2025

Capital Expenditure (cont.)

Purchase of Infrastructure Assets	YTD Budget \$	YTD Actual \$	YTD Budget Variance \$
	(3,287,111)	(3,083,280)	203,831
<p><i>A positive variance amounting to \$129,589 relates to the reversal of 2024-2025 financial year end adjustments. These amounts are included in the category variances identified below. The variance resulting from the accrual reversal is expected to reduce over the coming months when invoices are received and settled.</i></p> <p><i>There are no material variances, and the net positive variance relates to various minor positive and negative amounts across several infrastructure projects in each of the categories listed below.</i></p>			
Drainage			21,531
Environmental			5,016
Foreshore Facilities			3,324
Irrigation			10,359
Lighting			27,389
Parks Streetscapes Structures			51,193
Paths			12,409
Playgrounds			14,045
Roads			58,565

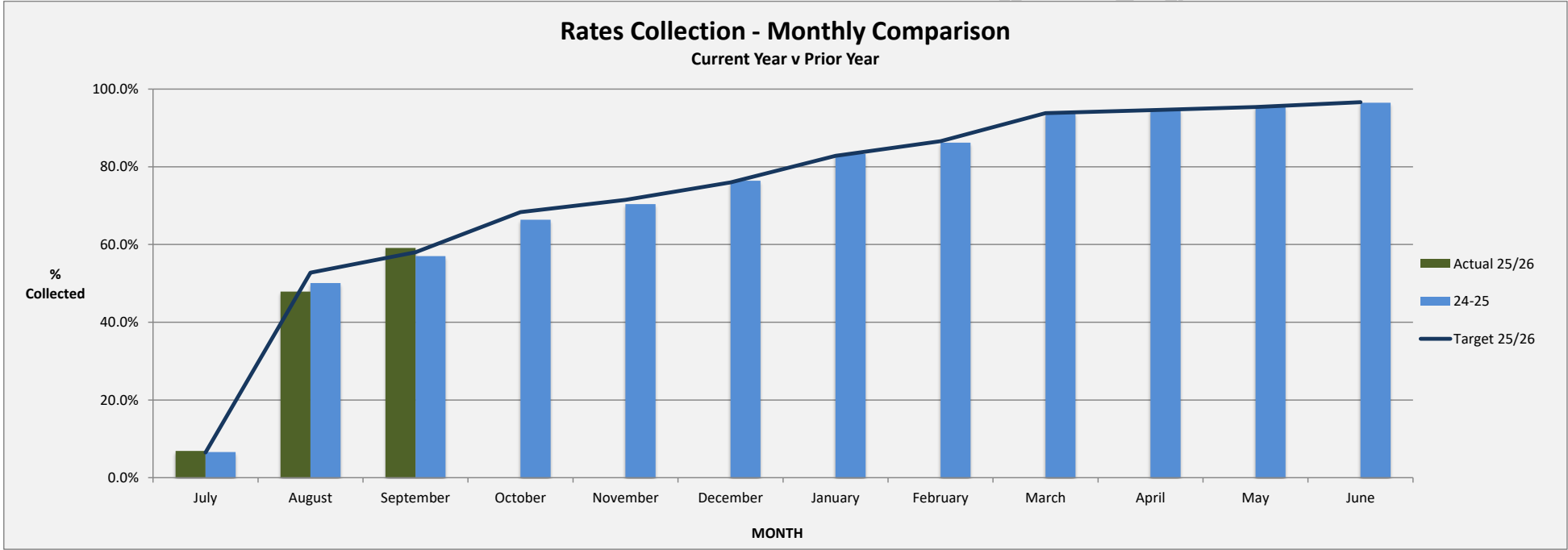
STATEMENT OF FINANCIAL POSITION			
AS AT 30 SEPTEMBER 2025			
	Note	2025-2026 30 September 2025 \$	2024-2025 30 June 2024 \$
Current assets			
Cash & cash equivalents	3	64,830,821	31,231,114
Trade and other receivables	5(a)	68,236,716	14,575,509
Other financial assets	6(a)	135,876,603	133,701,973
Inventories	7	185,102	169,590
Contract assets		-	-
Other assets	8	267,399	1,931,399
Total current assets		269,396,643	181,609,585
Non current assets			
Trade and other receivables	5(b)	1,882,433	2,101,022
Other financial assets	6(b)	13,897,598	15,326,577
Property, plant & equipment	9(a)	496,787,667	496,497,951
Infrastructure	9(b)	754,578,715	707,410,134
Investment property	10	64,197,754	60,846,541
Total non current assets		1,331,344,167	1,282,182,225
TOTAL ASSETS		1,600,740,810	1,463,791,810
Current liabilities			
Trade and other payables	11(a)	26,943,281	22,539,878
Other liabilities	19		68,974
Contract liabilities	12	3,194,905	2,451,905
Borrowings	13 & 28	175,680	209,511
Employee related provisions	14(a)	9,579,582	9,330,106
Total current liabilities		39,893,448	34,600,374
Non current liabilities			
Trade and other payables	11(b)	297,191	286,510
Other liabilities	19		1,160,463
Borrowings	13 & 28	2,044,796	997,621
Employee related provisions	14(a)	949,935	972,066
Other provisions	14(b)	7,037,896	6,893,140
Total non current liabilities		10,329,818	10,309,800
TOTAL LIABILITIES		50,223,266	44,910,174
NET ASSETS		1,550,517,544	1,418,881,636
Equity			
Retained surplus		476,954,532	369,753,939
Reserve accounts	29	133,070,058	146,700,966
Revaluation surplus	15	940,492,954	902,426,731
TOTAL EQUITY		1,550,517,544	1,418,881,636

City of Melville
SUMMARY OF DEBTORS
FOR THE PERIOD ENDING : 30 September 2025

Detail	Actuals Current Month YTD	Actuals Previous Month YTD	% Diff Current Mth to Previous Mth	Actuals This Month Last Year YTD	% Diff Current Mth to Current Mth Last Yr
RATE DEBTORS					
Opening Balance - 1 July	4,240,118	4,240,118	0%	4,269,129	-1%
Rates & Charges Raised	114,913,552	114,033,072	1%	107,499,805	7%
Payments Received	(69,346,147)	(55,884,502)	24%	(62,686,254)	11%
Closing Balance	49,807,524	62,388,689	-20%	49,082,680	1%
REFUSE DEBTORS					
Opening Balance - 1 July	60,362	60,362	0%	55,013	10%
Rates & Charges Raised	1,882,407	1,871,494	1%	1,737,601	8%
Payments Received	(1,215,150)	(966,103)	26%	(1,219,348)	0%
Closing Balance	727,619	965,753	-25%	573,267	27%
FESA DEBTORS					
Opening Balance - 1 July	791,999	791,999	0%	813,475	-3%
Rates & Charges Raised	20,667,738	20,604,025	0%	19,348,055	7%
Payments Received	(10,161,657)	(8,292,838)	23%	(11,278,902)	-10%
Closing Balance	11,298,080	13,103,186	-14%	8,882,629	27%
UNDERGROUND POWER DEBTORS					
Opening Balance - 1 July	55,814	55,814	0%	166,494	-66%
Rates Raised	2,780,981	2,768,194	0%	966	287655%
Payments Received	(1,037,327)	(646,294)	61%	(21,123)	4811%
Closing Balance	1,799,468	2,177,714	-17%	146,338	1130%
POOL DEBTORS					
Opening Balance - 1 July	18,243	18,243	0%	17,903	2%
Rates & Charges Raised	658,533	657,745	0%	497,017	32%
Payments Received	(582,662)	(445,832)	31%	(437,183)	33%
Closing Balance	94,114	230,156	-59%	77,738	21%
SECURITY DEBTORS (SECL)					
Opening Balance - 1 July	106,571	106,571	0%	103,829	3%
Rates & Charges Raised	3,034,054	3,029,735	0%	2,779,240	9%
Payments Received	(2,727,297)	(2,142,295)	27%	(2,473,103)	10%
Closing Balance	413,327	994,010	-58%	409,967	1%
INSTALMENT FEE DEBTORS					
Opening Balance - 1 July	18	18	0%	22	-19%
Rates & Charges Raised	0	0	0	0	0%
Payments Received	0	0	0	(4)	-100%
Closing Balance	18	18	0%	18	0%
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	143,937,266	142,964,265	1%	131,862,684	9%
Payments Received	(85,070,241)	(68,377,864)	24%	(78,115,915)	9%
Closing Balance	64,140,149	79,859,525	-20%	59,172,635	8%
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	1,901,275	1,353,111	41%	1,695,148	12%
Receipts	(1,725,088)	(1,311,628)	32%	(1,614,899)	7%
Prepayments	12,357	45,862	-73%	1,989	521%
Closing Balance	616,632	515,434	20%	647,422	-5%

Rates Collection Progress

	TARGET	CURRENT		Prior Year																			3 year average
Month	Target 25/26	Actual 25/26	% Diff Curr v Tar	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	
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%		68.3%	66.4%	66.4%	69.1%	69.4%	67.7%	62.8%	68.9%	69.5%	70.4%	70.6%	71.6%	74.2%	74.2%	72.6%	73.0%	69.1%	73.1%	74.0%	78.0%	68.3%
November	71.5%		71.5%	70.4%	70.4%	72.0%	72.1%	71.7%	67.3%	72.3%	72.4%	71.8%	73.2%	73.8%	76.0%	76.1%	76.8%	75.8%	75.6%	75.0%	75.3%	79.3%	71.5%
December	76.0%		76.0%	76.4%	76.4%	75.6%	75.9%	77.0%	69.7%	75.7%	76.4%	75.5%	81.7%	81.4%	80.1%	79.9%	79.8%	80.9%	78.5%	82.4%	81.3%	85.5%	76.0%
January	82.8%		82.8%	83.3%	83.3%	82.7%	82.5%	82.7%	78.6%	81.0%	82.1%	82.2%	84.2%	83.8%	84.9%	85.2%	83.8%	84.7%	84.0%	84.3%	83.7%	88.2%	82.8%
February	86.6%		86.6%	86.2%	86.2%	87.0%	86.6%	86.7%	81.7%	84.8%	85.8%	86.8%	86.8%	92.0%	89.4%	89.0%	88.7%	88.2%	86.2%	88.7%	86.6%	94.5%	86.6%
March	93.8%		93.8%	93.8%	93.8%	93.8%	93.8%	93.0%	90.9%	90.8%	92.3%	94.3%	94.2%	94.5%	95.5%	94.8%	94.6%	94.9%	94.0%	93.6%	91.9%	95.5%	93.8%
April	94.6%		94.6%	94.7%	94.7%	94.5%	94.6%	94.9%	92.4%	91.4%	93.2%	94.7%	94.8%	95.8%	96.1%	95.7%	95.4%	95.8%	95.5%	94.5%	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%



**SUMMARY OF GENERAL DEBTORS AGED 90 DAYS OR GREATER
FOR THE MONTH ENDED 30 SEPTEMBER 2025**

Debtor Number	Debtor Name	Amount	Comments and subsequent events
Accounts with Recoveries Legal - There are currently no account with Recoveries Legal.			
Payment arrangements			
832568	Individual	\$10,498	Arrangement to pay \$200.00 per fortnight maintained.
862151	South Perth Futsal Club	\$3,812	Arrangement to pay \$200.00 per month maintained. Reduced to \$150.00 per month for six months.
863209	Individual	\$1,630	Arrangement to pay \$250.00 per fortnight maintained.
864132	Individual	\$3,070	Arrangement to pay \$130.00 per fortnight maintained.
873760	Individual	\$450	Arrangement made with requesting officer to pay in July.
874115	Jimmy and Gau Pty Ltd	\$23,093	Payment Plan with Fines Enforcement for \$600.00 per month starting September 2025.
Total on Payment Arrangement		\$42,552	
Ordinary Debtors			
511030	Bluewater (WA) Pty Ltd	\$16,983	Email sent 2 September and 26 September 2025. Statement sent via post 2 October 2025.
848168	J Bento Japanese Restaurant	\$441	Email sent 9 September and 26 September 2025.
850321	Project Management Vision	\$107	Email sent 9 September 2025. Paid 1 October 2025.
855783	Advanced Traffic Management	\$920	Message received 1 July 2023 - Administrator Grant Thornton Aust has responded stating unsecured creditors will be paid between 18.64 and 26.25 cents in the dollar, they are unable to provide an estimated timeframe for any dividend to unsecured creditors.
861732	Healthcare WA	\$10,062	Email received from SV Partners informing us of Bankrupt Estate. Claim made 5 September 2025.
861823	Ht & Bt Enterprises Pty Ltd	\$213	Email sent 15 September 2025.
862342	Perth AFC Futsal	\$10,237	New payment plan discussed, with repayments to be increased upon finalisation - 17 September 2025.
862573	Profutsal	\$3,348	Responsible Officer advised of new contact details. If still no response, debtor will be referred to the debt collection agency.
8653204	No Mans Lan Tattoo	\$107	Email sent 2 September and 26 September 2025.
867804	Electro Nautic Pty Ltd	\$106	Email sent 16 September 2025.
869826	WA State Futsal Club	\$33,179	Responsible Officer advised of new contact details. If still no response, debtor will be referred to the debt collection agency.
872192	Crouch & Co Pty Ltd	\$250	Email sent 16 September 2025.
872952	Individual	\$2,580	File closed by CS Legal, not economical to proceed.
874412	Individual	\$16,599	Maclouds Lawyers have scheduled a Means Enquiry for 16 September 2025.
874578	Envirogold Global Operations	\$24	Email sent 16 September 2025.
Total Ordinary Debtors		\$95,155	
Sporting & Community Organisations			
506014	Brentwood Karoonda Sporting Association	\$12,560	City Officers met with Association on 2 October 2025. City Officers and Association to develop Payment Plan.
520239	Winnacott (Kats) Junior Football Club	\$1,089	Club is requesting fee relief from COM. Responsible officer has emailed the club 19 September 2025 seeking further clarity on the request and is awaiting the Clubs response.
834549	Melville Cricket Club	\$7,530	A report to consider WACA Funding Grant is scheduled to go to Council in November
873356	Tomkins Park Community & Rec Assoc (Misc)	\$6,600	Reconciliation is in progress - 30.09.25
Total Sporting & Community Organisations		\$27,779	
Loans			
507491	Tompkins Park & Recreational Association	\$68,751	Loan 399.
Total Loans		\$68,751	
GRAND TOTAL	Total 90 Days and over	\$234,237	
Total Sundry Debts Outstanding		\$616,632	
90 Days and Over % of Total Debt		38%	
90 Days and over -Total No. of Debtors (excl Loans)		25	

PROPOSED BUDGET AMENDMENTS
FOR THE MONTH OF SEPTEMBER 2025

BUDGET AMENDMENTS - GENERAL				Budget Amendments >\$100,000	
Account Number	Description	DR	CR	Total Amount	Comments
420-80235-1575-000	Purchase of Heavy Vehicles			\$ 32,090	Additional \$32,090 required for the purchase of a new Streetscapes Truck to be funded by the Fleet Service Vehicles, Plant and Equipment Replacement Reserve. A budget of \$140,900 is already included the 2025-2026 adopted budget, however changes in the required specification between the original business case and the final quotation received resulted in a final cost that was higher than that estimated when compiling the 2025-2026 annual budget.
277-28102-7888-000	Fleet Services Vehicles, Plant and Equipment Replacement Reserve	32,090	32,090		
495-85593-1525-000	LeisureFit Booragoon - Refurbishment			\$ 19,650	Additional funding required for BCR05315 LeisureFit Booragoon Refurbishment project to cover the cost of replacing 5 baby change tables that were damaged beyond repair by weight overloading in the LeisureFit Booragoon changerooms. The additional funds are to be drawn from the Risk Management and Insurance Equalisation Reserve.
277-28106-7888-000	Risk Management and Insurance Equalisation Reserve	19,650	19,650		
360-26489-6000-000	Get Online Week - Expenses	250		\$ 1,000	Budgets created to represent funding received from the Good Things Foundation for various activities scheduled for October 2025 for the 'Get Online Week' - these activities will be run by the City of Melville libraries.
360-26489-7100-000	Get Online Week - Expenses	750			
360-26489-5205-000	Get Online Week - Grant Income		1,000		
490-85530-1525-000	Men's Shed Modifications			\$ 1,132	Additional funding required for BLD04936 Men's Shed Modifications project to cover the replacement cost of a shattered glass panel in the lift shaft door located on the 1st floor of the building. This incident was reported on 6th October 2025 with no injury but only property damage. The additional funds are to be drawn from the Risk Management and Insurance Equalisation Reserve.
277-28106-7888-000	Risk Management and Insurance Equalisation Reserve	1,132	1,132		
491-885545-1555-000	Open Space Design and Streetscapes - Expenses	80,900		\$ 80,900	Creation of budget for the grant income to be received from the Department of Water & Environmental Regulation, for the delivery of the WA Tree Recovery Program to replant trees lost from the effects of Polyphagous shot-hole borer (PSHB).
491-85545-5220-000	Open Space Design and Streetscapes - Grant income		80,900		
371-26400-7126-000	Disability Access & Inclusion - Expenses	1,000		\$ 1,000	Budget created to represent sponsorship funding from Developmental Disability WA for event to be held in November 2025 as part of International Day of People with Disability.
371-26400-5280-000	Disability Access & Inclusion - Sponsorship income		1,000		
		135,772	135,772	135,772	



MELVILLE CRICKET CLUB INC.

Tompkins Park, Dunkley Avenue, Alfred Cove WA

PRESIDENT: Mr Mark Herbert

SECRETARY: Mr Tasso Beckett-Cooper

Mr Dean Burton
City of Melville
Locked Bag 1
Booragoon WA 6954

29 September 2024

Dear Dean

CC Meriel Pickering

RE: Funding proposal for replacement of Tompkins Park turf block

I refer to our ongoing communications between the City of Melville and the Melville Cricket Club in relation to the grounds at Tompkins Park, with the latest discussions held Friday 27th September 2024 and a subsequent email of 28th September 2024.

During the meeting we discussed what the Club was proposing and also the need to agree on the respective contributions from each party. Previous indications from the City were that their financial contribution would be 30% of the total cost, which has been costed to be between \$150,000 and \$170,00 allowing for contingencies.

The following presents the Club's position re the proposed share of costs including potential funding options.

As some background I would mention that discussions with the City regarding what was proposed commenced in October 2023 when it became evident that the proposed works to the Clubs turf game day and training wickets under the **Attadale Alfred Cove Foreshore Master Plan** would be delayed/deferred indefinitely.

As some context the wickets have been in place for nearly 60 years (when a normal pitch life is 30 years) and are rated poorly in comparison to other WA Premier Cricket Club grounds. In discussions with WA Cricket they are in full support of our proposal to replace the current turf block.

As you will be aware the Club has been responsible for the curation and maintenance of the turf wickets at Tompkins Park since 1995. In this regard I provide a document from the City of Melville council meeting in 1995 which details the terms of the transfer of responsibility for the curation of the wickets at Tompkins Park, the financial assistance to be provided by the City to the Club and also the length of term of this arrangement.



MELVILLE CRICKET CLUB INC.

Tompkins Park, Dunkley Avenue, Alfred Cove WA

PRESIDENT: Mr Mark Herbert

SECRETARY: Mr Tasso Beckett-Cooper

As I mentioned in my email of 28th September 2024, the Club is unaware of any updated Agreement but if there is one we would appreciate being provided with a copy.

We would highlight a number of factors which need to be considered which has formed part of our thinking in regards to the funding options proposed.

- 1) As per the attached document it is acknowledged that the City 'own' the fields and turf wickets that we play on and that the Club 'maintains them. As such the turf block is a City asset, that similar to other public facilities, it is required to maintain and replace when appropriate. We do however acknowledge that the Club is in the main provided with exclusive rights to the use of these wickets, albeit not to the fields which are currently maintained in the main by the Club.
- 2) Given the above, it is worth noting that until recently the City made no financial contribution to the upkeep or maintenance of the turf blocks which dates back to this Agreement. Indications from WA Cricket is that this is at odds with the vast majority if not all other local Govt municipalities and their respective WA Premier Cricket clubs.
- 3) As per the attached document it clearly states the Agreement relates 'to the total wicket maintenance not the broad acre mowing'. The City will be aware of recent discussions with the Club in relation to this specific point, whereby it was acknowledged that the Club has been undertaking the broad acre mowing of both turf cricket grounds for some considerable period of time. I suspect both parties would be unaware of exactly how long this work has been completed by the Club, but conceivably it is likely this has been the practice since the Agreement expired.

The Club acknowledges the City has made a financial contribution in recognition of this fact for the 23/24, 24/25 and proposed for the 25/26 seasons, however we would highlight this covers a small proportion of the total number of years this work has been undertaken by the Club and the resulting costs incurred and consequently saved by the City.
- 4) The Club currently incurs all costs associated with the maintenance and improvement of the turf wicket blocks at Tompkins Park. A check of our financial



MELVILLE CRICKET CLUB INC.

Tompkins Park, Dunkley Avenue, Alfred Cove WA

PRESIDENT: Mr Mark Herbert

SECRETARY: Mr Tasso Beckett-Cooper

records from last season indicates the Club incurred costs totalling approx. \$20,000 for fertilisers, clay, and other associated costs with the ongoing preparation and maintenance of the wicket. This is in addition to the cost of more than \$100,000 per season the Club pays to have the wickets curated.

- 5) We would also take this opportunity to mention the player participation fee which was addressed in part in the 1995 document, with the rationale that the Club would continue to pay this fee (approx. \$6,000 in 23/24) as 'there is no rationale for agreeing to this request as there is still the wider reserve maintenance and changing room facilities of Tompkins Park to be maintained. In light of the above, we would argue there is rationale for the Club to either be exempt or at least receive a significant financial concession when compared with other facility users. Whilst we acknowledge the changerooms need to be maintained, we would argue the Club incurs significant costs for maintenance work the City does not undertake which no other sporting Club within the City incurs. The revenue received from the City for mowing of our fields is simply a reimbursement of the costs we incur for our curator to do this work, wear and tear on our machines and other consumables and is reduced further by us paying the player participation fee. Additionally, our playing fields are not for our exclusive use and during the week are used by members of the public.

With the above as some context, we provide the following funding options for consideration

Option	City of Melville contribution	Melville Cricket Club contribution	Total cost
1	100% (\$150,000)	\$0	\$150,000

Rationale:

The City incurs the full cost of the replacement of Tompkins Park 1 turf block, given it is a City asset and funding provisions should have been made for its replacement over the last 50-60 years.



MELVILLE CRICKET CLUB INC.

Tompkins Park, Dunkley Avenue, Alfred Cove WA

PRESIDENT: Mr Mark Herbert

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Additionally for the last 30 years the City has made no financial contribution to the consumables associated with the upkeep, maintenance and improvement of the turf wicket blocks which have all been incurred by the Club.

Noting this is at odds with most other Local Govt Authorities with Premier Clubs playing within their boundaries.

We believe the Club has made a significant contribution already via the mowing work undertaken over the last 20-30 years for which we have now received a contribution for 10% of the total time period we have been undertaking the work.

Additionally, the Club will incur further costs associated with Project Managing given the subject matter expertise to undertake the work sits within the Club.

We also understand there is additional remedial work to the reticulation system that could be included and co-ordinated as part of this work which would also provide additional economies of scale.

Option	City of Melville contribution	Melville Cricket Club contribution/Grants	Total cost
2	70% (\$105,000)	30% (\$45,000)	\$150,000

Rationale:

The City incurs a 70% share of the cost, given the above points, with the Club incurring 30%. Funding for the Club share would be obtained via Federal & State Govt grants and those available via Cricket Australia and also financial contributions from Club reserves.

Dean, as per comments made recently, time is now of the essence and I would highlight that whilst discussions regarding this matter commenced in October 2023, with further information requested by the Club of the City in April 2024, we are still awaiting key information and decisions from the City.

We therefore need to formalise and agree the funding model, particularly given a sizeable deposit for the clay of approx. \$20,000 will need to be made in December 2024, not to mention the work that the Club would need to undertake not only to facilitate this but also to seek funding in the requisite time frame.



MELVILLE CRICKET CLUB INC.

Tompkins Park, Dunkley Avenue, Alfred Cove WA

PRESIDENT: Mr Mark Herbert

SECRETARY: Mr Tasso Beckett-Cooper

I am happy to discuss any aspect of what is contained and can be reached on 0413 443 309.

I look forward to hearing from you shortly.

Mark Herbert
President

D/W 498134

A95/7011 - MAINTENANCE OF TURF CRICKET WICKETS - MELVILLE CRICKET CLUB

Ward: Bicton-Attadale
Category: Recreation, Culture and Community Development
File Ref: XW20/3/13 and XA17/15/8/1

Background

The maintenance of the turf wickets and practice wickets has been a recommitted item on the Technical Services Committee for a number of years.

In view of the fact that the turf cricket wickets at Tompkins Park is a specialised facility with high maintenance costs in March 1988 the Council considered the phasing in of the maintenance costs associated with the wicket maintenance. The Council resolved that 50% of the costs associated with maintenance of the cricket wickets and practice wickets be phased in over five years. The total cost was anticipated to be about \$50,000 per annum with the Melville Cricket Club eventually meeting 50% of the costs by 1991/92. This cost relates to the total wicket maintenance not the broad acre mowing.

Detail

This cost arrangement was pursued and regular invoices were forwarded to the Melville Cricket Club, however, apart from a number of ad hoc payments the bulk of the invoices were not settled and the current outstanding debt of the Club is \$110,507. It should be noted that on-going discussions have been held over this period with Club representatives, Council officers, the WA Cricket Association and the West Australian Municipal Association to try and resolve this situation.

In November 1994 further discussions were held with Melville Cricket Club to try and resolve not only the maintenance of the turf wickets issue but a reduction in the outstanding debt. After numerous meetings, the Melville Cricket Club has proposed the following arrangement;

Labour

- 1 The Melville Cricket Club agrees to do all the work associated with the maintenance of the turf wickets and the practice nets.

Equipment

- 2 That the Council will donate the existing turf maintenance equipment to the written down value of \$9600 to the Club and in turn the Club will service and replace the equipment.

Insurance

- 3 The Club will secure public liability insurance for \$5 million and workers compensation for any person employed by the Club.

Player Participation Fees

- 4 The Council agrees not to charge the Cricket Club ground or hire fees for the duration of the agreement.

Schedule

- 5 The Council would make an annual payment of \$29,000 to the Club and this figure would be linked to CPI and phased out as follows;

21 MAR 1995

CHAIRMAN:

DATE:

A95/7011 - MAINTENANCE OF TURF CRICKET WICKETS - MELVILLE CRICKET CLUB**RECOMMENDATION**

THAT THE MELVILLE CRICKET CLUB BE RESPONSIBLE FOR THE MAINTENANCE OF THE TURF AND PRACTICE WICKETS AT TOMPKINS PARK IN LINE WITH THE FOLLOWING AGREEMENT;

LABOUR

- 1 THE MELVILLE CRICKET CLUB AGREES TO DO ALL THE WORK ASSOCIATED WITH THE MAINTENANCE OF THE TURF WICKETS AND THE PRACTICE NETS.

EQUIPMENT

- 2 THAT THE COUNCIL DONATE THE FOLLOWING TURF WICKET MAINTENANCE EQUIPMENT TO THE CLUB AND IN RETURN THE CLUB WILL SERVICE AND REPLACE THE EQUIPMENT.

ASSET NO	DESCRIPTION	WRITTEN DOWN VALUE
99600	ROLLER	\$5000
99283	BRUSH CUTTER	\$200
99468	FERTILISER HOPPER	-
97991	TRAILER	\$400
99763	SWEEPER	-
98709	20" CYLINDER MOWER	\$1000
98721	30" CYLINDER MOWER	\$1400
98527	ROTARY	\$300
99758	VERTI MOWER	\$600
	BACK PACK SPRAYER	\$150
	TOOL SET	\$200
	2 X HOSE SPRINKLERS	\$100
	5 X JERRY CANS	\$120
	POWER CORD	\$50
	STAR PICKET DRIVER	\$80

INSURANCE

- 3 THE CLUB WILL SECURE PUBLIC LIABILITIES INSURANCE FOR \$5 MILLION AND WORKERS COMPENSATION FOR ANY PERSON EMPLOYED BY THE CLUB.

PLAYER PARTICIPATION FEES

- 4 THE COUNCIL WOULD STILL REQUIRE THE MELVILLE CRICKET CLUB TO PAY PLAYER PARTICIPATION FEES FOR THEIR SEASONAL USE OF TOMPKINS PARK.

21 MAR 1995

CHAIRMAN:

DATE:





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A95/7011 - MAINTENANCE OF TURF CRICKET WICKETS - MELVILLE CRICKET CLUB

1995/96	\$29,000			
1996/97	\$29,000	+ CPI	=	A
1997/98	A	+ CPI	=	B
1998/99	B	+ CPI	=	C
1999/2000	C	+ CPI	=	D
2000/2001	80% of D			
2001/2002	60% of D			
2002/2003	40% of D			
2003/2004	20% of D			
2004/2005	10% of D			

(CPI is the equivalent for Perth Capital City as published by the Bureau of Statistics)

This agreement would commence from 1 July 1995.

Debt Reduction

- 6 The Cricket Club would agree to a debt reduction programme whereby the Club would pay to the Council \$4000 per annum for 10 years commencing 1 July 1995 with the balance of the outstanding debt being written off at 30 June 1995.

Comment

The proposal from the Melville Cricket Club forms the basis of an agreement which would eventually phase out the Council contributing to the turf wicket maintenance at Tompkins Park. The Club has indicated that they believe that the Council has an obligation to provide these facilities to the youth in Melville as has been the case for the past 25 years. Even though the Club does agree to the phase out of maintenance fees they would prefer the agreement to stand without the Council phasing out their contribution.

The Club would like this agreement for five years commencing 1 July 1995, however, it would be appropriate to extend this agreement for the full ten years so that the phase out period forms part of the agreement.

The level of subsidy the Club has proposed at \$29000 per annum is higher than the annual maintenance fee the Council charges the Club. When the Club take over the maintenance of the wickets, they would not have the on-costs that the Council labour force have to meet and therefore \$27000 per annum would be a more appropriate subsidy.

The Club has also indicated that they do not want to pay Player Participation fees (Senior \$25.00, Junior \$4.60 per season) as they are maintaining the wicket. There is no rationale for agreeing to this request as there is still the wider reserve maintenance and changing room facilities of Tompkins Park to be maintained.

CITY OF MELVILLE	
Document Registration	
22 JUL 2002	
Subject	31 126 P 6 21
Property	
Street	
App.	DA BA
Officer	phiggle
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Action	FIN

21 MAR 1995

CHAIRMAN:

DATE:





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A95/7011 - MAINTENANCE OF TURF CRICKET WICKETS - MELVILLE CRICKET CLUB**SCHEDULE**

- 5 THE COUNCIL WOULD MAKE AN ANNUAL PAYMENT OF \$27,000 TO THE CLUB. THIS FIGURE WOULD BE LINKED TO CPI AND PHASED OUT AS FOLLOWS;

1995/96	\$27,000			
1996/97	\$27,000	+ CPI	=	A
1997/98	A	+ CPI	=	B
1998/99	B	+ CPI	=	C
1999/2000	C	+ CPI	=	D
2000/2001	80% OF D			
2001/2002	60% OF D			
2002/2003	40% OF D			
2003/2004	20% OF D			
2004/2005	10% OF D			

(CPI IS THE EQUIVALENT FOR PERTH CAPITAL CITY AS PUBLISHED BY THE BUREAU OF STATISTICS)

DEBT REDUCTION

- 6 THE CRICKET CLUB WOULD AGREE TO A DEBT REDUCTION PROGRAMME WHEREBY THE CLUB WOULD PAY TO THE COUNCIL \$4000 PER ANNUM FOR 10 YEARS COMMENCING 1 JULY 1995.
- 7 THAT THE BALANCE OF THE OUTSTANDING DEBT, BEING \$70,507, BE WRITTEN OFF BY AN ABSOLUTE MAJORITY DECISION OF THE COUNCIL.
- 8 THAT A LEGAL AGREEMENT BE PREPARED ENCOMPASSING THE TERMS OF THIS PROPOSAL.
9. THAT ON FINALISATION OF THE DEED OF AGREEMENT WITH THE MELVILLE CRICKET CLUB, THE MAYOR AND THE CHIEF EXECUTIVE OFFICER/TOWN CLERK BE AUTHORISED TO EXECUTE UNDER SEAL.

21 MAR 1995

CHAIRMAN:



DATE:



Please complete the sections in blue (use F11 to navigate quickly between fields) and upload your motion via the portal or email to Governance.Team@melville.wa.gov.au

Presented to	Ordinary Meeting of Council to be held Tuesday, 18 November 2025
Related to Item	Item CD25/51
Submitted by	Cr N Robins
Attachments	Nil.

MOTION

That the officer recommendation be amended by:

- Adding a new point 5, to read:**
"5. Directs the CEO to write to Cricket WA, urging them to explore options for making financial contributions to local governments to assist with the costs of maintaining turf wickets required by Premier Grade cricket clubs."; and
- Removing the words "on the basis of a sliding scale contribution should Tompkins Park Recreation and Community Association provide a dividend as detailed in this report" from point 1; and**
- Adding the words "for a three-year period" into point 1 and point 2.**

To read:

"That the Council:

- Support the request from Melville Cricket Club Inc. for a financial contribution to maintain turf wickets and outfield mowing for a three-year period for an amount of \$50,000 per annum + CPI each year commencing 2025-26*
- Support the Applecross Cricket Club with a financial contribution to maintain turf wickets for a three-year period for an amount of \$10,000 per annum + CPI each year commencing 2025-26*
- Approves the CEO to develop and execute a Funding Agreement that outlines the terms and conditions of the financial contribution to both clubs which includes appropriate recognition of the City of Melville; and*
- Reallocates \$45,000 (ex GST) in the 2025-26 operating budget as part of the mid-year budget review process from CW310.80046.7550 to GL310.29310.7935.*
- Directs the CEO to write to Cricket WA, urging them to explore options for making financial contributions to local governments to assist with the costs of maintaining turf wickets required by Premier Grade cricket clubs."*



REASONS FOR THE AMENDMENT

1. Addition of Point 5 (Cricket WA contribution)

The intent is to reduce the financial burden on local governments, cricket clubs, and players for maintaining turf wickets required by Premier Grade cricket. By urging Cricket WA to explore options for financial contributions, we are promoting a more sustainable funding model that shares responsibility across stakeholders.

2. Removal of the sliding scale condition in Point 1

The Tompkins Park Recreation and Community Association (TPRCA) is unlikely to generate a profit, and in the event that it does, this should not act as a disincentive for the club to work hard toward financial sustainability. Removing this condition simplifies the arrangement and avoids unnecessary complications while ensuring fairness.

3. Addition of “for a three-year period” in Points 1 and 2

This amendment provides clarity around the intent and timeframe of the financial support, ensuring transparency and certainty for both the clubs and the City.

<input checked="" type="checkbox"/>	I have discussed this matter with Officers
<input type="checkbox"/>	I would like to discuss this matter with Officers

Office Use Only

ECM Number

Date Received

Distributed

Officer Comment / Notes



LOCAL PLANNING SCHEME NUMBER 6 AMENDMENT PROPOSAL

PREPARED BY FADI MANSOUR OF 43 CANNING BEACH ROAD ON BEHALF OF THE OWNERS OF:

- 39 Canning Beach Road, Applecross 6153, WA
- 41 Canning Beach Road, Applecross 6153, WA
- 43 Canning Beach Road, Applecross 6153, WA
- 43A Canning Beach Road, Applecross 6153, WA
- 43B Canning Beach Road, Applecross 6153, WA

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Scheme Amendment Report

This Scheme Amendment Report seeks to propose a re-zoning of five properties within the Canning Bridge Activity Centre Plan (CBACP) from R12.5 to R40. These properties are located at:

- 39 Canning Beach Road
- 41 Canning Beach Road
- 43 Canning Beach Road
- 43A Canning Beach Road
- 43B Canning Beach Road.

The aim of this amendment is to enhance the planning and development framework for these properties, ensuring alignment with the broader objectives of the CBACP and facilitating sustainable urban growth.

The zoning amendment for these properties is expected to provide significant benefits, including increased housing options, optimized land use, and improved community amenities. This proposal is a strategic move to accommodate the growing demand for residential development in the area, contributing to the overall economic vitality and liveability of the Canning Bridge precinct.



Figure 1 – View Looking West at Subject Land

In this report, we will outline the rationale behind the proposed amendment, analyse the potential impacts, and present supporting documentation to substantiate the request. The report aims to provide a comprehensive overview of the proposed changes, demonstrating their alignment with the City of Melville's planning objectives and their contribution to the sustainable development of the Canning Bridge Activity Centre.

Background

In recent years, the City of Melville has made significant strides in enhancing urban density and optimizing land use within the Canning Bridge Activity Centre Plan (CBACP). This initiative aligns with broader urban planning strategies focused on fostering sustainable development and accommodating population growth in well-served areas.

Building upon this momentum, we propose an uplift in zoning from the restrictive R12.5 to R40 for the unique waterfront properties at No. 39, 41, 43, 43A, and 43B Canning Beach Road, hereafter referred to as the 'Subject Land'. The Subject Land borders RAC-O zoning, making R40 the optimal next step down in density.

The distinctive waterfront location of the Subject Land, coupled with its extreme proximity to the Canning Bridge Activity Centre, makes this proposal unparalleled not only for the council but for Perth as a whole. This strategic position offers an exceptional opportunity to create a cohesive approach to land use planning, ensuring consistency and alignment with the Council's vision for the area.

The proposed R40 zoning will significantly enhance the residential capacity of the precinct, contributing to the vibrancy and economic viability of the Canning Bridge Activity Centre. Moreover, it will support the creation of a diverse and dynamic community, leveraging the unique attributes of the Subject Land to benefit the broader Perth region.

Importantly, this rezoning proposal aligns with the City's objective to achieve the 2050 target of adding 18,000 new dwellings. By providing greater opportunities for new dwellings on the Subject Land, we address this goal through strategic intervention, ensuring sustainable urban growth and optimized land use in a prime location.

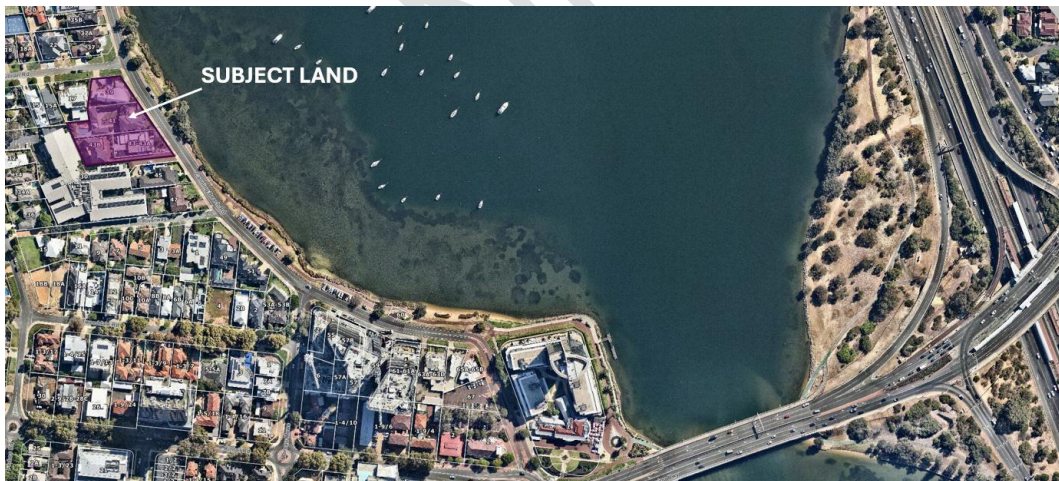


Figure 2 - Subject Land in the Context of the Canning Bridge Activity Centre



Figure 3 - View of Subject Land and Adjacent Higher Zoned Properties



Figure 4 - Subject Land Consisting of 5 Properties

Site and Proprietorship

The properties proposed for inclusion in the R40 coded area are located along Canning Beach Road, which is a bustling thoroughfare within close proximity to significant developments such as the Raffles and the Rivière tower buildings. These landmarks enhance the accessibility and desirability of the neighbouring properties, making them prime candidates for higher-density zoning.

- 39 Canning Beach Road: 955 sqm
- 41 Canning Beach Road: 1657 sqm
- 43 and 43A Canning Beach Road: 1000 sqm (combined)
- 43B Canning Beach Road: 1030 sqm

The Subject Land borders properties with RAC-O and R30 zoning, yet there is currently no gradual transition in zoning. Given the very busy nature of Canning Beach Road, R40 zoning is more appropriate and beneficial. This higher zoning will provide a better transition between the high-density RAC-O and the existing residential areas, ensuring a cohesive and well-planned urban landscape.

In contrast, properties on quieter and less busy roads, such as Tweedale Road, are zoned RAC-O. It stands to reason that the more heavily trafficked Canning Beach Road should have higher zoning to better accommodate the traffic flow and urban density.

Implementing the R40 zoning for the Subject Land offers several benefits to the council and the community. It aligns with the strategic goal of sustainable urban growth by optimizing land use in a prime location. This zoning will enhance residential capacity, contributing to the vibrancy and economic viability of the Canning Bridge Activity Centre. Moreover, it will create a diverse and dynamic community, leveraging the unique waterfront attributes of the Subject Land.

By choosing R40 zoning over the current R12.5, the community can benefit from a smoother transition in density that reflects the bustling nature of Canning Beach Road. This approach supports the City's objective to achieve the 2050 target of adding 18,000 new dwellings through strategic intervention, ultimately benefiting the broader Perth region by promoting sustainable development and improved urban cohesion.

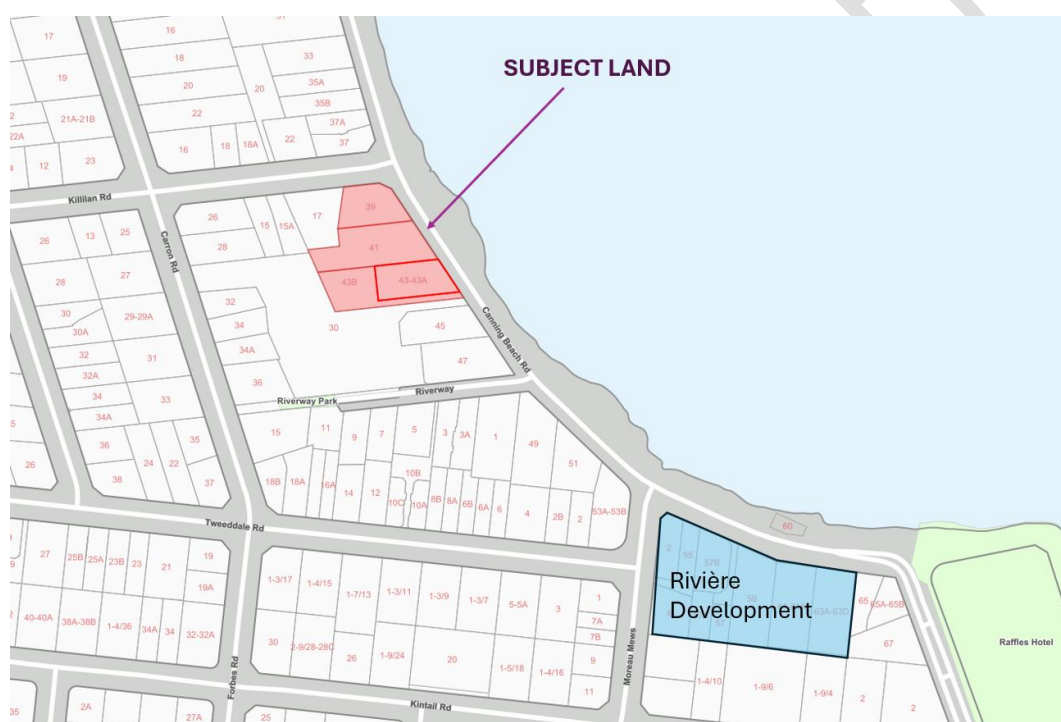


Figure 5 - Subject Land & Location Plan



Figure 6 - Subject Land & Streetscape Context



Figure 7 - HCACF & Adjacent and Bordering Properties



Figure 8 - HCACF & Impact and Intrusion on Bordering Subject Land, 29 June 2024

Location Background Attributes

The subject land benefits from having proximity to a range of local amenities transport opportunities and public open space including the following:

- Heathcoat reserve 500 metres
- South of Perth Yacht Club 488 meters
- Jack Howson Reserve 430 metres
- Canning Bridge Station 950 metres (approx.)
- Canning Bridge Express Library 330 metres
- Canning Bridge IGA Supermarket 420 meters
- Warwick Wild Park 380 metres
- Raffles Hotel 340 metres
- Canning bridge bus port 700 metres
- Canning Highway 380 metres
- Canning bridge activity centre 51 metres
- 43B and 41 Canning Beach Road share an immediate boundary with the HCACF

The Subject Land is situated within just 85 meters of 16B Tweeddale Road, which shares the same "neighbourhood block" and benefits from RAC-0 zoning. This close proximity highlights the inconsistency in current zoning, reinforcing the rationale that the Subject Land should at least be zoned R40 to better align with the surrounding high-density areas.

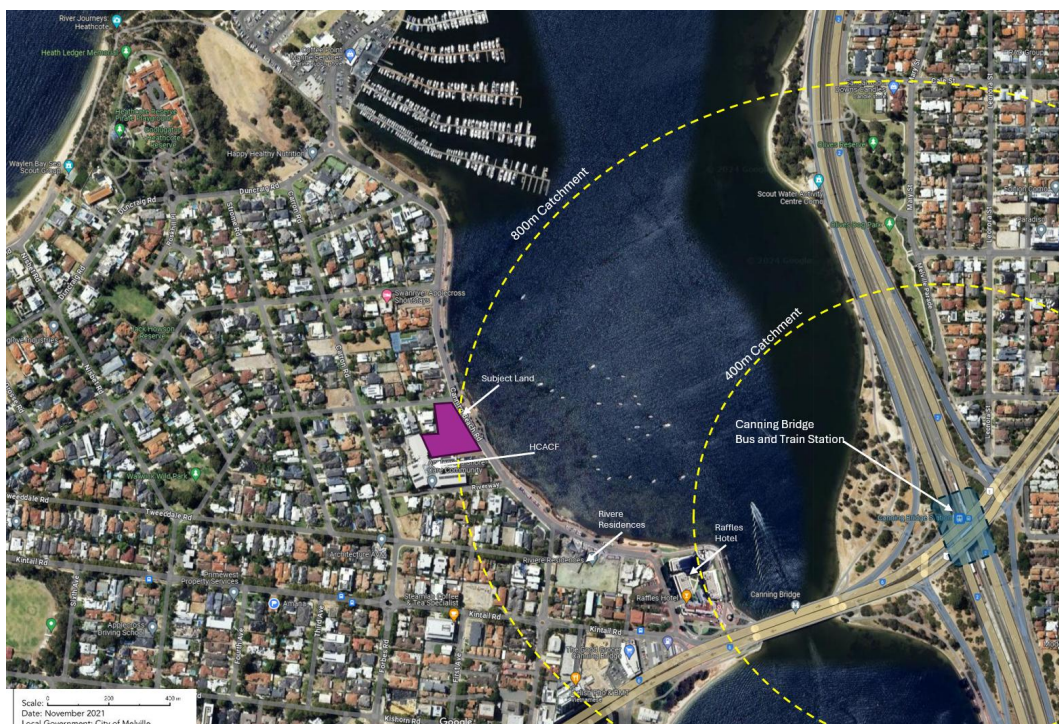


Figure 9 - Scheme Amendment Context Plan

Formal Description of the Subject Land

Property Address	Lot	Plan	Certificate of Title / Folio	Legal Area
39 Canning Beach Road	Lot 8	D 23868	CT-1827/428	955 sqm
41 Canning Beach Road	Lot 100	D 61741	CT-1601/831	1657 sqm
43 Canning Beach Road	Lot 54		CT-1579/975	500 sqm
43 A Canning Beach Road	Lot 54		CT-1579/975	500 sqm
43 B Canning Beach Road	Lot 55	D 58031	CT-1562/809	1030 sqm



Figure 10 - Subject Land Highlighted in Red with a combined land area of 4,642 sqm.



Figure 11- Aerial View of Subject Land Highlighted in Red



Figure 12 - Adjacent and Bordering HCACF Consisting of 6737 sqm

Immediate Surroundings

The subject land at 39, 41, 43, 43A, and 43B Canning Beach Road is strategically situated within a vibrant and evolving neighbourhood characterized by a mix of residential, commercial, and recreational amenities.

Proximity to Key Landmarks:

- **Raffles Hotel:** Located just 340 meters from the subject land, the iconic Raffles Hotel is a landmark that adds significant value to the area. It provides residents with access to premium dining, entertainment, and socializing opportunities, enhancing the appeal and convenience of living in this neighbourhood.
- **Rivière Residences:** The ongoing construction of the multi-level, multi-tower Rivière Residences, situated merely five properties away, underscores the area's potential for high-quality residential development. Scheduled for completion in 2024, Rivière will feature a café, restaurant, and wine bar on the ground floor, alongside exclusive amenities for residents such as a 25-meter heated lap pool, opulent lounge and whiskey den, dining areas, and a fully equipped gymnasium. This development is expected to significantly elevate the neighbourhood's attractiveness and liveability, offering modern, luxurious living spaces that cater to a diverse range of residents.
- **Integration with Adjacent High Care Aged Facility (HCAF):** The subject land shares a direct boundary with the HCACF at lot 99 Carron Rd, which includes a three-story building with 136 rooms and additional amenities like consulting rooms and a cafeteria. Despite its significant scale and intensity, the facility provides a useful benchmark for the proposed R40 zoning, facilitating a seamless transition between different land uses while ensuring cohesive urban development.

- **Privacy and Safety Concerns:** The current juxtaposition of the subject land with the HCACF has raised privacy and safety concerns among the residents, particularly due to instances where HCACF residents have intruded into private yards. The proposed zoning change aims to address these issues by allowing for the development of apartment houses that offer better privacy and security.
- **Surrounding Zoning and Development:** The immediate area features a variety of residential zoning codes, ranging from R12.5, R20 and R30 to R-AC0, with strategically placed higher-density developments. The proposed improvement of the R40 coded area to include the subject properties is consistent with the vision of the Canning Bridge Activity Centre Plan (CBACP), which promotes sustainable urban growth and optimized land use.
- **Harmonious Integration:** The proposed apartment houses will be designed to integrate harmoniously with the existing streetscape and surrounding developments. By resembling large single dwellings in style and form, the new structures will maintain the aesthetic and character of the neighbourhood while providing modern living spaces.
- **Access to Recreation and Services:** The subject land is within walking distance to several recreational and service amenities, including Heathcoat Reserve, Jack Howson Reserve, and the South of Perth Yacht Club. Additionally, it is well-served by public transport, with multiple bus routes and the Canning Bridge Train Station nearby, ensuring excellent connectivity for residents.
- **Strategic Location for Higher Density:** The proximity to significant developments like the Rivière Residences and the Raffles Hotel, coupled with the availability of public transport and local amenities, makes the subject land ideally suited for an R40 zoning. This strategic location supports higher density development without compromising the neighbourhood's character, providing a sustainable and vibrant living environment for future residents.



Figure 13 –View Looking East of Subject Land & Within Close Proximity to High Density Facilities



Figure 14 - View Looking West at Subject Land Comprising of 5 Residences Across 4,642sqm (combined)

Public Transport Accessibility

The subject land benefits from convenient access to public transport options, which significantly enhances its connectivity. The area is serviced by multiple bus routes that provide direct links to key destinations, including the city centre, shopping precincts, and other essential amenities.

Bus Services:

- The nearest bus stop is located within a short walking distance from the subject land, ensuring ease of access for residents and visitors.
- Frequent bus services operate along the primary routes, providing reliable and efficient transportation options throughout the day.

Train Services:

- The subject land is within proximity (less than 1km) to the Canning Bridge Train Station, further expanding the range of accessible destinations.
- The train services offer rapid connections to various parts of the metropolitan area, facilitating convenient commutes for work, education, and leisure.

Bicycle and Pedestrian Pathways:

- Well-maintained bicycle and pedestrian pathways complement the public transport infrastructure, promoting active transportation and ensuring safe and convenient travel for non-motorized users.

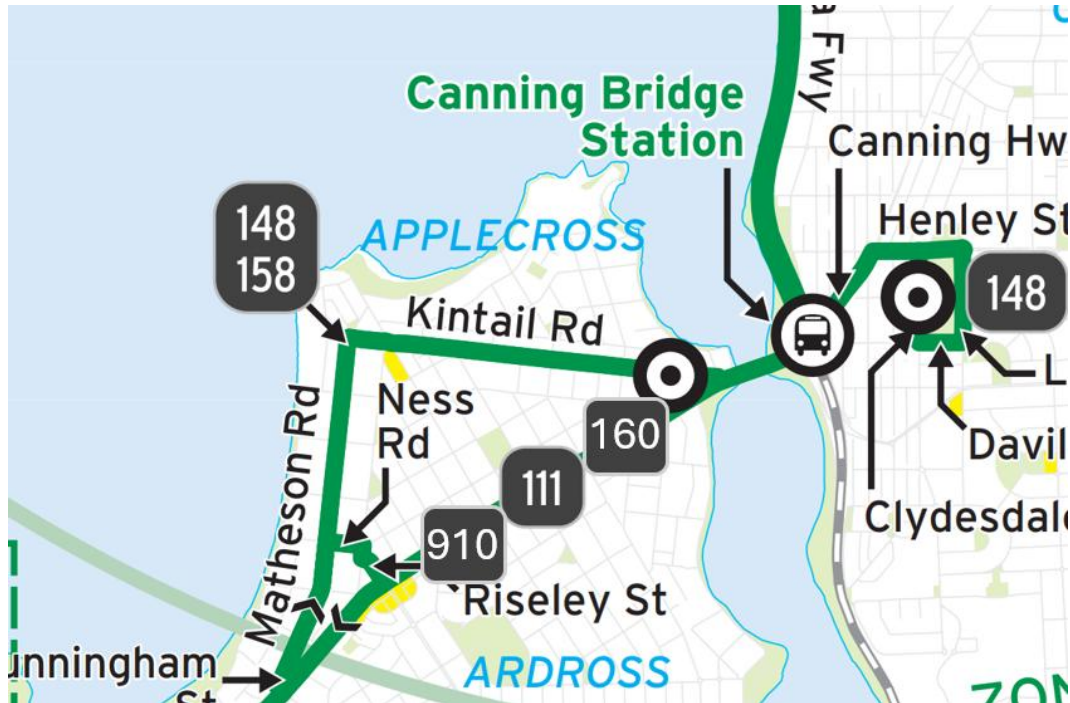


Figure 15 – Multiple TransPerth Bus Services Nearby

Overall, the excellent public transport accessibility of the subject land supports sustainable transportation choices, reduces reliance on private vehicles, and enhances the overall liveability and convenience for the community.

Services and Infrastructure

The subject land is equipped with comprehensive services and infrastructure, including reticulated water and sewerage systems, underground power, gas, and telecommunications.

Regional Planning Setting

The subject land is designated as "Urban" under the Metropolitan Region Scheme (MRS). Adjacent to the east of the properties, including the area along Canning Beach Road, the land is reserved for "Parks and Recreation" according to the MRS. The surrounding areas of the property are also zoned as "Urban," ensuring a cohesive urban development plan within the region.

State Planning Policies

The proposed rezoning of the subject land from R12.5 to R40 aligns strongly with the objectives and guidelines set forth in several key State Planning Policies. These policies underscore the importance of sustainable urban development, efficient land use, and the provision of diverse housing options.

Residential Development in Perth: Evolution and Current Framework

Residential development in Perth has traditionally been governed by the R-Codes, specifically Parts Five and Six. These sections primarily focused on single houses, grouped dwellings (commonly known as villas or townhouses), and apartment buildings. Recently, the state government updated these regulations by introducing R-Code Volume Two, which addresses apartments in areas designated R40 and above, and soon, only R80 and above. The remaining dwelling types continue to be regulated under R-Code Volume One.

R-Code Volume One, due to its prescriptive nature, supports a limited range of dwelling types, typically including single houses, battleaxe lots, and grouped dwellings. This limited scope has created a gap in the Western Australian planning framework, which currently does not accommodate a broader spectrum of housing types. These housing types, often referred to as the "missing middle," are crucial for diversifying the local housing market in Perth.

Density Transition Zone Principles - Implementing Best Practice Urban Planning

The concept of Density Transition Zones (DTZs) is widely recognized in contemporary urban planning as an effective approach to managing transitions between areas of different density. The five properties on Canning Beach Road represent an ideal location for implementing DTZ principles:

- They sit between higher-density RAC-0 zoning and lower-density residential areas
- They provide a natural buffer that would allow for a gradual transition in building form and density
- They would create a more coherent urban fabric by avoiding abrupt changes in building scale

Preventing "Zoning Cliffs"

Current urban planning best practices discourage "zoning cliffs" where high-density zones directly abut low-density zones without intermediate transitions. The proposed R40 zoning would create a more gradual density gradient, which:

- Reduces visual and physical impacts on neighbouring properties
- Creates a more harmonious streetscape
- Aligns with contemporary planning principles that favour incremental transitions

Enhancing Dwelling Diversity through Missing Middle Housing

The significance of "missing middle" housing types in enhancing dwelling diversity cannot be overstated. This variety of housing options allows for increased density in appropriate locations without compromising the character of the streetscape or the neighbourhood's amenity. Furthermore, it provides a suitable transition between high and low-density developments, fostering a more inclusive and adaptable urban environment.

Alignment with State and Local Planning Strategies

Moving from R12.5 to R40 aligns with both state and local council planning strategies, particularly in facilitating the implementation of several key strategies outlined in the City's Local Housing Strategy. These strategies emphasize the need for housing diversity and greater variety in medium-density development, which will improve housing choices and allow residents to remain in their communities as their housing needs evolve. This is particularly beneficial for older residents seeking to downsize while staying within their communities.

Facilitating Coordinated Streetscapes and Quality Neighbourhoods

Medium-density housing diversity allows building types to be tailored to their specific sites and contexts, contributing to coordinated streetscapes and high-quality neighbourhoods. For instance, rows of terrace houses may be ideal for narrow frontage lots with laneway access, while low-rise apartment-style housing can provide an appropriate interface for busier activity corridors. By adapting to the site, neighbourhood context, and occupant needs, these developments can meet the expectations of both residents and the wider community.

Rezoning the subject land from R12.5 to R40 aligns with state and local planning strategies. It addresses the need for housing diversity, supports sustainable urban growth, and enhances the liveability and functionality of neighbourhoods. This transition will enable the development of a more dynamic and resilient housing market, better equipped to meet the diverse needs of Perth's population.

Currently, the Subject Land is zoned residential under Local Planning Scheme No. 6 (LPS 6) with a residential density code of R12.5. This zoning imposes significant restrictions on the potential for housing development. By increasing the R-code to R40, the amendment will significantly reduce the minimum site area required for residential dwellings, allowing for a greater number of housing options. This change will benefit the community by providing more opportunities for diverse and accessible housing in a prime location.

Proposal

Overview of scheme amendment

The purpose of this Amendment to the City of Melville's Local Planning Scheme No. 6 (LPS 6) is to modernize and harmonize the zoning by uplifting it to R40 for the following properties:

- 39 Canning Beach Road
- 41 Canning Beach Road
- 43 Canning Beach Road
- 43A Canning Beach Road
- 43B Canning Beach Road.

The Amendment is intended to facilitate the development of multiple dwellings in the form of 'Apartment houses'. The term "Apartment Houses" within the context of the proposed R40 zoning refers to a form of residential development that aligns with the density and design guidelines associated with the R40 code. Specifically, this means:

- **Density and Scale:** The R40 zoning allows for a higher density of dwellings compared to lower-density zones. This means that the subject land can be developed to accommodate more residential units, typically in the form of low-rise apartment buildings. These buildings are designed to fit seamlessly into the existing streetscape, maintaining the character of the area while providing additional housing options.
- **Design and Integration:** The proposed apartment houses will be designed to resemble large single dwellings in style and form. This design approach ensures that the new buildings blend harmoniously with the surrounding residential properties, preserving the neighbourhood's aesthetic while offering modern and functional living spaces.
- **Housing Diversity:** The development of apartment houses under the R40 zoning provides a broader range of housing options, catering to different demographic groups and fostering a more inclusive community. This includes options for singles, couples, families, and older residents seeking to downsize while staying within the community.
- **Community Benefits:** By increasing the housing density in a well-served area, the proposed apartment houses will enhance the overall vibrancy and economic vitality of the Canning Bridge precinct. They will also contribute to more efficient land use, supporting the sustainable development goals of the City of Melville.

The development at 9 The Esplanade in Mount Pleasant, a waterfront property in the City of Melville, exemplifies the efficiency and potential of strategic zoning uplift. Situated on 1023 square meters, this property accommodates five separate dwellings, showcasing how higher-density living can be both effective and desirable. The compact, contemporary design of these dwellings reflects a modern approach to urban development that maximizes land use while maintaining an aesthetically pleasing environment. By harmonizing with its natural surroundings and creating a vibrant community space, 9 The Esplanade illustrates the tangible benefits of uplifting zoning to R40. This approach not only optimizes land efficiency but also enhances the overall quality of life for residents, making it a model for sustainable and responsible development in the area.



Figure 16 - 9 The Esplanade: A Vision of Efficient and Sustainable Waterfront Living—A Model for Our Future Development Goals.

The following illustrations depict the concept design of ‘Apartment Houses’ in the following figure:



Figure 17 - Concept Art No.1 Depicting Sustainable Housing



Figure 18 - Concept Art No.2 Depicting Sustainable Housing



Figure 19 - Concept Art No.3 Depicting Sustainable 'Apartment Housing'

Scheme Amendment Classification

This scheme amendment is classified as a “standard amendment” under Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015 as:

- The Amendment is consistent with the objectives identified in the Scheme for that zone
- the Amendment is consistent with the local planning strategy that has been endorsed by the Commission

- the Amendment would have a minimal impact on land in the scheme area that is not subject to the amendment
- the Amendment does not result in any significant environmental social economic or governance impacts on the land in the Scheme area

Scheme Amendment Approach & Justification

The existing dwellings on the subject land vary in age, with 43, 43A, and 43B being over 40 years old, while 39 and 41 are newer and unlikely to be demolished in the near future. Nonetheless, the amendment includes all properties at 39, 41, 43, 43A, and 43B Canning Beach Road, Applecross, to ensure orderly and proper planning consistent with sound planning principles.

This comprehensive approach results in an appropriate arrangement of R-Codes on the scheme map, requiring only a minor adjustment to the boundary between the R12.5 and R40 areas. It leverages a practical and logical boundary with a natural physical separation between the potential medium-density development facilitated by the R40 code and the lower-density development permitted by the R12.5 code further to the north.

Although the owners of the subject land currently have no plans to redevelop their properties, increasing the R-Code to R40 will facilitate future development. This change will allow for the conversion of the properties into multiple dwellings, with no potential impact on the amenity of adjoining properties. This approach is likely to become more desirable in the future.

The proposal aligns with the Local Planning Strategy's goals by promoting orderly and proper planning within the City. The amendment supports a strategic increase in residential density in areas well-served by existing infrastructure and services. By including all properties on Canning Beach Road, the proposal ensures a cohesive and well-integrated development pattern, reducing the risk of piecemeal or ad hoc changes that could disrupt the community's character.

The Local Housing Strategy emphasizes the need for housing diversity and increased density in suitable locations. By rezoning the subject land to R40, the proposal allows for a broader range of housing types, including apartments and multiple dwellings. This enhances housing options for different demographic groups and promotes social inclusion. Additionally, the LHS's guidance ensures that new developments are compatible with the existing built form, maintaining neighbourhood amenity and character.

The proposed rezoning aligns closely with strategic planning objectives, notably supporting the vision outlined in the Canning Bridge Activity Centre Plan, which seeks to create "a unique, vibrant, creative community centered on the integrated transport node of the Canning Bridge station." Specifically, the amendment facilitates development that enhances the vibrancy and diversity of the precinct, supports the integrated residential uses envisioned by the plan, and bolsters the pedestrian-friendly character essential to the area's attractiveness. Furthermore, the rezoning directly advances the City of Melville's housing objectives by contributing toward the goal of providing an additional 10,830 dwellings by 2031, a substantial portion of which is targeted within the Canning Bridge precinct. In alignment with the Local Planning Strategy, which explicitly aims to deliver "a minimum of 2,500 new dwellings to 2031" in this area, the proposed zoning uplift promotes efficient land utilization, particularly within an area already identified for significant urban transformation.

The proposal is also consistent with key State Planning Policies, including:

- The R-Codes aim to facilitate diverse housing options and efficient land use. Rezoning to R40 supports these objectives by enabling medium-density developments that cater to varying household needs.
- This policy encourages higher density residential development around activity centres and public transport corridors. The subject land's proximity to local amenities and transport links makes it an ideal candidate for increased density, supporting sustainable urban growth.
- The State Planning Strategy outlines a vision for sustainable growth and development. The proposed Amendment aligns with this vision by promoting higher density in an area well-connected to services and infrastructure, thereby enhancing economic, social, and environmental sustainability.

Based on the above, the Amendment is not a spot rezoning and does not set an undesirable precedent for ad hoc rezoning to an R40 density elsewhere in the city. The subject land's unique location, both in isolation within its immediate context and well-connected to local amenities within its broader context, makes it a suitable candidate for higher density development. The proposed Amendment will enable a unique form of development compatible with the surrounding built form. According to the guidance provided by the LPS and LHS, any property or group of properties that benefit from the same unique contextual circumstances should be given due consideration for a higher density code. This approach is essential to achieving the objectives of the strategic planning framework.

The Subject Land's current zoning on the periphery of the Canning Bridge Activity Centre Plan (CBACP) appears to be a result of an arbitrary line drawn on a map, rather than a careful in-person assessment of the area's unique characteristics. If an on-the-ground evaluation had been conducted, it would have been evident that the Subject Land should have been included within the higher-density zoning from the outset.

The Subject Land is situated within just 85 meters away from 16B Tweeddale Road, which shares the same "neighbourhood block" and benefits from RAC-0 zoning. This close proximity highlights the inconsistency in current zoning, reinforcing the rationale that the Subject Land should at least be zoned R40 to better align with the surrounding high-density areas.

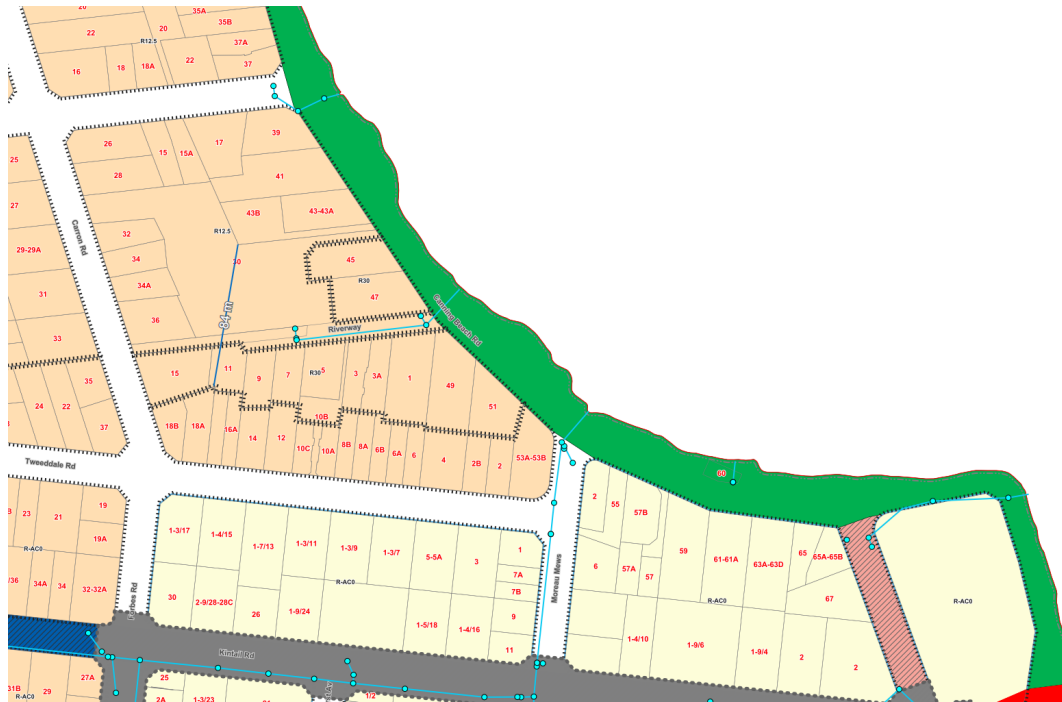


Figure 20 - Just 85 Meters Apart: Highlighting the Zoning Discrepancy Between the Subject Land and 16B Tweeddale Road, Where RAC-0 Zoning Reflects the Area's True Potential.

Canning Beach Road is a major thoroughfare with direct access to key infrastructure and amenities, including Canning Highway, the Canning Bridge Train Station, and the potential future ferry service at Canning Bridge. The Subject Land's prime waterfront location within the Kintail Quarter is currently underutilized, especially when compared to quieter streets further from these transport links that have been zoned RAC-0.

The current zoning of R12.5 fails to reflect the strategic importance of the Subject Land. Uplifting the zoning to R40 would correct this oversight, allowing the area to fully realize its potential as a vibrant, high-density residential and mixed-use hub. This adjustment would not only optimize land use but also align with the broader objectives of sustainable urban growth and improved accessibility within the CBACP.

The following image demonstrates how, if the CBACP boundary line had been drawn slightly differently, higher zoning would have already been in effect on the Subject Land. This adjustment would have allowed the area to fully realize its potential as a vibrant, high-density residential and mixed-use hub. Uplifting the zoning to R40 now would correct this oversight, optimize land use, and better align the area with the broader objectives of sustainable urban growth and improved accessibility within the CBACP.



Figure 21 - Redefining Boundaries: This image illustrates how a slight adjustment to the original zoning boundary could have included the Subject Land in a higher density area, aligning with its prime location along Canning Beach Road and its proximity to key infrastructure. The new line highlights the potential for more effective land use and cohesive urban development.



Figure 22- View from the Driveway: Demonstrating How the Busy Canning Beach Road and Surrounding High-Density Buildings Make the Zoning Uplift to R40 a Natural and Seamless Fit for the Subject Land.

The following image highlights the close proximity of the Subject Land to higher-density zoning, specifically the RAC-0 zoning on the same 'block'. Notably, Tweedale Road, a much quieter street, benefits from this RAC-0 zoning. Given that the Subject Land is located along the busier Canning Beach Road, it stands to reason that it should, at a minimum, be zoned R40.

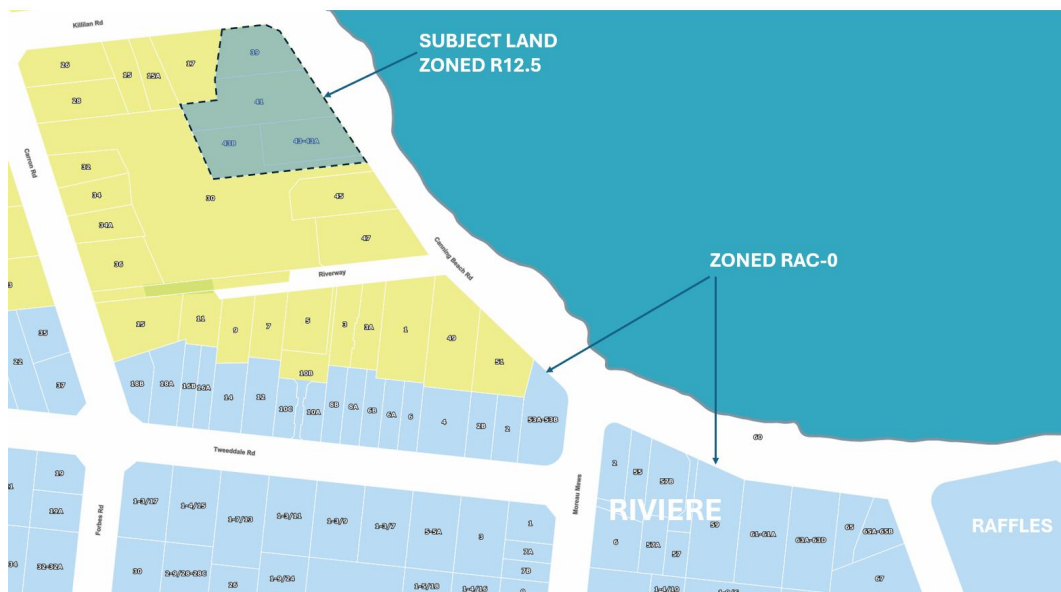


Figure 23 - "Proximity to High-Density Zoning: Highlighting the Logical Transition to R40 for the Subject Land on Canning Beach Road, Adjacent to RAC-0 Zoning on the Same Block."

Zoning the Subject Land as R40 serves as a natural stepdown from RAC-0, ensuring a harmonious transition in density that aligns with the area's urban dynamics. This approach not only optimizes land use but also provides a balanced and cohesive urban environment. By adopting R40 zoning, we can better integrate the Subject Land into the broader community fabric, enhancing accessibility to key amenities and infrastructure while meeting the evolving needs of residents in a strategic and sustainable manner.

Rezoning Based on Historical Context and Current Needs

Over forty years ago, 43 and 43A Canning Beach Road were strata titled and developed in a different urban planning environment. At that time, there wasn't a housing crisis, and the development regulations were more flexible, allowing for the construction of multiple residences on smaller plots of land. However, under the current R12.5 zoning, these properties, which share a land area of 1000 square meters, would not be permitted for similar development if demolished today. This discrepancy highlights an outdated zoning approach that fails to meet contemporary housing needs.

The current zoning restrictions under R12.5, which require a minimum area of 800 square meters per dwelling, make it impossible to replace the existing two residences with new ones on the same site. This restriction is particularly problematic in the context of the ongoing housing crisis in Western Australia, where there is a critical need for increased housing density and diversity. Maintaining such restrictive zoning goes against the urgent requirement to provide more housing options and improve accessibility.

The restrictive nature of the R12.5 zoning is incongruent with modern planning strategies that emphasize sustainable urban development, efficient land use, and increased housing diversity. Western Australia's planning strategies aim to address housing shortages, support population growth, and ensure that land use is optimized to meet the needs of the community. The inability to

redevelop 43 and 43A Canning Beach Road in a manner that reflects these strategies is both illogical and counterproductive.

Re-zoning these properties to R40 would allow for the construction of multiple dwellings on the same land area, thereby making more efficient use of the available space. This change would align with the principles of maximizing land use efficiency and accommodating a growing population within existing urban areas. It ensures that valuable land resources are not underutilized, especially in prime locations like Canning Beach Road.

The current R12.5 zoning limits the potential for providing a diverse range of housing options, which is crucial for promoting housing equity and accessibility. Rezoning to R40 would enable the development of various housing types, making it possible for more people to enjoy the benefits of living in this desirable location. This change would help address the inequities created by historical zoning practices and contribute to a more inclusive community.

The historical context of 43 and 43A Canning Beach Road demonstrates the flexibility that existed in urban planning 40 years ago, which allowed for the development of multiple residences on smaller plots. Today, the restrictive R12.5 zoning fails to reflect the urgent need for more housing and contradicts modern planning strategies aimed at sustainable development and efficient land use. Rezoning these properties to R40 is a logical and necessary step to address the housing crisis, promote land use efficiency, and ensure alignment with contemporary urban planning goals. It is essential to update the zoning regulations to reflect the current realities and needs of the community, ensuring that valuable land resources are used optimally to benefit a broader segment of the population.

Justification for Planning Approval

In addition to the points already discussed in this scheme amendment report, the following provides further planning justification for the proposed rezoning:

- **Proximity to Amenities and Public Transport:** The subject land is within close walking distance to a range of local amenities and boasts exceptional public transport accessibility outside of Perth city centre, as highlighted by the 2616 SNAMUTS analysis. This accessibility supports sustainable transport choices and reduces reliance on private vehicles.
- **Housing Diversity and Aging in Place:** The amendment will enable an innovative housing typology, contributing to a greater diversity of housing stock. This diversification allows residents to age in place while maintaining continuity of lifestyle. The variety of housing options is essential for meeting the changing needs of the community.
- **Community Support:** The owners of the subject properties and the HCACF facility are supportive of the proposed amendment. This consensus underscores the amendment's alignment with community expectations and its potential to enhance the local area.
- **Sympathetic Design and Streetscape Integration:** The proposed apartment houses on the properties will resemble large single dwellings, sympathetic in style and form to other low-density housing in the locality. This design approach ensures that the new development integrates seamlessly with the existing streetscape and does not disrupt the neighbourhood's character.
- **Redevelopment of Declining Properties:** The existing properties at 43, 43A, and 43B are in declining condition and nearing the end of their lifespan. Demolishing these homes and constructing new ones at an R12.5 coding would likely yield large single dwellings,

contributing to an already abundant and overrepresented type of housing stock in the area. This outcome is inconsistent with the objectives of the Local Housing Strategy (LHS).

- **Appropriate Interface with HCACF Facility:** The HCACF facility is significant in terms of its built form and land use intensity in the immediate context of the subject land. The proposed R40 zoning provide an appropriate interface by matching the built form and scale of the HCACF facility. This alignment creates a cohesive and aesthetically pleasing transition between different land uses while achieving the objectives of the LHS. Furthermore, the development will screen the HCACF from public view, enhancing the visual appeal of the area.
- **Ideal Suitability for R40 Coding:** The subject land is ideally suited to an R40 coding due to its proximity to the Canning Beach Activity Centre Plan (CBACP) and the Swan River foreshore, nearby public open spaces, high-frequency bus services, and passenger rail lines. The proposed apartment houses' location and design will not adversely affect streetscape character, the amenity of adjoining properties, or the broader area. The development is specifically designed to integrate with the built form character of the streetscape.
- **Infrastructure Capacity:** There is ample capacity in existing infrastructure and services to accommodate the proposed density increase. The proposed dwelling yield of three apartment houses represents a manageable and sustainable increase in density.
- **Innovative Housing Opportunity:** The amendment provides a low-risk opportunity for the city to consider a new and innovative type of housing in an ideal location. This contributes to a greater variety of housing typologies to satisfy the needs of residents at all stages of life. The amendment aligns with each applicable initiative in the Local Housing Strategy and meets the relevant criteria for minor increases in density.
- **Traffic Considerations:** Canning Beach Road is a major thoroughfare for Applecross and the surrounding areas. The proposed development's strategic location and thoughtful design ensure that it will not negatively impact traffic flow or local infrastructure.
- **Maximizing Community Benefit from Prime Locations:** Waterfront properties offer unique and highly desirable amenities, including scenic views, recreational opportunities, and proximity to natural landscapes. Currently, these benefits are limited to a select few owners of large, single dwelling properties. By increasing the zoning density from R12.5 to R40, we can extend these advantages to a broader segment of the community, ensuring that more people can enjoy the exceptional qualities of these prime locations.
- **Enhanced Accessibility and Equity:** Rezoning to R40 allows for the development of multiple dwellings on these waterfront properties. This change promotes greater accessibility and equity, enabling a more diverse range of residents to live in areas previously restricted to high-income households. It democratizes access to premium locations, fostering a more inclusive and vibrant community.
- **Optimized Land Use and Urban Growth:** The current zoning of R12.5, which mandates large lot sizes, results in inefficient land use, particularly in areas with high potential for residential development. By increasing the zoning to R40, we can optimize land use, accommodating more residents without significantly altering the character of the neighbourhood. This approach supports sustainable urban growth, aligning with broader city planning goals and contributing to the economic vitality of the area.
- **Increased Housing Options:** Higher density zoning supports the creation of various housing types, including apartments and townhouses, which cater to different demographic groups such as singles, couples, families, and retirees. This variety addresses the growing demand for diverse housing options, helping to alleviate housing shortages and making waterfront living more attainable for many.

- **Improved Community Amenities:** With increased density, the area can support more community amenities and services, such as parks, public transport, and retail spaces. These enhancements not only benefit new residents but also improve the quality of life for existing residents. Increased population density can drive investment in infrastructure and services, leading to a more vibrant and well-served community.
- **Environmental and Economic Benefits:** Rezoning waterfront properties to R40 can have positive environmental and economic impacts. Higher density living reduces urban sprawl, preserving natural landscapes and reducing the environmental footprint of development. Economically, it increases the tax base, providing more resources for public services and infrastructure improvements.

Conclusion

This Scheme Amendment proposes to uplift the zoning of the Subject Land at 39, 41, 43, 43A, and 43B Canning Beach Road from R12.5 to R40. This proposal is designed not only to modernize and harmonize the development of the area but also to correct an oversight where an arbitrary boundary line excluded these properties from higher-density zoning. By reassessing the zoning in light of the area's strategic location along Canning Beach Road—a major thoroughfare and key connection point to infrastructure such as the Canning Bridge Train Station and the potential future ferry service—we align this amendment with the strategic objectives of the Canning Bridge Activity Centre Plan (CBACP) and the City of Melville's vision for sustainable urban growth.

This rezoning is a strategic move to address critical housing challenges by fostering greater housing diversity, supporting aging in place, and enabling increased density in a location ideally suited for such development. By transitioning these single dwelling waterfront properties to R40, we ensure that the prime amenities and locations of these areas are accessible to a broader demographic, promoting greater equity and inclusivity.

The uplift in zoning optimizes land use, better utilizing waterfront locations within the Kintail Quarter, and supports the CBACP's goals of creating a vibrant and sustainable community. It also enhances the overall liveability of the area by promoting sustainable urban growth and ensuring that waterfront living is not just reserved for a select few. This approach fosters a more dynamic and prosperous neighbourhood, contributing to the economic and cultural vitality of the community, and aligning with the best practices of modern urban planning.

Key Objectives Supported by the Amendment:

- **Greater Housing Diversity:** The amendment facilitates an innovative housing typology, contributing to a more diverse housing stock that caters to various demographic needs, reflecting the community's evolving preferences and ensuring long-term viability.
- **Aging in Place:** By providing different housing options, the amendment allows residents to remain in their community as their housing needs change, promoting continuity of lifestyle and reinforcing community bonds.
- **Strategic Density Increase:** The proposed increase in density is strategically located near local amenities, public transport, and open spaces, ensuring it enhances the area's liveability without compromising the neighbourhood's character. This strategic placement is vital for leveraging existing infrastructure and minimizing any potential adverse impacts.

- **Reassessment of Boundaries:** The amendment also addresses the arbitrary nature of the original boundary line, which, if drawn with an in-person assessment, would have likely included the Subject Land in the higher-density zoning from the start. This correction ensures the area's potential is fully realized in line with its waterfront location and proximity to key infrastructure.

Precedent and Cohesion:

Furthermore, the amendment should be approved in consideration of the recent zoning changes for neighbouring properties at 45 and 47 Canning Beach Road, Applecross, to R30. This precedent reinforces the appropriateness of uplifting the zoning for the Subject Land to R40. Approving this amendment ensures a cohesive and well-planned transition in land use and density, aligning with the broader goals of the area's development plan and supporting the creation of a more dynamic and integrated community.

Future Planning and Community Input:

Adoption of this Scheme Amendment will enable more detailed planning and design considerations to be addressed through the development application process for the proposed apartment houses. This process will ensure that all aspects of the development, including design, infrastructure, and community impact, are thoroughly evaluated and optimized, ensuring the highest standards of urban development are met.

We respectfully request that the amendment be adopted for public advertising based on the comprehensive planning justification provided in this report. Allowing the amendment to proceed through the public regulatory framework will ensure that all stakeholders have the opportunity to provide input and that the proposal is rigorously assessed against relevant planning policies and community needs.

Final Justification:

In conclusion, the proposed Amendment to uplift the zoning to R40 for the Subject Land is well-supported by local and state planning policies. It addresses critical housing needs, aligns with recent zoning changes, corrects past oversights in zoning boundaries, and promotes sustainable urban development. We urge the adoption of this amendment for public advertising and subsequent consideration through the public regulatory framework.



Compliance and Enforcement Policy

Policy Type: Council Policy Policy Owner: Chief Executive Officer	Policy No. CP- 114 Policy Number can be obtained from <u>\\mnt\Policy Review\BMS Master Document Register.xlsx</u> LINK GOES HERE Last Review Date: Enter review date
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Policy Objectives

The primary objectives of the Compliance and Enforcement Policy (the Policy) are as follows:

- [1. To achieve regulatory compliance and prevent offences through education and incentives, including formal action where necessary, with legislation within the remit of the City of Melville.](#)
- [1.2.](#) To ensure the City has access to adequate and reliable information necessary for the effective investigation of concerns.
- [2.3.](#) To identify instances of non-compliance in a timely and accurate manner.
- [3.4.](#) To facilitate the prompt resolution of non-compliance by bringing all parties into compliance within a reasonable timeframe.
- [4.5.](#) To guarantee that procedural fairness is afforded to all affected parties throughout the enforcement process.
- [5.6.](#) To ensure that compliance and enforcement actions are proportionate to the scope and severity of the issues being investigated.
- [6.7.](#) To maintain transparent communication by keeping affected parties and relevant stakeholders informed throughout the enforcement process.

Policy Scope

The Elected Members, staff and contractors at the City of Melville are committed to contributing to an efficient, effective, systematic, and consistent approach that strives for continuous improvement in the management of compliance and enforcement. This is essential for maintaining public trust, and ensuring that compliance and enforcement activities within the City's legislative jurisdiction adhere to established statutory requirements.

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The Compliance and Enforcement framework adopts a risk based, graduated and proportional approach to compliance and enforcement, for matters that are within the remit of the City of Melville. The Policy encapsulates the principles of natural justice and procedural fairness including initial assumption that involved parties want to comply and cooperate with the City.

This Policy applies to all compliance and enforcement actions conducted by the City of Melville officers and relevant personnel. It will provide direction to City Officers when undertaking enforcement action and ensures that matters are escalated to the appropriate level of enforcement that is commensurate with the issue.

The City's role is responding primarily to reactive compliance activities, and the resourcing allocated, reflects this position.

The City of Melville will take a risk-based approach to any proactive compliance activities with safety and protection of amenity being key considerations of the City's response.

The Policy references but does not completely describe legislated processes of enforcement in conjunction with the City of Melville Risk Matrix.

This Policy is intended to complement and is not a substitute for the:

- Compliance and Enforcement Guideline for Enforcement Agencies published by the Western Australian Department of Health for compliance and enforcement of the *Food Act 2008*, *Food Regulations 2009* and Australia New Zealand Food Standards Code.
- Compliance and Enforcement Policy published by the Department of Water and Environmental Regulation applicable to the *Environmental Protection Act 1986*, *Litter Act 1979* and related legislation.
- Public Health Act guidance resource for local government authorised officers published by the Western Australian Department of Health for the implementation of the *Public Health Act 2016*.

Definitions / Abbreviations Used In Policy

Amenity has the same meaning as in Local Planning Scheme No 6.

Authorised Officer means an officer who has statutory (including delegated) power or who are otherwise authorised to undertake activities in accordance with legislation.

City means the City of Melville.

Complaint means a formal report of alleged non-compliance with a law.

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Compliance means acting in accordance with relevant legislation and lawful directions.

Enforcement relates to the legislative function of responding to non-compliance with the measures provided for in the relevant legislation.

Investigation means the process of establishing and analysing facts and applying fair and reasonable interpretations to determine whether non-compliance or an offence have occurred and the person most likely responsible.

Non-compliance means to do something prohibited by legislation or a lawful direction, or to fail to do something that legislation or a lawful direction requires a person to do.

Offence means a form of non-compliance that is classified as an offence in legislation.

Public health and safety means the welfare and protection of the general public.

Policy Statement

The City is responsible for the local administration of a wide variety of legislation that provides for the safety, health and amenity of the community, environmental protection and the interests of local business, consumers, workers and residents.

The City recognises the importance of the separation of powers between:

- the adoption of Local Laws and Policy by Council, acknowledging that Elected Members have no direct role in the application of compliance or enforcement matters;
- and
- the investigation function and the application of compliance and enforcement actions, which are the responsibility of Authorised Officers acting under delegated authority, in accordance with applicable legislation and policies.

~~The City recognises the need for the separation of powers between:~~

- ~~• the adoption of local laws by Council and its enforcement by administrative personnel;~~
- ~~and~~
- ~~• the investigation function and compliance and enforcement options.~~

Compliance and enforcement operations undertaken by the City are often complex and have many facets to them. It is essential that the City provides a consistent approach to compliance and enforcement activities to ensure that transparency and procedural fairness is provided at all times.

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Compliance Approach

Diagram below provides a visual overview of the manner in which the City recognises the interaction of occurrences of offences, the impact of those offences and the City's response to those. The escalation of enforcement action to achieve compliance is generally a graduated approach but is also dependant on the circumstances of each individual case. These interactions are considered as part of the investigation process undertaken by the City.

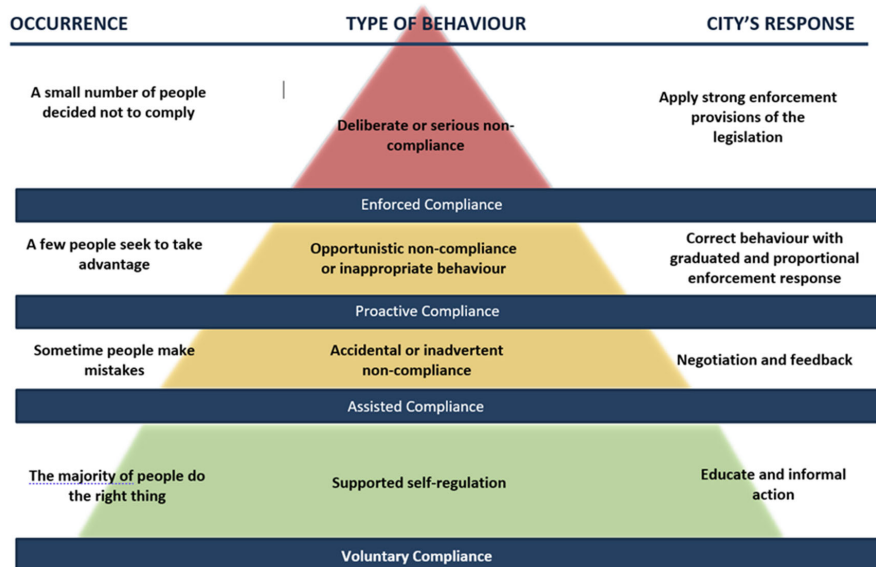


Diagram: City of Melville's Enforcement progression

This policy strives to realise the highest standards of compliance across its operations. The approach is built on via five key pillars:

- **Education & Awareness**
Provide resources to ensure that all employees and stakeholders understand relevant laws, regulations and Policies that are subject to an investigation.
- **Advisory Support**
Offer guidance to assist in navigating regulatory complexities, ensuring informed decision-making and minimising compliance risks.
- **Monitoring & Inspections**
Proactively conduct regular statutory inspections to identify and address potential compliance risks, ensuring consistent adherence to standards.
- **Complaint Investigation**

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Committed to investigating all reactive compliance-related concerns. Each complaint is investigated, and corrective actions are implemented to resolve issues, with the aim of preventing recurrence.

- **Informed and Updated**
Customers and stakeholders are kept informed of the progress of the investigation at regular intervals throughout the process.

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Guiding Principles

Compliance and Enforcement services provided by the City are driven by the principles described below:

Proportionality and responsiveness

Enforcement action will be responsive, timely and in proportion to risk and potential or actual impact.

Transparency

Enforcement action will be transparent to parties understand what is expected of them.

Consistency

Enforcement action will be administered fairly, consistently and equitably.

A risk-based approach

Effort will be focused on those activities that have the potential to cause the greatest harm.

Due process and procedural fairness

Enforcement action will be carried out within the powers and processes of the legislation, applying principles of procedural fairness.

Accountability

To ensure full accountability, enforcement decision and the conduct of authorised officers will be explained and open to public scrutiny.

Cost-effectiveness

Enforcement action will be implemented to produce the desired outcome with costs effective use of public resources.

Policy compatibility

Enforcement will be carried out within the context of wider local government policies and other relevant statutory requirements.

Identification and Powers of Entry

In enforcing compliance, Authorised Officers must carry and present a Certificate of Authority. This certification validates their legal authorisation and ensures that entry and enforcement actions align with the law. Below are the essential guidelines detailing the required credentials and legal frameworks that govern their powers, supporting the City's commitment to a risk-based and lawful enforcement approach

Certificate of Authority

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All Authorised Officers or Inspectors must possess and have available for viewing an Authorisation Identification Card or other relevant document.

The requirements of an Authorisation Identification Card are set out in relevant legislative documents.

Powers of Entry

There are several pieces of legislation that provide the City with powers to enter private property with lawful authority. The City views the power to enter private property very seriously and the City's Delegated Authority and appointment of Authorised Officers enables those Officers to legally enter property to undertake specific functions or actions.

Investigations

The City is committed to conducting thorough investigations to ascertain facts regarding alleged non-compliance with laws and regulations. The investigative process begins with receiving information about potential non-compliance, assessing the validity of this information, and employing a risk-based approach. This leads to informed compliance and enforcement actions throughout the investigation.

This crucial step ensures that all enforcement actions are well-founded and tailored to the nature and severity of the violation, thereby upholding community standards and legislative requirements.

Discovery of Non-compliance

The City may become aware of an alleged non-compliance or a legislative breach, within the District through either a site inspection, aerial photography or a complaint.

Anonymous complaints may not be accepted or actioned by the City due to difficulties in undertaking enforcement action. However, there may be circumstances where the nature of the complaint is considered to be of a high public health or community safety risk worthy of an immediate City response.

Where complaints have been received by the City and are found to have insufficient evidence, the complainant will be advised of this and the complaint will be closed unless more information can be found.

Every effort will be made to ensure the confidentiality of the complainant where appropriate. All complainants must agree to provide evidence in court upon request by the City. If a complainant refuses to do so, and the complaint cannot be substantiated, the City will not proceed with further action.

If the complaint involves multiple issues that relate to various City Departments, the matter will be coordinated to ensure a joint investigation by City Officers, reducing inconvenience and confusion to owners and occupiers.

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Risk Assessment Process

The Risk Assessment Process is a critical component of the City's compliance approach. Officers use the City of Melville Risk Matrix to systematically evaluate and manage potential risks associated with non-compliance issues.

The process for a risk-based assessment is as follows:

Initial Assessment

Upon receiving a complaint or initiating an investigation, officers are required to perform an initial risk assessment to identify potential safety, legal, environmental, and reputational risks associated with the case.

Consider factors such as the severity of the violation, the sensitivity of the location, and potential impacts on the community and environment.

Dynamic Assessment

Officers are expected to continuously assess risks throughout the investigation. As new information surfaces, reassess and adjust the risk management strategies accordingly. Engage with other departments as necessary to gather expertise and share critical information that may influence the risk assessment.

Documentation

Document all risk assessments and updates in the investigation file in a format and to a standard and detail which will be suitable for use in any legal proceedings. This documentation should include details of the assessed risks, the rationale for the risk level determination, and any mitigation measures adopted.

Ensure that documentation is accessible for review and audits to support transparency and accountability in enforcement actions.

Risk Mitigation Strategies

Based on the risk assessment, implement appropriate mitigation strategies. These may include but are not limited to, seeking additional resources, legal advice, adjusting enforcement tactics, or involving Senior Officers or Subject Matter Experts for guidance. Regularly review and update mitigation strategies to respond to new risks or changes in the situation.

Training and Support

Provide ongoing support for all officers on risk assessment techniques and the latest compliance and enforcement challenges. The City will encourage a culture of safety and risk awareness, where officers feel equipped and supported to make informed decisions during their enforcement duties.

Jurisdiction

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Any compliance issue falling outside the jurisdiction of the City will be referred to the relevant authority for action, and the complainant will be advised accordingly. No further action will be able to be taken by the City in these circumstances.

Where a compliance issue falls partly within the jurisdiction of the City and partly within the jurisdiction of another authority, that part falling within City's jurisdiction will be dealt with in accordance with this policy, and that part falling outside the City's jurisdiction will be referred to the relevant authority for action, and the complainant will be advised accordingly.

Compliance Options

To effectively manage non-compliance matters, the City of Melville employs a comprehensive range of compliance options. These options are designed to address various levels of non-compliance through a structured and gradual approach that ranges from educational measures to enforcement actions. Below is an overview of the key compliance strategies utilised by the City.

- **No Action**
Appropriate when the issue is outside of Council's area of operation or jurisdiction; is trivial in nature, pursuit is not in the public interest or where there is no breach of the relevant legislation.

Voluntary Compliance

- **Education**
Used as a tool to enhance compliance by informing businesses and the public about their legislative and other requirements, and the community impacts of their behaviour.
- **Informal Action**
Informal verbal or written advice or warning may be used when the offender's history suggests that informal action may be effective or when the consequences of non-compliance will not pose a significant risk to public health or nuisance to the community.

Proactive & Assisted Compliance

- **Negotiation**
Negotiations may foster relationships, build trust and demonstrate reasonableness to the community. Negotiation can often be the least time-consuming approach in achieving an acceptable outcome, however, it is dependent upon the seriousness of the breach and willingness of the offender to comply. Negotiation cannot always be relied upon to achieve the desired outcome.
- **Mediation**

Mediation may be used in accordance with the Neighbour Dispute Mediation Policy. The City may choose to suspend compliance action or defer decision making on a matter where the relevant parties have agreed to attempt mediation

- **Regulatory Assistance**
Where a breach relates to use or works or activity undertaken without approval, the City may guide and assist the party to submit an application where such a development or activity is capable of approval, subject to a merits-based assessment.

The City may allow the minor offence to continue (subject to ongoing cooperation) until the appropriate application is determined, dependent on the scale and impact.

Enforced Compliance

Enforcement tools are more formal in nature and generally impose a penalty for non-compliance. These options are designed to ensure compliance are statutory based tools, where their use is restricted to Authorised Officers and a prescribed process. All enforcement options that are available to the City will be utilised in accordance with the severity and consequences of the alleged offence and will be applied in a graduated manner.

The enforcement tools available to the City include:

Formal Letters

The City uses formal letters as an essential compliance tool to provide clear communication regarding alleged non-compliance, required actions, and potential enforcement consequences.

Formal letters may include, but are not limited to:

- **Warning Letters** – Issued where a minor or first-time offence has been identified, advising the recipient of the non-compliance and requesting voluntary rectification within a specified timeframe.
- **Request for Information Letters** – Sent to obtain clarification or supporting documentation from property owners, occupiers, or businesses regarding suspected breaches of legislation.
- **Notice of Investigation** – Advises the recipient that the City is investigating a compliance matter and outlines the process and possible outcomes.
- **Final Compliance Notices** – Issued where initial warnings have not been adhered to, setting a strict deadline for compliance before escalation to statutory enforcement measures such as infringement notices, orders, or prosecution.

Where necessary, follow-up inspections or further communication will be undertaken to verify compliance and determine if additional enforcement action is required.

Statutory Notices

Relevant Statutory Notices will be used where there is a duty to do so in order to protect public health, ~~or~~ community safety or to enforce legislation where the use of a Statutory Notice is applicable.

Notices require the recipient to comply with the terms of the Notice (such as work to be undertaken or the modification of activities) within the specified timeframe. In most cases the person receiving the Notice has a right of appeal to the State Administrative Tribunal (SAT).

Action in Default

The City will consider the use of this option (where provided for by legislation) to secure compliance with the requirements of Notices where the necessary works have not been carried out in accordance with the Notice. This action will be taken in consultation with the Chief Executive Officer and may require a court conviction and/or a decision of Council.

Orders and Directions

The City will consider the following options individually or collectively with other enforcement action as particular circumstances warrant. These Orders will generally apply where there has been a history of non-compliance by the recipient or there is a risk to the health or safety of the person or other members of the community.

Examples include:

- Prohibition Orders,
- Directions,
- Building Order and Emergency Building Order
- Enforcement Orders
- Prohibition Orders and Directions
- Works Order (Fire Control Order)
- Noise Abatement Orders; and
- Declaration of a Dangerous Dog.

This action will be taken in consultation with the Chief Executive Officer where appropriate or with the appropriate Delegation.

Improvement Notices

Improvement Notices may be appropriate for repeated minor breaches of legislation or broad non-compliances. The following circumstances are likely to warrant an Improvement Notice:

- A failure to correct an identified problem after having been given reasonable opportunity to do so,
- Low confidence in the individual/organisation's performance; or
- A warning has been given for a similar offence.

Infringement Notice

Infringement Notices may be appropriate for continued minor breaches of legislation or failure to comply with an Improvement Notice or Caution Notice. Infringement Notices may also be issued for minor or common offences.

Seizure, Impounding and Destruction

Local governments have the authority to seize, impound and destroy items for the purposes of evidence collection and the protection of the public. This power is conferred within numerous legislation, including the *Dog Act 1976*, the *Public Health Act 2016*, *Tobacco Products Control Act 2006*, *Local Government Act 1995* and the *Environmental Protection Act 1986*. Seizure can only occur under certain circumstances as prescribed within the legislation and be undertaken by Authorised Officers and where applicable with the assistance of WA Police.

Warrants

The City recognises that certain enforcement actions may require obtaining a warrant to ensure lawful entry and compliance with due process. Where an Authorised Officer does not have immediate statutory authority to enter premises, a warrant will be sought in accordance with the applicable legislation.

A warrant may be required under the following circumstances:

- To enter private property where consent has been refused or is impracticable to obtain, and entry is necessary to investigate or enforce compliance.
- To seize equipment, or other materials that are relevant to an investigation.
- To undertake enforcement actions such as removing unlawful structures, dangerous goods, or hazardous materials that pose a risk to public safety.

Where a warrant is required, the City will apply to the appropriate authority, such as a Magistrate or Justice of the Peace, in accordance with the relevant legislative provisions. All applications for warrants must be supported by sufficient evidence demonstrating the necessity and proportionality of the action.

The City is committed to ensuring that any warrant execution is conducted lawfully, with due regard to procedural fairness, privacy, and minimal disruption to affected persons. Where necessary, the City may seek assistance from law enforcement agencies to execute a warrant safely and effectively.

Prosecution

A decision to prosecute must be in the public interest and approved according to delegation provisions. Any of the following circumstances are likely to warrant a prosecution:

- A flagrant breach of the law such that health, safety and welfare have been put at risk,
- A failure to correct an identified serious problem after having been given reasonable opportunity to do so,
- An activity or action that has significant impact or permanent impact,
- An activity or action that may result in a commercial benefit to the alleged offender
- A failure to comply with the requirements of a Statutory Notice; or
- A history of similar offences.

Where circumstances warrant a prosecution, available evidence and information must be considered to enable a consistent, fair and objective decision to be made.

A prosecution may be discontinued where:

- In the opinion of the Delegated Officer, the appropriate level of compliance has been achieved, and/or it is no longer in the public interest to continue the prosecution of the offence,
- Where external guidance indicates that the discontinuation of a prosecution would be an appropriate pathway forward and in the interests of the City based on information available. Legal advice received recommends discontinuation,
- The prosecution complaint is incorrect at law or there is an error in the charges,
- The prosecution involves an error of fact,
- The alleged offender is deceased or cannot be located; or
- In consultation with or following comments or recommendations made by the Court.

The below diagram illustrates the structured approach used by the City of Melville to manage and respond to reports of non-compliance, detailing the decision-making process from initial assessment through to potential enforcement actions.

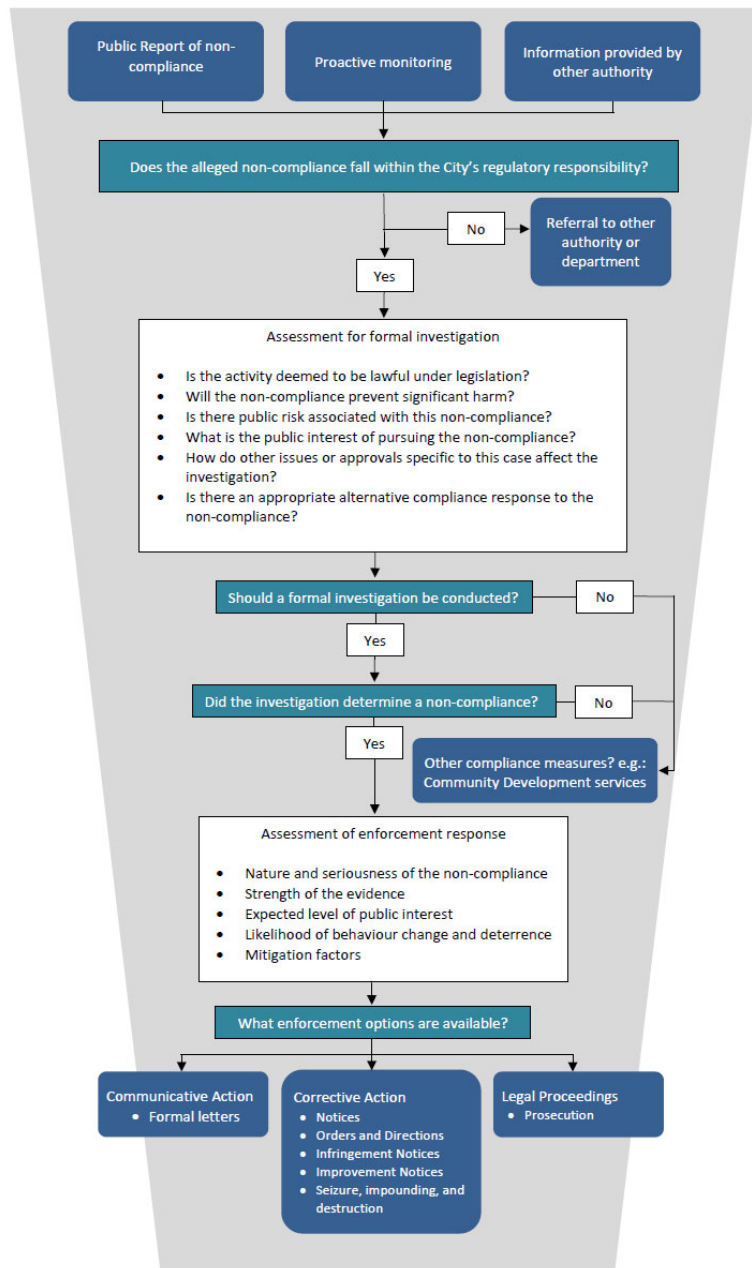


Diagram: City of Melville Compliance & Enforcement Approach

References that may be applicable to this Policy

Legislative Requirements:

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Local Government Act 1995
Local Government (Miscellaneous Provisions) Act 1960
Building Act 2011
Bush Fires Act 1954
Caravan Parks and Camping Grounds Act 1995
Cat Act 2011
Control of Vehicles (Off-road Areas) Act 1978
Criminal Procedure Act 2004
Dog Act 1976
Environmental Protection Act 1986
Fines, Penalties and Infringement Notices Enforcement Act 1994
Food Act 2008
Graffiti Vandalism Act 2016
Health (Miscellaneous Provisions) Act 1911
Litter Act 1979
Planning and Development Act 2005
Public Health Act 2016 and
subsidiary legislation including local laws

Other Plans, Frameworks, Documents Applicable to Policy:

City of Melville Risk Matrix
CP-125 Neighbour Dispute Mediation Policy
City of Melville Codes of Conduct
Customer Service Charter
OP-42 Managing Unreasonable Behaviour Policy

Delegated Authority No:

ORIGIN/AUTHORITY

Item No.

Insert name of Council Meeting

Insert date of meeting

Insert Item No.

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Reviews

Insert name of Council Meeting Insert date of meeting Insert Item No.

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Comparison of Compliance and Enforcement Policies

Category	Existing Policy	Draft Policy	Key Improvements
Objectives	Focuses on consistency and procedural fairness but lacks clear process steps.	Includes timely resolution, stakeholder engagement, and structured enforcement.	Clarifies compliance goals with structured objectives.
Scope	Applies broadly to compliance actions with listed legislation.	Expands scope to include elected members and contractors.	Better clarity on roles and responsibilities.
Governance Principles	Defines separation of powers but lacks a structured decision-making framework.	Introduces risk-based decision-making and aligns with EPIC values.	Aligns governance with City values and modern enforcement principles.
Compliance Approach	Mentions proactive vs reactive enforcement but lacks visual workflow.	Provides visual workflow and structured escalation steps.	More structured enforcement progression and transparency.
Guiding Principles	Focuses on fairness, consistency, and efficiency without a structured approach.	Adds cost-effectiveness, due process, and accountability.	Enhances enforcement consistency and fairness with clearer guidelines.
Enforcement Tools & Powers	Mentions notices, prosecution, and referrals but lacks enforcement escalation.	Clearly defines graduated enforcement tools (warnings, fines, orders, prosecution).	Provides structured enforcement steps, improving legal robustness.
Risk-Based Approach	Uses public interest criteria but lacks a structured risk assessment.	Introduces structured risk assessment and Melville Risk Matrix.	Ensures enforcement focuses on highest-risk cases.
Investigation Process	Defines investigation but lacks procedural breakdown and workflow.	Defines investigation process step-by-step, including anonymous complaints.	Strengthens investigation workflow and documentation standards.
Transparency & Communication	Ensures stakeholders are informed but doesn't define specific updates.	Outlines formal communication updates to stakeholders.	Improves public trust through structured communication.
Prosecution & Legal Actions	Defines prosecution as a last resort but lacks criteria for legal action.	Provides structured legal criteria for prosecution and case discontinuation.	Reduces unnecessary legal action with clear escalation criteria.

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ABN 81 152 433 900



Risk Matrix

Consequence →	Insignificant (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
	Financial & Economic: <ul style="list-style-type: none"> Loss of up to \$100k Insignificant disruption to Economy of the region No recognisable impact after project completion (scope, cost, schedule, stakeholder, outcomes) Insurance – Supplier has no contact with the public or property; provides no professional advice 	Financial & Economic: <ul style="list-style-type: none"> Loss of \$100k - \$1m Minor disruption to Economy of the region Some compromise to scope, cost, schedule, stakeholders, or outcomes but project remains intact Insurance – Supplier has little contact with the public or property; provides some professional advice 	Financial & Economic: <ul style="list-style-type: none"> Loss of \$1m – \$5m Moderate disruption to Economy of the region Project will not fully deliver in accordance with all requirements, but the result will be functional Insurance – Supplier has contact with the public or property; provides professional advice 	Financial & Economic: <ul style="list-style-type: none"> Loss of \$5m - \$15m Major disruption to Economy of the region Project will be completed but scope, cost, schedule, stakeholder or outcomes will be substantially compromised Insurance – Supplier has potential for causing serious injury or property damage; provides expert professional advice 	Financial & Economic: <ul style="list-style-type: none"> Loss greater than \$15m (15% of the City's Annual Rates) Catastrophic disruption to Businesses and Economy of the region Project will fail to be completed or to deliver its outcomes or major objectives Insurance – Supplier has potential for injury of multiple people or properties in one incident; expert professional advice will be relied upon
	Health, Safety & Environment: <ul style="list-style-type: none"> Incident only no medical treatment required An incident involving a child or young person where they are not harmed Transient impact on the environment Insignificant long-term aftereffects to the environment, resource consumption or climate change. 	Health, Safety & Environment: <ul style="list-style-type: none"> Minor physical or psychological injury or first aid treatment Child or young person experiences harm which is minor Small impact – no long-term effect on the environment Minor long-term aftereffects to the environment, resource consumption or climate change. 	Health, Safety & Environment: <ul style="list-style-type: none"> Serious physical or psychological injury requiring medical treatment Child or young person experiences harm Small impact – long term recovery on the environment Moderate long term aftereffects to the environment, resource consumption or climate change. 	Health, Safety & Environment: <ul style="list-style-type: none"> Life threatening physical or psychological injury or multiple serious injuries – hospitalization Child or young person experiences harm which may be profound and have long term effects Major impact – long term recovery on the environment Major long-term aftereffects to the environment, resource consumption or climate change. 	Health, Safety & Environment: <ul style="list-style-type: none"> Death or permanent disability Child or young person experiences harm which is profound and has long term effects Irreversible harm on the environment Catastrophic long-term aftereffects to the environment, resource consumption or climate change.
	Service Disruption & Compliance: <ul style="list-style-type: none"> Business as usual (BAU) Technical breach not subject to consequences 	Service Disruption & Compliance: <ul style="list-style-type: none"> Minor impact, easily managed, BAU Minor breach of statutory or contractual obligations with request to comply 	Service Disruption & Compliance: <ul style="list-style-type: none"> Some objectives affected, BAU with minor controls Significant breach of statutory or contractual obligations 	Service Disruption & Compliance: <ul style="list-style-type: none"> Some major objectives not achieved, reduced delivery Major breach of statutory obligations resulting in fine or common law action by individual or group 	Service Disruption & Compliance: <ul style="list-style-type: none"> Most objectives not achieved, unable to deliver Major breach of statutory obligations resulting in significant penalties
	Reputation, Political & Sustainability: <ul style="list-style-type: none"> Insignificant adverse local community comment or complaint Insignificant loss of community trust and decreased perception Insignificant impact to multiple community groups (disruption or displacement) Insignificant disruption to sense of community Insignificant effects to future resilience. 	Reputation, Political & Sustainability: <ul style="list-style-type: none"> Minor media interest with low news profile e.g., local paper Minor loss of community trust and decreased perception Minor impact to multiple community groups (disruption or displacement) Minor disruption to sense of community Minor effects to future resilience. 	Reputation, Political & Sustainability: <ul style="list-style-type: none"> Public embarrassment, moderate news profile, internal ministerial involvement Moderate loss of community trust and decreased perception Moderate impact to multiple community groups (disruption or displacement) Moderate disruption to sense of community Moderate effects to future resilience. 	Reputation, Political & Sustainability: <ul style="list-style-type: none"> High news profile (including TV), third party action, public ministerial involvement Major loss of community trust and decreased perception Major impact to multiple community groups (disruption or displacement) Major disruption to sense of community Major effects to future resilience. 	Reputation, Political & Sustainability: <ul style="list-style-type: none"> Widespread national news profile, formal inquiry, possible government censure Complete loss of community trust Permanent loss of multiple community groups (disruption or displacement) Complete loss of sense of community Catastrophic effects to future resilience.
Likelihood ↓					
Almost Certain (5) All the controls associated with the risk are extremely weak and/or non-existent. Without control improvement there is almost no doubt whatsoever that the risk will eventuate	Medium (5)	Medium (10)	High (15)	Extreme (20)	Extreme (25)
Likely (4) Most of the controls associated with the risk are weak. Without control improvement it is more likely than not that the risk will eventuate	Medium (4)	Medium (8)	High (12)	High (16)	Extreme (20)
Possible (3) There are some controls that need improvement, however, if there is no improvement there is no guarantee the risk will eventuate	Low (3)	Medium (6)	Medium (9)	High (12)	High (15)
Unlikely (2) Most controls are strong with few control gaps. The strength of this control environment means that it is likely that the risk eventuating would be caused by external factors not known to the organisation	Low (2)	Medium (4)	Medium (6)	Medium (8)	Medium (10)
Rare (1) All controls are strong with no control gaps. The strength of this control environment means that, if this risk eventuates, it is most likely because of external circumstances outside of our control or foreseeable knowledge	Low (1)	Low (2)	Low (3)	Medium (4)	Medium (5)

Risk Rating	Risk Acceptance	Risk Acceptance Criteria	Responsibility	Reporting
Extreme Risk (20-25)	Unacceptable	Risk only acceptable with excellent controls and all treatment plans to be explored and implemented, managed by ELT and subject to monthly monitoring.	Executive Leadership Team (ELT)	Immediately report to ELT
High Risk (12-16)	Accept & Treat	Risk acceptable with excellent controls, managed by MLT and subject to quarterly monitoring.	Management Leadership Team (MLT)	Immediately report to MLT
Medium Risk (4-10)	Accept & Monitor	Risk acceptable with adequate controls, managed by specific procedures and subject to annual monitoring.	Operational Leadership Team (OLT)	Report to OLT
Low Risk (1-3)	Acceptable	Risk acceptable with adequate controls, managed by routine procedures.	Anyone	Report to Supervisor

Project Information

Name of project	Compliance and Enforcement Policy
Project Lead	Andrew Melville
Service Area	Compliance
Date of Evaluation	27/08/2025
Engagement period	22 July – 26 August 2025
Information	Public comment on draft revised Compliance and Enforcement Policy. Standard public submission process

Communication Return on Investment

Tools and tactics	Information	Results	Measure met
Email	Melville Sounding Board issued 22 July 2025	126 issued, 100 opened (79.4%)	Y
	Random Community Sample issued 22 July 2025	1,989 issued, 1,123 opened (60.3%)	Y
Social media	Facebook add date	Views – 2827, Reach –1646, Linke clinks 29	Y
	Instagram add date	Views 1622, Reached 825	Y
Enews	Monthly eNews Melville Talks issued 23 July	6,029 emails delivered, 3,560 opened (59.2%)	Y
	Corporate eNews issued 30 July 2025	7,366 recipients, 57.96% open rate (77 clicks)	Y
	Monthly eNews Melville Talks issued 14 August	6,074 emails delivered, 3,538 opened (58.36%)	Y
Newspaper	Melville Herald	Distribution 9,100	
Melville Talks	Page visits during consultation period	534 page visits during consultation	Y

Engagement Objectives

Please consider your engagement process as a whole and provide the most appropriate response.

Project Stage	Engagement purpose	Engagement Objective	Engagement objective met	Influence (IAP2)	Did we achieve the IAP2 objective/s? Data source IAP2		Methods	Indicators/ measure	Actual performance	Evaluation
Public comment	Seek feedback on the revised policy	<ul style="list-style-type: none">Bring awarenessSeek feedback and level of support on revised policyComply with resolution	Yes	Consult	To obtain public feedback on analysis, alternatives and/ or decisions.	Yes	<ul style="list-style-type: none">Melville Talks webpageEmbedded online submission form Hard copies will also be available at out centres.	<ul style="list-style-type: none">Number of aware participantsAccess to information50 visits to project page.Ease of engagement and understanding (customer effort score)	<ul style="list-style-type: none">534 visits to project page.9 submissions received	The consultation ran smoothly with no issues or community queries. While participation was low and only a few submissions were received, the <i>Melville Talks</i> page received 534 visits – a surprisingly high number given the low-impact nature of the policy and limited public interest. This suggests passive awareness rather than active engagement. No changes to the consultation process are recommended. Although a shorter consultation period could be considered in future, the 35-day timeframe met resolution requirements.

Compliance and Enforcement Policy - Engagement and Communications Plan
Evaluation and Measures

Reporting findings and outcomes	Communicate the outcomes of the project	<ul style="list-style-type: none">Bring awarenessReport findings Close the loop of engagement	Yes	Inform	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/ or solution.	Yes	Tabled submission report presented to council and uploaded on Melville Talks Engagement update issued to page followers and outcome of council issued via email	<ul style="list-style-type: none">Ease of engagement and understanding (customer effort score)Access to information	Nil	No queries received.
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Add additional stages above as required.

How successful was the communications and engagement?

Review the individual engagement methods and communication approaches used to raise awareness. Identify what was effective, what didn't work as well, and outline how you would apply these learnings to improve future activities.

Engagement Method	What worked well	What didn't work well	What would you do differently?
Online submission	The form was embedded directly on the page, eliminating the need for click-throughs. Four blank submissions were received; as a proactive customer service measure, we followed up to offer an opportunity to provide additional input. This reflects a flexible and customer-focused approach.	One attachment failed to upload (resolved by contacting customer and receiving via email)	Nil – no improvements identified.
One on one meetings	Offered as an alternative to digital engagement	No stakeholders took up the offer	Nil

Add additional stages above as required

UNCONFIRMED

Bull Creek and Murdoch Station Precincts

Review of the Potential for Increased Residential Density

September 2025

Prepared for: City of Melville



Urbis staff responsible for this report were:

Director	Tim Connoley
Senior Consultant	Christian Mazzone
Consultant	Karen Salik
Project Code	P0061343
Report Number	Rev 3 Final
Subcontractor	Ray Haeren – HUPP

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Bull Creek and Murdoch Station Precincts

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Executive Summary

Bull Creek and Murdoch Stations were opened in 2007 with the adjoining suburbs retaining their low density suburban character, with the notable exception of the Murdoch Specialised Activity Centre which has benefitted from major investment by the State Government.

The City of Melville sought a high level review on the opportunity which may exist to increase density more broadly within the vicinity of the stations. This has been considered in the context of:

- Relevant strategic and regional planning frameworks;
- Characteristics of the precincts and urban form adaptability;
- Market factors associated with the delivery of density; and
- The ability and mechanisms necessary for implementation.

Although there is clear strategic alignment in having increased density around 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. Mapping of 500-1000m walking distance from stations and lot sizes shows limited capacity without significant reconfiguration.

Other station precincts where concepts are developed through METRONET have core residential density of R100+ (low/midrise apartments) through to R40-R80 (townhouse – low rise apartments) on the fringe. There will be a presumption of not facilitating battle axe and villa development as this would further fragment land and make any true redevelopment less viable. Murdoch Activity Centre would have high density capability based on the integration with activity centres with RAC codes (allowing high rise apartments) being available. Refer Appendix A – R Codes Volume 2; Appendix B – Streetscape Character Types.

The review of land economics and viability success factors indicates that any potential for both stations to house density needs to be met with high amenity, significant public investment from state agencies and successful precinct planning. There are limited examples where effective redevelopment has occurred without substantial intervention with most in WA associated with either redevelopment authorities or DevelopmentWA. Given these factors it is not recommended that the Bull Creek and Murdoch Station precincts are used to facilitate the development of density in the short to medium term.

Major roads are significant barriers to movement, and the nature of the precincts require them to be considered as quadrants (i.e. 4 precincts to each station). The work required to enable any significant change in density would be considerable based on other locations and would need to consider the ability to fund infrastructure and reconfigure the urban form (e.g. creating new accessways to stations or changing Bull Creek Centre into a mixed use precinct).

With the notable exception of Murdoch southwest, redevelopment and improvement schemes may provide suitable vehicles for implementation in the context of the extent of change which would be required in these precincts. The most likely precinct to be able to be considered in the medium term would be Bull Creek northeast based on urban form, amenity and property values. A collaborative approach with State Government offers the best opportunity in the medium to longer term.

In the short to medium term a focus on other areas within the City with capacity for residential density may offer more benefit should the City be seeking to expand housing opportunities within the locality.

Based on the review of planning and economic context, it is recommended that the City of Melville:

1. Retain current zoning within Bull Creek station, Murdoch station FIAs, 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 Housing Strategy.
2. Determine redevelopment within the Bull Creek and Murdoch Station precincts not be pursued in the short term, with the exception of continued development of the Murdoch Specialised Precinct.

3. 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, with a focus on Bull Creek north.
4. Seek alignment with the State Government and WAPC on appropriate delivery vehicle for the precincts, with a presumption of Improvement Plan and Scheme.

Authors:

Ray Haeren has provided the planning input for this report. Ray is the current Deputy Chair of the WA Planning Commission and National Vice President of the Planning Institute of Australia. Ray has some 35 years' experience in Local Government and the private sector, including working on Metronet Station approvals, various Activity Centre plans and the precinct policy guidelines. Ray is able to draw upon this experience and bring insight and understanding of current WAPC strategic objectives.

Tim Connoley has provided the economics inputs for this report. Tim is a trusted government advisor and advises on government policy; authors state-significant strategies and investment plans for the WA government; advises on structuring planning and rezonings; and undertakes commercial advice such as feasibility assessments, market sounding and due diligence for infrastructure and urban development projects. Tim is able to draw upon his 15 years' experience in the property sector, sound knowledge of market fundamentals and complex problem solving skills to bring insight into the success factors and viability of the station precincts.

Introduction

The relationship between urban planning and rail stations has become a critical focus in the pursuit of sustainable, connected, and vibrant cities, with Metropolitan Perth having a particular focus on heavy rail expansion and transit oriented development over the past 3 decades. The METRONET project is the most recent and significant investment in public transport in Perth, adding 72 kilometres of passenger rail and 23 new stations.

The areas around rail stations serve as key hubs for transportation, economic vitality, and community development. Areas around stations are called 'station precincts', which are generally the area within one kilometre of each station (around a 10 to 15 minute walk). Station precincts are a focus of planning, as government seeks to make best use of the transport infrastructure, with a general presumption of greater residential density and linkage to activity centres, however stations are not treated the same with different approaches and priorities being applied. A Transit Orientated Development (TOD) will generally be characterised by mixed use (retail, commercial, residential) integrated with easy access to the station for pedestrians and cyclists, whereas a number of stations in the Perth network would be characterised as transit hubs or park and ride stations. Some stations (i.e. Cockburn) have been transitioned and/or provide a blend of these functions, whilst others (i.e. Claremont) have been able to develop based on the robust historic urban form.

The City of Melville is undertaking a review of its Local Planning Scheme, including updating residential densities to reflect WA State Government infill targets. As part of this review the potential and extent of opportunity for increased density in the vicinity of Bull Creek and Murdoch Stations has been identified as an item of interest.

Bull Creek and Murdoch stations were developed as part of the Perth to Mandurah line which opened in 2007. A significant proportion of the rail line was located in the median of the Kwinana Freeway through the southern suburbs, minimising the need for land resumption through existing urban areas, thereby limiting the extent of potential integration of the stations into the surrounding locality. Both stations were developed as primarily park and ride stations, with limited consideration around precinct planning. The notable exception to this is the southwest sector of Murdoch station which interfaces with the Murdoch Health and Education precinct.

Strategically there is in principle opportunity for higher density in station precincts, however the key question for the City of Melville is the extent of investment, form, process, and timing that would be involved. To assist with deliberations, a review has been undertaken which explores and analyses these precincts to determine a path forward based on good planning practice, feasibility and implementation.

Detailed investigations have been undertaken on the classification of the subject precincts and consideration of the existing physical form and market conditions which might influence the potential development of these precincts. An overview of the attributes which drive medium and high density development and an assessment which highlights the viabilities of different typologies in each station precinct has been undertaken. These assessments provide an evidence base which support the timing and likely scale of development across the precincts.

This summary report presents a comprehensive overview of planning policy frameworks, objectives, tools, best practices, and challenges regarding land use and urban development around rail stations, whilst the economic feasibility is considered based on comparisons with other metropolitan precincts.

1 Planning Policy Context

Planning practice nationally and internationally incorporates a number of key objectives associated with station precincts:

- **Promote Transit-Oriented Development (TOD):** Facilitate the creation of compact, walkable, and mixed-use communities centred on high-capacity public transport.
- **Reduce Car Dependency:** Encourage the use of public transit by enhancing station accessibility, connectivity, and service integration, which in turn reduces traffic congestion and emissions.
- **Stimulate Economic Development:** Leverage the proximity to rail stations to attract investment, support retail and commercial activity, and increase employment opportunities.
- **Enhance Social Inclusion:** Provide equitable access to transportation, housing, and amenities for a diverse population, including low-income and mobility-impaired residents.
- **Support Sustainable Urban Growth:** Guide growth towards existing infrastructure, minimising urban sprawl and preserving greenfield land.

Within a Western Australian context, the WA Planning Commission (WAPC) and Department of Planning, Lands and Heritage (DPLH) establish the regional planning frameworks and policies, including those associated with station precincts. In addition, the METRONET project has developed a set of policies and principles associated with the delivery of the new rail stations and their associated precincts.

These policies and principles will influence the approach to the current update of the Local Planning Strategy and focus to be applied at Murdoch and Bull Creek Stations. An outline of the relevant documents and policies is provided below.

City of Melville's Planning Strategy has been in place since 2016 and would be considered to be quite contemporary. In 2022 as an outcome of the Report of Review, the WAPC accepted that the current Planning Strategy remain in place without any updates. The strategy was considered to be well aligned with Perth and Peel at 3.5 Million and the State Planning Framework.

Aligned with metropolitan objectives, the Strategy introduction includes the following:

'The general concepts within the Local Planning Strategy aim to encourage increased intensity in and around Activity Centres, transport nodes and along transport corridors in order to provide a greater housing choice, improve employment and encourage sustainable transport options. This strategy will enable the City to accommodate the expected growth in population without wholesale change to the suburban areas that characterise the City.'

1.1 Relevant State Planning Policies, Guidelines and Strategy documents

1.1.1 State Planning Policy 7.2 (Precinct Design)

This policy and its guidelines applies to precincts throughout Western Australia and guides the preparation, assessment, determination, and implementation of precinct structure plans, local development plans, and subdivision and development applications. This policy is most commonly applied to station precincts and activity centres.

Precincts are areas that require a higher level of planning and design focus due to their complexity, whether this is due to mixed use components, quality public transport infrastructure, higher levels of density, an activity centre designation or character, heritage and/or ecological value.

The policy is complemented by 'Precinct Design Guidelines' which outline the process and considerations in the development of an appropriate planning framework for a precinct. A performance-based approach is applied through a set of interrelated design elements to enable precinct-specific design outcomes to be achieved. This is reflective of the highly varied nature of precincts.

In relation to the Murdoch and Bull Creek Station precincts the following items are considered relevant:

- The station precincts are more likely to be considered as multiple rather than singular precincts given variations in characteristics (built form, locality and context) and the physical barriers presented by major roads (Kwinana Freeway, Leach Highway, and South Street).
- The context and character of the station precincts are variable, however is predominantly very suburban in nature with most areas being developed in 70's to 80's with curvilinear streets and cul-de-sacs not well suited to higher density redevelopment.
- Murdoch South West Precinct is the notable exception in character and form and has been developed in TOD form founded on significant scale and investment in Heath and Higher Education and has an established mater plan in place being managed through DevelopmentWA.
- A Precinct Plan developed through this policy can guide development, however this may not provide a suitable level of intervention to achieve a suitable development form suitable.

1.1.2 State Planning Policy 3.0 (Urban Growth and Settlement)

This policy sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. It is a broad sector policy under Statement of Planning Policy No.1: State Planning Framework.

The policy acknowledges increasing recognition that the spread of urban development intensifies pressures on valuable land and water resources, imposes costs in the provision of infrastructure and services, increases dependence on private cars and creates potential inequities for those living in the outer suburbs where job opportunities and services are not so readily available.

It is the policy of the Commission to create sustainable communities, that is, cities, towns, and other places which provide for high levels of employment and economic growth; strong, vibrant, and socially inclusive communities; effective protection of the environment; and the prudent use of resources.

The following policy measures from SPP3 are particularly relevant to the Bull Creek and Murdoch station precincts:

- Supporting higher residential densities in and around neighbourhood centres, high frequency public transport nodes and interchanges.
- Clustering retail, employment, recreational, and other activities which attract large numbers of people in activity centres around major public transport nodes so as to reduce the need to travel, encourage non-car modes and create attractive, high amenity mixed-use urban centres.
- Providing access for all to employment, health, education, shops, leisure, and community facilities by locating new development so as to be accessible by foot, bicycle or public transport rather than having to depend on access by car.

1.1.3 State Planning Policy 4.2 (Activity Centres)

Activity centres are mixed use urban areas where there is a concentration of commercial, residential and other land uses. They are multi-functional community focal points where people live, work, shop, meet, and relax. They vary in size and function and are generally well-served by transport networks with a focus on public transport and active transport. Activity centres may include land uses such as commercial, retail, food, and hospitality, medium and high-density housing, entertainment, tourism, higher education, and medical services.

SPP4.2 sets guidance for creating a network of centres across the metropolitan area to service localities and regions, with centres classified abased on their scale and catchment, from the central city and regional centres to district, neighbourhood and local centres. The policy recognised certain specialised centres as nodes for activity and employment such as Perth Airport and Curtin University.

Design principles focus on robust urban structure, permeability, mixed-use outcomes, and harmony between increased density and existing neighbourhoods. The policy aims to foster accessible, dynamic centres that reduce reliance on private cars and promote social and economic activity.

The following policy measures from SPP4.2 are particularly important in the context of the Bull Creek and Murdoch station precincts:

- Bull Creek station is not classified as an Activity Centre under the policy.
- Murdoch is identified as a Specialised Precinct based on the government, hospital, and university uses located in the southwest sector.
- Bull Creek shopping centre is within the Murdoch station precinct and is classified as a District centre under SPP4.2. The centre is predominantly retail focused and car based as it preceded the station.

1.1.4 Development control policy 1.6 – Planning to support transit use and development

This policy applies to all areas of the state, within transit precincts as defined under the policy, and is intended to inform government agencies, local government, landowners, and prospective developers of the policy approach which will be applied by the WAPC.

The policy is the key planning policy in relation to station precinct form and density. The policy clearly identifies the need for a suitable robust urban structure and form, with an emphasis on permeability and mixed use.

Clause 4.2.2 of the policy states:

'In reviewing town planning schemes and proposed scheme amendments that include transit precincts as defined by this policy, the WAPC will expect local governments to identify and promote opportunities for residential development at a minimum density of 25 dwellings per hectare, and will expect the application of densities substantially higher than 25 dwellings per hectare where sites have the advantage of close proximity to a rail station, major bus interchange or bus route that provides service frequencies equivalent to rail. The WAPC will also work with local governments in the development of measures and incentives to ensure that coded densities are achieved in practice.'

The minimum 25 dwellings per hectare is the gross density rather than site density (this roughly equates to R40/250m² lots). In discussion with the DPLH Precincts Team the minimum density would be considered conservative in current context based on recent work undertaken (refer Station Precincts section below).

Policies establish design guidance to foster pedestrian – and cyclist-friendly environments. This includes requirements for active ground-floor uses, public spaces, landscaping, street furniture, and universal accessibility. Building heights and transitions are managed to ensure harmony with existing neighbourhood character while supporting increased density.

The key relevant factors associated with this policy to the subject precincts would be as follows:

- The current form of development would require significant reworking to meet the permeability and urban form envisaged.
- Significant focus would be required on the transition between the core of the precincts and the suburban surrounds.
- The public realm and landscape would need to be reworked as part of a redevelopment in order to meet objectives, this would need to include connection of the precinct to the actual station given existing barriers.

1.1.5 METRONET Station Precincts Gateway

The Station Precincts Gateway provides a high level assessment of how planning and development around METRONET stations can contribute towards meeting the objectives of Perth and Peel @ 3.5 million and sub-regional growth strategies. The information presented in this Gateway provides the basis for further consultation, planning and prioritisation decisions. It will be updated as more detailed plans are developed and approved. The Gateway is initially focused on METRONET Stage One but also establishes a methodology that can be extended to the wider high frequency public transport network.

A range of precinct types are identified, which includes Murdoch and Bull Creek.







Precinct type	Description	Key characteristics	Examples
 City Centre	Perth central business district (CBD) has the highest concentration of jobs and services in the metropolitan region, and is served by three major railway stations.	<ul style="list-style-type: none"> Highest commuter volumes on the network. Station fully-integrated with urban activity. Pedestrian priority, with no parking. 	Perth Perth Underground Elizabeth Quay
 Strategic Centre	The metropolitan region has a number of existing and planned strategic centres which are key locations for jobs, services and higher density housing outside of Perth CBD.	<ul style="list-style-type: none"> Extensive transit orientated development precinct planning. Station usually integrated with urban activity. Pedestrian priority, usually no parking. 	Joondalup Fremantle Midland
 Town Centre	Centres of increased density and diverse housing types, with a retail and service centre that supports its district catchment and local employment.	<ul style="list-style-type: none"> Central amenity for adjacent suburbs. Usually integrated station or active pavilion Balanced access, limited parking. 	Subiaco Claremont Cockburn Central
 Neighbourhood Centre	Predominantly medium to higher density residential in character with some retail and services to meet the needs of the local community	<ul style="list-style-type: none"> Less-suited to be a hub for wider catchment. Station less-integrated with urban activity. Balanced access, moderate parking. 	Swanbourne Meltham Victoria Park
 Specialised Centre	These precincts have a predominant focus on a specific activity, such as education, health, sport, science and innovation, or regional transport.	<ul style="list-style-type: none"> Major function of regional significance. High peaks of activity. Limited-moderate parking. 	Perth Stadium Murdoch Showgrounds
 Transit Node	These precincts perform a primary transport interchange function, and generally include bus to rail transfer, station parking and drop off facilities.	<ul style="list-style-type: none"> Planning prioritises access and movement. Station usually remote from urban centre. Bus and car priority, with parking. 	Bull Creek Edgewater Wamro

Figure 1 Station Precinct Type (METRONET Station Precincts Gateway)

A range of place indicators relating to liveability show how precincts are currently performing and where efforts are most needed to ensure that precincts evolve to be sustainable, inclusive and comfortable for their communities. Development potential indicators are used to benchmark economic factors that will influence the growth of the precincts. These can highlight early opportunities, and where feasibility challenges or other obstacles to development may be anticipated. The findings of the data analysis are considered alongside current strategic and statutory planning to produce a precinct scenario for the 1km catchment around each METRONET station. These scenarios indicate where future urban intensification could be encouraged to optimise the benefits of planning around transit infrastructure. The scenarios enable an estimate of growth in each station precinct, which combine into the METRONET growth scenario.

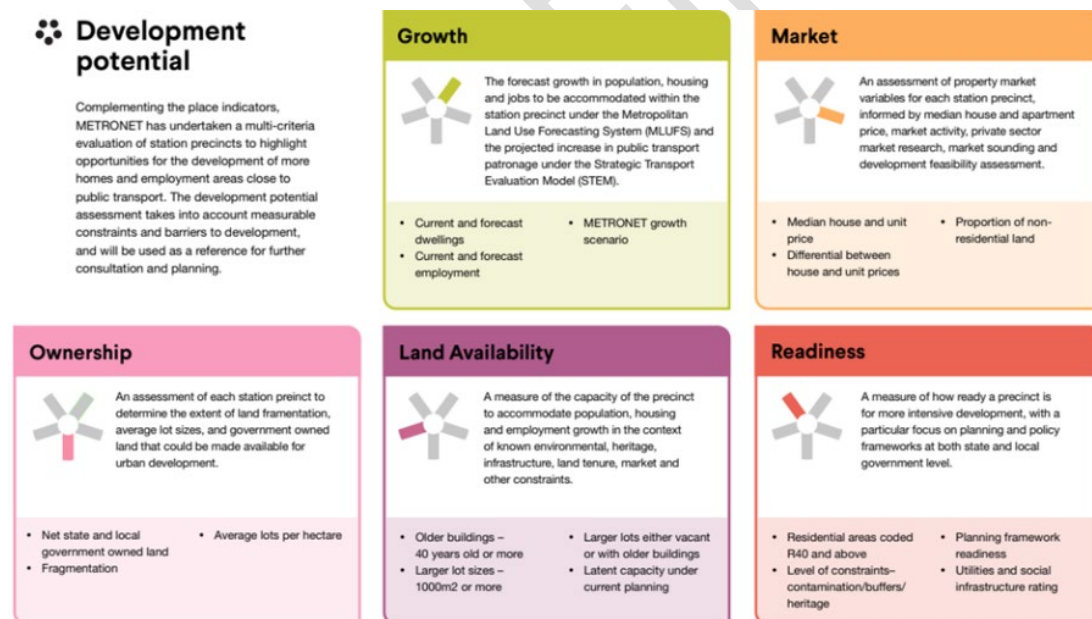


Figure 2 Development potential criteria (METRONET Station Precincts Gateway)

Key components of this framework which apply to the Bull Creek and Murdoch precincts include:

- Bull Creek station is identified as a transit node, being a station remote from an urban centre and a focus on parking and mode interchange.

- Murdoch station is identified as specialised centre based on the south west sector which contains major public and private hospitals, university and with capacity for further intensification as a knowledge, health and employment hub.
- Core densities within other precinct plans are R80-100 at the core and R40-60 in the frame. It could be expected that similar densities would be anticipated in any planned review.
- The measures of development potential form part of the consideration of the economic review of the precincts, however there are notable limitations given land fragmentation and lack of significant government land or redevelopment readiness.

1.1.6 Perth and Peel @ 3.5 Million (Central Sub-Regional Planning Framework)

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks were developed to accommodate 3.5 million people with an indicative timeframe of 2050. The frameworks define the urban form for the next 30 years, aspiring to limit urban sprawl and encourage greater housing diversity to meet changing community needs.

The frameworks determine where new homes and jobs will be located, make best use of existing and proposed infrastructure, and protect important environmental assets.

Particularly within the central subregion, there is a focus on infill development particularly around key transport links and activity centres, aspiring to a compact and connected city. There are infill targets with 380,000 of the required 800,000 new dwellings to be built through infill development. The majority of these – around 214,000 – will be built in existing suburbs within the Central sub-region and particularly through alignment with METRONET.

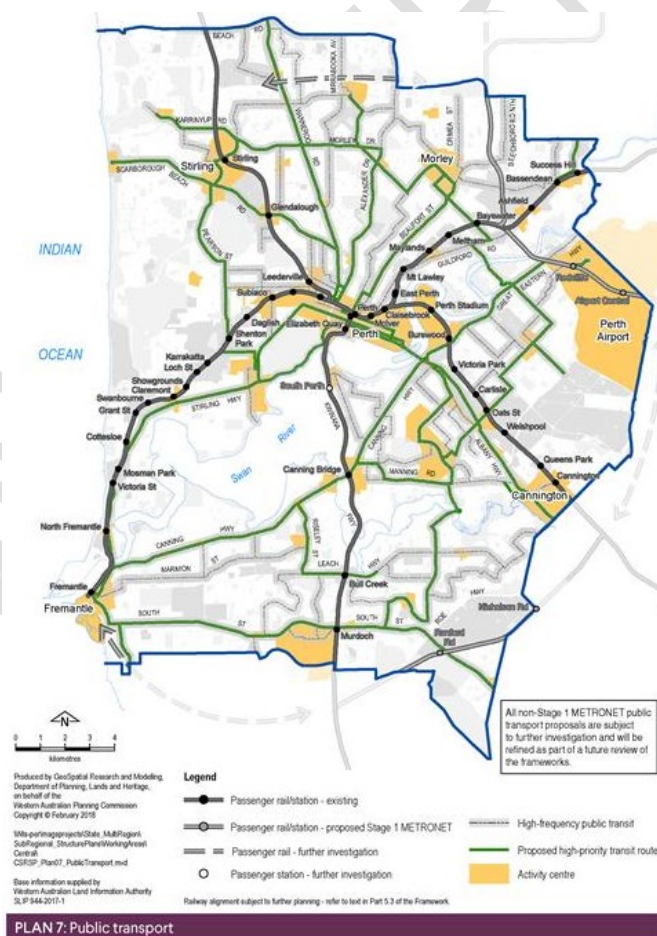


Figure 3 Public Transport (extract from Central Precinct Perth and Peel@3.5M)

Bull Creek and Murdoch Station Precincts

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Bull Creek Station is identified as the junction of rail and high priority transit route, reflecting its high level of access. Murdoch Station similarly is identified based on access and the inclusion of the Murdoch Specialised Activity Centre (University and Health) and the Bull Creek District Centre to the east.

From a strategic planning perspective, the precincts align with infill and density objectives based on location and accessibility.

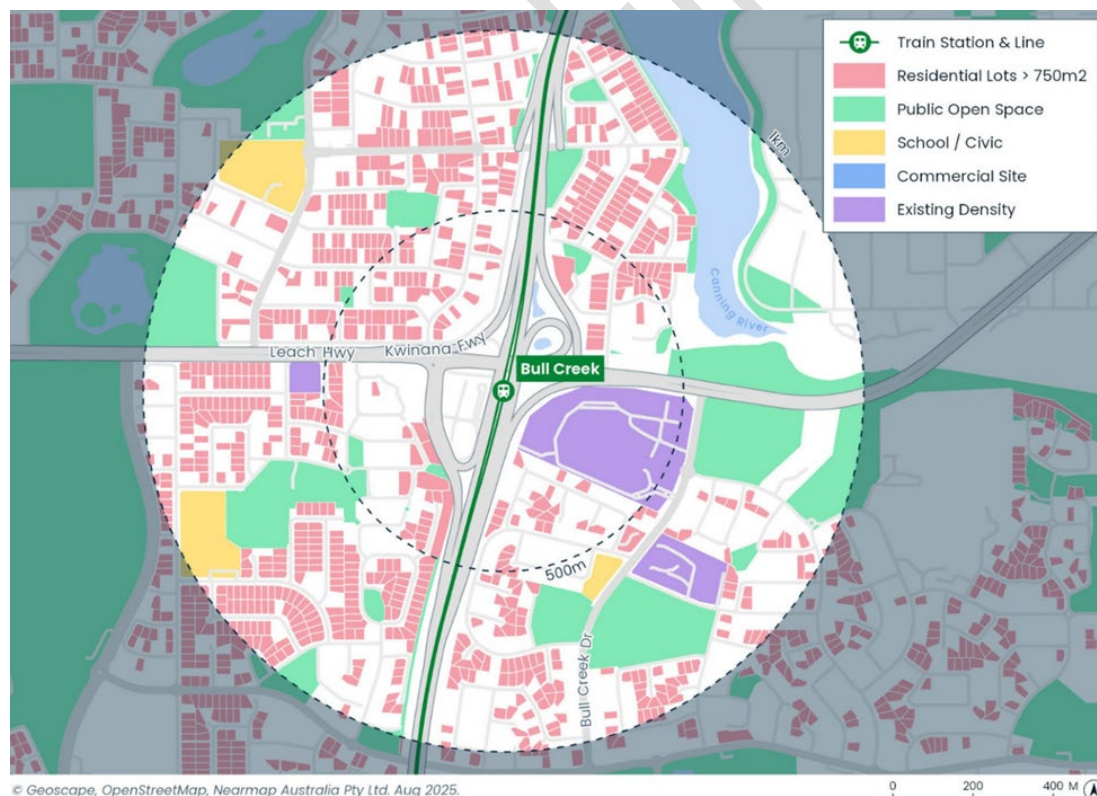
1.1.7 Local Planning Context

An examination of the precincts associated with Bull Creek and Murdoch Stations assists in understanding the extent and nature of opportunity that may exist for increased density.

Key considerations for this review include:

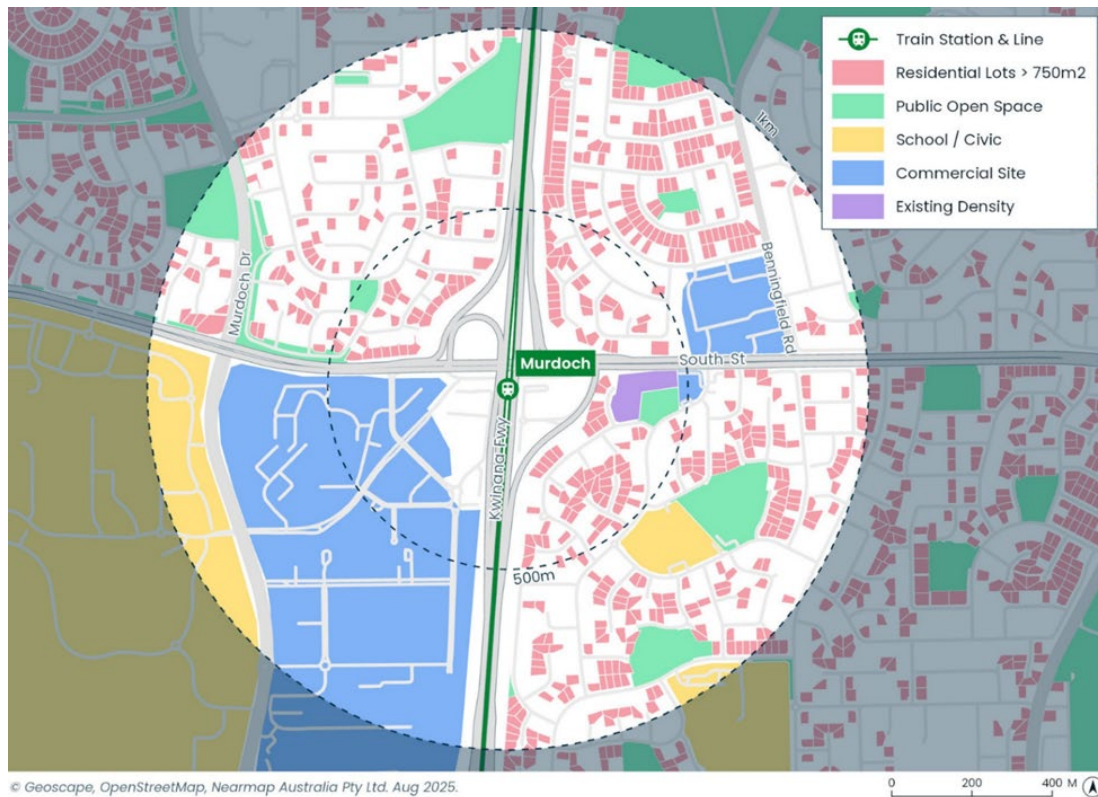
- Strategic land holdings – identification of large and/or strategic (government) parcels of land.
- Land fragmentation – land over 750m² was used as an indicator of land that has not been re-subdivided and therefore presents opportunity for either development or consolidation for redevelopment.
- Development form – the nature of the street network and capacity for additional density to be accommodated. Generally a regular grid layout provides the best street network for walkability and legibility in a precinct and regular shaped lots to accommodate additional density.
- Existing density – identification of sites which have already been developed for higher density (including aged care).
- Amenity – the location of regional open space, local open space and civic and commercial facilities.

This is a high level indicative assessment. A more detailed review including dwelling stock age and design detail would be required should the City seek to pursue opportunities for development.



The form and location of Bull Creek Station provide limited opportunity for an integrated station precinct, with the station being located within the junction of major roads (Kwinana Freeway/Leach Highway) which form

physical barriers. Bull Creek Station has limited opportunity in close proximity to the station south of Leach Highway, based on the existing RAAF village, the large station carpark and the lot sizes and development age associated with Noalimba redevelopment. The northwest and north east offer some potential in terms of development form and with north east having the amenity of the Canning River.



The form and location of Murdoch Station similarly provides limited opportunity for an integrated station precinct, with the station being within the junction of major roads (Kwinana Freeway/South Street) which form physical barriers. The south west quadrant is being developed as a TOD, with significant investment by DevelopmentWA and the major nodes associated with Fiona Stanley Hospital and Murdoch University. The station has limited opportunity in close proximity to the station south east, based on the existing large station carpark and the development form which is curvilinear and highly restricts pedestrian access to the station. The north west sector is restricted by no vehicular access to South Street and remote access to Murdoch Drive. The north east sector has greatest potential from a planning perspective based on potential integration and linkage to Bull Creek Central, although delivery mechanisms will require consideration.

1.2 Planning Summary

The Station precincts have a number of elements which will influence any subsequent development of the precincts:

1. The scale and characteristics of the precincts mean that the station precincts are very much viewed in quartiles. That is the extent of separation based on major roads mean that the two stations would have 4 precincts each (i.e. 8 in total).
2. The Murdoch southwest precinct is identified as a Specialised Activity Centre and is the subject of significant planning, investment and intensification associated with hospitals, university, and associated development.
3. The development on Murdoch University land is not controlled under the Local Planning Scheme and will be determined through its Masterplan which is under review/development.
4. Density expectations associated within other precincts would be dependent on delivery of appropriate planning frameworks. The DPLH and WAPC is unlikely to support any increase in density without an appropriate implementation framework. WAPC would seek to limit any further fragmentation given the likely impact on any significant density change.
5. The nature and form of existing development would make significant redevelopment challenging, with pedestrian accessibility restricted by road layout and significant barriers through Freeway interchanges. Mapping of 500-1000m walking distance from stations and lot sizes shows limited capacity without significant reconfiguration.
6. Other station precincts where concepts are developed through METRONET have core residential density of R100+ through to R40-R80 on the fringe. Murdoch station precinct would have high density capability based on the integration with activity centres with RAC codes (allowing high rise apartments) being available.

2 Land Economics, Feasibility and Timing

2.1 Key Conclusions

Structure planning alone has limited influence on development activity:

- A review of station precinct structure planning demonstrates that the majority of structure plans have failed to deliver the intended density envisaged. This is particularly evident in areas with market fundamentals similar to the two subject station precincts (e.g. Maylands). Other notable examples of precincts with structure planning that has not delivered the intended density outcomes include Glendalough, Redcliffe and higher order centres such as Stirling, Armadale, and Morley.
- Those station precincts that have experienced substantial changes in land use and density are generally locations which have existing amenity and high land values (e.g. Canning Bridge) or have been a focus of significant government investment (e.g. Midland, Canning, Cockburn Central).

Murdoch FIA viability

- The investigation areas are established suburban areas which were developed in the 1970s and are generally characterised by detached dwellings on 800+ sq.m lots and localised road network with numerous cul de sac roads. There are a few areas of larger lots with medium density villas (e.g. Leeming Retirement Village and Alchera Living Bull Creek Retirement Village). There has been a limited amount of new stock, with only 20% of all stock being developed in the past 15 years. Commercial areas such as Bull Creek Central and strata commercial development adjacent offer potential for mixed use development opportunities over time.
- Development potential in the short term is currently limited to individual lot subdivisions for units or townhouses. High density apartments are unlikely to be viable at scale across the investigation area until 2045 and would be limited to a few strategic sites within the FIA given the established nature of the area (unless there is significant investment to the public realm, transport network and broader amenity; and mechanisms to encourage site amalgamation).

Bull Creek FIA viability

- Similar to the Murdoch FIA, the Bull Creek FIA is an established suburban area which was developed in the 1970s and is generally characterised by 800+ sq.m lots and localised road network with numerous cul de sac roads. Additionally, units / villas make up 40% of the dwellings in the FIA. This accounts for the significant number of subdivided blocks in the north west portion of the FIA and the retirement and aged care facilities along Leech Highway. The area has seen a notable number of new developments, with 38% of all stock being developed in the past 15 years.
- Development potential in the short term is largely limited to individual lot subdivisions for units or townhouses and low rise apartments. There are however areas which have existing higher density and could support additional development (e.g. RAAFA Club). Whilst there are areas with waterfront amenity and potential for desirable views, the localised road network and fragmented nature of these areas would limit development at scale.

2.2 Station Precinct Case Studies

A high level review of station precincts was undertaken to understand the development scale delivered versus the planning intent. This review highlighted the following:

- The majority of station precincts that have experienced increased density have benefited from significant government investment in the public realm and property development (e.g. Burswood (The Springs), Cockburn, Subiaco, Midland and Joondalup). There are few precincts that have experienced increased density at scale without government investment, and this has been due to the presence of

established amenity and relatively high property values (e.g. Canning Bridge). This highlights that the presence of a station alone is not sufficient to support increased development activity.

- There are numerous structure plans, activity centre plans, and precinct plans for station precincts that are in draft form or were only recently endorsed (e.g. Oats Street Draft Precinct Structure Plan). As such, there is limited evidence of the impact on influencing increased density.
- Numerous stations are not subject to any endorsed nor draft structure planning / improvement plan to support increased density and redevelopment (e.g. Warwick, Ashfield, Mosman Park, Aubin Grove, Currambine).
- There are no close comparable precincts to the Bull Creek and Murdoch station precincts which have undergone precinct structure planning to support increased density. One of the more closely aligned areas is the Glendalough station precinct which is subject to the Herdsman Glendalough Structure Plan. There has been infill medium density development in Glendalough, however not within the structure plan boundaries (e.g. Glendalough Green by Peet and Canopy by Stockland, both townhouse developments). Cockburn Central has some similarities, however it is anchored by a secondary centre and it has been a focus of significant government investment led by DevelopmentWA which subsidised development outcomes.

Table 1 Station Precinct Case Studies

Station Precinct	Planning Instrument	Government Investment	Scale of Development	Density Viability
Bassendean	Structure Plan	Low	Low	Low
Bayswater	Redevelopment Scheme + Structure Plan	Low	Low	Moderate
Burswood Peninsula	Structure Plan	High	High	High
Canning Bridge	Activity Centre Plan	Low	High	High
Cottesloe	Precinct Plan	Low	Low	High
Glendalough	Structure Plan	Low	Moderate	Moderate
Maylands	Activity Centre Urban Design Framework	Low	Moderate	Moderate
Oats Street	Precinct Plan	Low	Low	Moderate
West Leederville	Precinct Plan	Low	Moderate	High
Claremont	Precinct Plan	High	Moderate	High
Cockburn	Structure Plan	High	Moderate	Low
Subiaco	Activity Centre Plan	High	High	High
Warwick Secondary Centre	-	Low	Low	Low
Currambine	-	Low	Low	Low
Aubin Grove	-	Moderate	Moderate	Low
Ashfield	-	Low	Low	Low
Mosman Park	-	Low	Moderate	High

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Redcliffe	Improvement Plan and Scheme	Low	Low	Low
Midland	Activity Centre Plan + Redevelopment Scheme	High	Moderate	Moderate
Joondalup	Activity Centre Plan	High	High	High
Canning	Activity Centre Plan	Moderate	Moderate	Moderate

Source: Urbis

Note Government investment has been scored based on high level review of whether DevelopmentWA or other government agencies have invested in these precincts through property development or public realm works in the broader area (excludes investment in the rail station). Scale of development has been measured based on the following; low refers to no development / limited development, moderate infers that some level of development has occurred in the area and high is defined as significant development that has occurred. Viability has been measured based on whether house prices are high enough to support development and the level of development that has occurred in the area.*

3 Infill Development Success Factors and Viability

3.1 Approach

There are a number of broad key success factors that influence whether a location is attractive for medium and high density dwellings (outside of policy controls). Ideal locations for medium and high density development will combine a number of these characteristics within a distinct precinct to provide a high quality urban environment.

This framework can provide a guide to whether suburbs or localities are likely to be favourable to medium and high density developers and attractive to prospective buyers; and has been used to assess viability in the Murdoch and Bull Creek future investigation areas.

Urbis undertook assessments of both station investigation areas using this framework to understand their positioning as potential to deliver density in the future. The results were compared against a wider set of station precincts for comparison purposes.

Additionally, a high level assessment was undertaken to provide guidance on the likely scale of development within each investigation area currently and over the next twenty years.

Table 2 Infill Development Success Factors

Infill Development Success Factors	Description
Household demographics	Understanding the demographic mix suitable for new development / redevelopment areas is fundamental to the suitable market positioning of the development. Medium and high density dwellings are typically favoured in areas with high proportions of lone persons, group households, and younger couple families without children.
Proximity to employment centres	A key factor in determining higher density dwelling demand is the distance of the development from the CBD and other key employment nodes. People value living close to places of work. This particularly applies to young professionals and singles without children.
Retail & entertainment amenity	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 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 attraction 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.

Infill Development Success Factors	Description
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.
Development context & competition	High levels of competition in an area often make it more difficult to sell medium and high density dwelling stock, particularly in areas that have relatively low market depth for higher density developments. However, clusters of higher density dwellings in particular areas can be an indicator of a fundamentally strong market for higher density housing types in an area.

Source: Urbis

3.2 Murdoch FIA Assessment

3.2.1 Infill Development Success Factor Assessment

The following table provides an overview of the Murdoch FIA's attributes and whether they support or hinder the development of infill.

Table 3 Murdoch FIA Success Factors

Infill Development Success Factors	Murdoch FIA
Household demographics	The Murdoch FIA demographic profile has a slightly older population, with an average age of 44. The area largely houses family households (accounting for 76% of all households). Couple families without children account for 45% of those family households. The housing landscape is predominantly low density, with 82% of dwellings being separate houses, 10% semi-detached, and only 2% flats or apartments (the remaining 6% are unoccupied dwellings). Larger homes are common, with 64% of dwellings having more than four bedrooms. There is a strong preference for home ownership, with 80% of dwellings owned and 28% rented. The demographic and housing profile suggests opportunities for infill density development as the population ages and looks to downsize from larger homes.
Proximity to employment centres	A significant hub for employment adjacent to the Murdoch FIA is the Fiona Stanley Hospital, Murdoch University, and the Murdoch Health and Knowledge Precinct. Public transport available at Murdoch Bus and Train Station provide connectivity to key employment areas such as the Perth CBD, Fremantle and the Canning Vale Industrial Area.
Retail & entertainment amenity	Moderate access to retail and entertainment options within the FIA from Bull Creek Central and strata commercial development adjacent. There are also some food and beverage options available in the Murdoch Health and Knowledge precinct.
Access to public open space	Moderate level of access to open space with only 2 local public open spaces located within the FIA. Additionally surrounding the FIA, the Leeming Community Hall (and park) and Murdoch University provide additional open space.
Access to public transport and major roadways	High level of connectivity in the station precinct with the Murdoch Bus and Train station being a 13 minute train commute to the CBD. Buses provide connectivity to other key areas in Perth's south such as Fremantle and Canning Vale.
Views / aspect	There are minimal attractive natural amenities in or surrounding the FIA such as river or coastal views.

Established property values	The median house price within the FIA is approximately \$1.4 million and is typically 40% higher than the Greater Perth average (Source: Pricerfinder). The higher median prices suggest the FIA could support increased density in the longer term if prices were to continue to increase above the Greater Perth average. In comparison, areas that have been able to support high density development such as Applecross feature a median house price approximately 3 times higher than the Greater Perth average.
Development context & competition	There are numerous development sites within the station precincts to the north and south (Cockburn and Canning Bridge) as well as infill redevelopment areas (e.g. Bentley, Beaconsfield) which would compete with purchasers.

Source: Urbis

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3.2.2 Viability Analysis

The following table provides a high level analysis of the viability of different typologies for the Murdoch FIA over the next 20 years. This analysis indicates that the full potential of the Murdoch FIA will likely not be viable until at least 2040.

Table 4 Murdoch FIA Viability Analysis

Development Typology	Murdoch	2025	2030	2035	2040	2045
Medium Density (Townhouse)	Viability	Moderate	High	High	High	High
	Demand	Moderate	Moderate	High	High	High
Low-rise (2-3 Storeys)	Viability	Moderate	High	High	High	High
	Demand	Moderate	Moderate	Moderate	High	High
Mid-rise (4-5 storeys)	Viability	Low	Low	Moderate	Moderate	Moderate
	Demand	Low	Low	Low	Moderate	High
High-rise (6+ storeys)	Viability	Low	Low	Low	Moderate	High
	Demand	Low	Low	Low	Moderate	High

Source: Urbis, Pricerfinder

Note* To assess the economic viability of different dwelling types over time, the following methodology has been employed:

Current Price Point Viability: The current supportable price points for viability of the relevant housing typologies were identified based on median house prices in areas with recent medium and high density development and selling prices for different product.

Median House Values: The median house value for the FIA is based on the Greater Perth median house price multiplied by the median multiple average for each proposed change area. This was then used as a benchmark to determine the economic viability of these housing types over the coming years.

Price Growth: A price growth rate of 5.4% per annum, based on a 20-year historical growth rate for Perth was then applied to the median house values for each area on an annual basis to 2050.

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. Although current construction cost increases are significantly higher, house price growth is also above long-term averages. For this analysis, we have focused on longer-term averages rather than current escalation rates. This methodology provides a robust framework for understanding the economic viability of various dwelling types over time by estimating, based on historical growth averages, when different typologies will be viable for development.

Definitions around viability are classified as follows:

- **Low:** Currently unviable – house prices are unable to support the development of this typology in the area.
- **Moderate:** Somewhat viable – house prices support the development of the typology to some degree however this is likely restricted to particular parts of the FIA.
- **High** – house prices are at a level that they support the development of the typology in area.

3.3 Bull Creek FIA Assessment

3.3.1 Infill Development Success Factor Assessment

The following table provides an overview of the Bull Creek FIA's attributes and whether they support or hinder the development of infill.

Table 5 Bull Creek FIA Success Factors

Infill Development Success Factors	Bull Creek FIA
Household demographics	The Bull Creek FIA demographic profile highlights a community with a notable older population, with 40% of residents aged 55 and above, and a median age of 46. Lone person households account for 36% of all households, significantly higher than the Greater Perth average of 25%. Unit and apartment dwelling account for 40% of all dwellings in the area, reflecting the numerous aged care and retirement dwellings. As such, the proportion of dwellings rented account for 35% of all dwellings.
Proximity to employment centres	While there are limited employment options in the immediate area, the Bull Creek train station is only an 11-minute train commute to the Perth CBD, which is a significant employment hub. Other employment hubs in a 3km radius includes Murdoch and the Myaree commercial area along Leach Highway. Buses also provide connectivity to other employment centres such as Fremantle.
Retail & entertainment amenity	There are limited retail and entertainment options within the FIA. There is a small local retail offering (The Good Grocer Mount Pleasant) located adjacent to the north west section of the FIA.
Access to public open space	Moderate level of open space in the FIA from the river foreshore and the some local and neighbourhood POS options throughout the residential area. These parks feature limited amenity (playgrounds, picnic areas, benches).
Access to public transport and major roadways	High level of connectivity with the train station being a 11 minute train commute to the CBD. There are also a high amount of bus stops through the suburb, providing access to the broader area
Views / aspect	Bull Creek does benefit from proximity to the river as an attractive natural amenity.
Established property values	The median house price within the FIA is recorded at \$1.6 million and is typically 60% higher than the Greater Perth average (Source: Pricerfinder). The higher median prices suggest the FIA could support increased density if prices were to continue to increase above the Greater Perth average. In comparison, areas that have been able to support high density development such as Applecross feature a median house price approximately 3 times higher than the Greater Perth average.
Development context & competition	There has been a significant amount of apartment developments along the foreshore and within the Canning Bridge Activity Centre in Applecross and Mount Pleasant that would pose as competition to any large scale apartment development within the FIA.

Source: Urbis

3.3.2 Viability Analysis

The following table provides a high level analysis of the viability of different typologies for the Murdoch FIA over the next 20 years. This analysis indicates that the full potential of the Bull Creek FIA will likely not be viable until at least 2035.

Table 6 Bull Creek FIA Viability Analysis

Development Typology	Bull Creek	2025	2030	2035	2040	2045
Medium Density (Townhouse)	Viability	High	High	High	High	High
	Demand	Moderate	Moderate	High	High	High
Low-rise (2-3 Storeys)	Viability	Moderate	High	High	High	High
	Demand	Moderate	Moderate	Moderate	High	High
Mid-rise (4-5 storeys)	Viability	Moderate	Moderate	High	High	High
	Demand	Moderate	Moderate	Moderate	High	High
High-rise (6+ storeys)	Viability	Low	Low	Moderate	Moderate	Moderate
	Demand	Low	Low	Moderate	High	High

Source: Urbis, Pricefinder

Note* To assess the economic viability of different dwelling types over time, the following methodology has been employed:

Current Price Point Viability: The current supportable price points for viability of the relevant housing typologies were identified based on median house prices in areas with recent medium and high density development and selling prices for different product.

Median House Values: The median house value for the FIA is based on the Greater Perth median house price multiplied by the median multiple average for each proposed change area. This was then used as a benchmark to determine the economic viability of these housing types over the coming years.

Price Growth: A price growth rate of 5.4% per annum, based on a 20-year historical growth rate for Perth was then applied to the median house values for each area on an annual basis to 2050.

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. Although current construction cost increases are significantly higher, house price growth is also above long-term averages. For this analysis, we have focused on longer-term averages rather than current escalation rates. This methodology provides a robust framework for understanding the economic viability of various dwelling types over time by estimating, based on historical growth averages, when different typologies will be viable for development.

Definitions around viability are classified as follows:

- **Low:** Currently unviable – house prices are unable to support the development of this typology in the area.
- **Moderate:** Somewhat viable – house prices support the development of the typology to some degree however this is likely restricted to particular parts of the FIA.
- **High** – house prices are at a level that they support the development of the typology in area.

4 Precinct Implementation Tools

As outlined above, any increase in density will need to include a suitable implementation framework, with a change in density without any framework likely to be highly problematic for Council and the community.

Under the WA planning system there are 4 primary options available, being:

- Planning Policy
- Precinct Structure Plan
- Improvement Plan and Scheme
- Redevelopment Area/Scheme

The various tools represent different levels of intervention, and the strategic value placed on delivery of a precinct.

4.1 Planning Policy

The City of Joondalup undertook zoning changes as part of its 'Housing Opportunity Areas' project, which is seen to have significant parallels with the City of Melville. The Housing Opportunity Areas are 10 areas within the City of Joondalup identified under the Local Housing Strategy to address population growth, anticipating future housing needs, and meeting State Government residential infill targets.

Properties situated within Housing Opportunity Areas are assigned dual density codes, such as R20/40. This dual density code is intended to guide owners to only undertake redevelopment at the higher density code if they meet the requirements outlined in the *Development in Housing Opportunity Areas Local Planning Policy*. This requirement seeks new developments to achieve positive design outcomes, enhancing local streets and minimising adverse impacts on existing neighbourhoods. Conditions specific to development in Housing Opportunity Areas may relate to:

- Landscaping and designated street tree zones within the verge.
- Landscaping and lighting of common property areas in grouped or multiple dwelling developments.
- Establishing additional visitor parking or on-street car parking.
- Crossover location and design.

An example of one of the HOAs is included below in Figure 4 (source City of Joondalup), which shows the dual density coding with R20/60 being included around the Warwick Station.

The implementation of the HOA through planning policy has been problematic, with the City undertaking a review in 2023 (Housing Issues and Phase 2 actions).

Issues identified in the review included:

- Lack of community alignment on preferred spatial location of density.
- Infill development changing the established suburban character in infill areas.
- Poor liveability and design outcomes for medium density housing.
- Poor sustainability outcomes for medium density housing.
- Loss of tree canopy in infill areas and resultant urban heat impacts.
- Increased on street parking in infill areas.
- Amenity impacts of infill developments on adjoining properties.
- Capacity of established infrastructure to service population growth due to infill development.
- Lack of developer contribution to neighbourhood improvement in infill areas.

- Misaligned developer and policy objectives and lack of policy understanding influencing built form outcomes.
- Complexity of planning framework results in difficulty to engage meaningfully with community

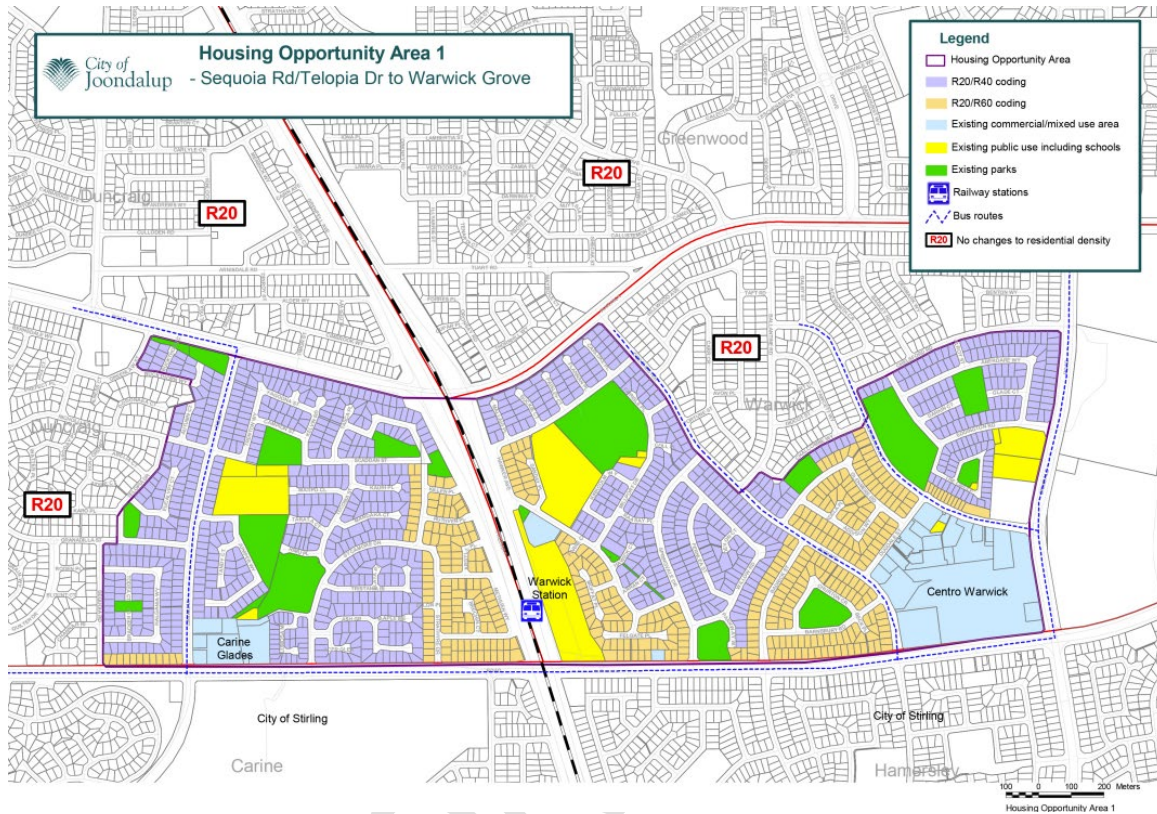


Figure 4 HOA 1 (source City of Joondalup)

The City has sought to try and reduce the issues, including making changes to its scheme to enable variation to the R Codes.

Ultimately this approach is not encouraged and does not provide a good example in either achieving the strategic objectives nor providing clarity and outcomes for the development sector or existing community.

4.2 Precinct Structure Plan

Description

A structure plan means a standard structure plan or precinct structure plan. Structure plans are a key planning instrument for the coordination of future zoning, subdivision, and development of an area of land. It can be prepared for an undeveloped locality or land or an established locality that is identified for intensification of development and land use (infill).

A structure plan contains a set of steps, measures and controls that are necessary to guide the plan's implementation through progressive subdivision and development of the land in its application area.

These plans are prepared in consultation with stakeholders, service agencies and the community and approved by the WA Planning Commission. They help coordinate growth, balance increased density with amenity and liveability, and facilitate projects that meet the planning objectives.

Examples include the Springs Rivervale (City of Belmont) and Oat Street Station (Town of Victoria Park).

Value & Function

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Precinct Structure Plans are the primary vehicle used to coordinate development and redevelopment in WA however, they are a management of development and rely upon developers and landowners to drive the process of delivery.

The plans assist local government and WAPC in making determinations on development and subdivision and will often include design guidelines for development and public realm strategies (e.g. Byford Town Centre Structure Plan). They are a due regard document and thereby are not totally binding on the decision maker and provide some flexibility. They are also more able to provide bespoke solutions specific to a locality or precinct.

Limitations and Costs

As described in the previous section, there are numerous examples across Perth where the structure plan has been in place, but the desired change has not occurred, particularly if market factors do not provide suitable incentive for the development sector. This includes a range of rail precincts (Meltham Station, Bassendean Station), demonstrating that access alone will not drive the desired outcome.

The recently developed Oat Street Station Precinct PSP was partially funded by METRONET as part of the elevated rail project. Although the plan is not yet finalised, the funding for the project consultants was circa \$500K and this does not include infrastructure cost sharing arrangements nor public realm guidelines.

In dealing with significant redevelopment and densification there is also significant risk with managing the costs, politics and process. In the case of The Springs, following significant political turmoil and uncertainty, Landcorp (now DevelopmentWA) was appointed to manage the structure plan and delivery process. The precinct could not have been delivered without the intervention based on development knowledge / capability and prefunding of key components.

4.3 Improvement Plan and Scheme

Description

Improvement plans are a strategic instrument, which can be applied over areas where the State Government has identified a strategic planning need for specific planning or consideration. The plan does not change the planning responsibilities over the area, however would be a consideration in the application of any discretion. The WAPC can recommend to the Minister that land should be subject of an improvement plan because:

- the land should be planned, replanned, designed, redesigned, consolidated, re-subdivided, cleared, developed, reconstructed or rehabilitated, or
- provision should be made for the land to be used for such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces for those purposes, as may be appropriate or necessary.

An improvement plan may authorise the WAPC to prepare an improvement scheme, which is a statutory scheme which takes the land use and development control powers over a specific precinct. One of the identified reasons for using an improvement scheme fragmented land ownership, as the scheme also have the ability to provide for land acquisition beyond a public purpose. Precinct redevelopment was a specific driver in the development of this planning mechanism under the Planning and Development Act (2005).

Value and Function

Improvement plans have variable application, with many and varied examples in both Metropolitan and regional settings. Primarily they identify a regional and/or state level of interest and the needs for strategic consideration. There are numerous current improvement plans covering a range of precincts, including many redevelopment and strategic industrial areas. An improvement plan clearly defines a precinct and issues which require consideration and enables to State Government to engage through the WA Planning Commission.

Improvement schemes are particularly valuable in situations where land ownership is fragmented or where unified, precinct-level control is necessary to achieve redevelopment goals. By transferring land use and development control powers over a specific precinct to the WAPC, an improvement scheme enables more

coordinated planning, land assembly, and delivery of key infrastructure. This mechanism can facilitate land acquisition beyond the confines of traditional public purposes, supporting comprehensive transformation of areas that might otherwise be hindered by competing interests or piecemeal development. Improvement schemes thus serve as a powerful tool for enabling strategic, large-scale urban renewal and are especially effective when there is a need for certainty and consistency in both vision and delivery across diverse stakeholders.

Examples of where an improvement scheme has been developed include Shenton Park Hospital (Montario Quarter), Redcliffe Station Precinct, Malaga (Ballajura) Station Precinct (under development).

Limitations and Cost

These plans must be initiated through the WAPC and thereby must be seen to have strategic need or value. In many instances the delivery of the scheme outcomes is further enabled through partnership with DevelopmentWA given the limited capacity of the DPLH and WAPC in development facilitation and management (e.g. Montario Quarter, Ocean Reef Marina).

It should be highlighted the DPLH has indicated restrictions on where new schemes are created based on resourcing requirements for significant expansion of improvement plans and schemes, however there is clear precedent in their use in rail precincts with Redcliffe and Ellenbrook.

It is difficult to provide full costs of the mechanism as the nature and extent can be highly variable. Based on public record the Redcliffe Improvement Scheme was commissioned for circa \$450,000, however significant work had been undertaken previously by the City of Belmont which fed into the Scheme. The Shenton Park Hospital (Montario Quarter) Improvement Scheme was circa \$2M for scheme, masterplan (heritage, enviro, engagement) and design work which excludes project management and work undertaken by DevelopmentWA.

If it were intended to apply the land resumption powers available under the Act this cost would be significantly greater with the nominated "responsible authority" required to meet the cost of land purchase and any associated legal and compensation costs.

4.4 Redevelopment Scheme

Description

Redevelopment areas and schemes have been a significant mechanism for facilitating transition of key locations in metropolitan Perth over the last 40 years. The initial precincts of East Perth and Subiaco were the basis of having the legislation to manage the complexities of these locations which were being transformed from industrial precincts into urban localities. The use of this was expanded to Midland and Armadale before being combined under the Metropolitan Redevelopment Authority.

The MRA Act is the legislation that enabled the establishment of the Metropolitan Redevelopment Authority, which is now within of DevelopmentWA. The MRA Act guides the Authority's operation and enables the preparation of key planning tools including the Redevelopment Regulations and the Redevelopment Scheme.

The Redevelopment Scheme is a legislative document which the MRA Act requires the Authority to prepare. The Scheme sets out the provisions for the development and use of land within the Scheme Area and enables the preparation of statutory planning tools. The Redevelopment Scheme is the Authority's most important document for managing the development of land.

Value and Function

An area being included in a redevelopment scheme area is designed to provide a unified and coherent framework for development, effectively streamlining the approval process and clarifying the vision for the precinct. By centralising decision-making with the Redevelopment Authority (via DevelopmentWA), the scheme can overcome fragmented governance and accelerate the delivery of complex projects, especially where local government may lack resources or expertise. This approach enables a coordinated application of planning controls and facilitates the integration of statutory planning tools, ensuring that land use, heritage, environmental considerations, and community engagement are managed holistically. Furthermore, redevelopment schemes help attract investment and support comprehensive master planning, which can

elevate the strategic value of key urban locations and foster their transformation into vibrant, sustainable communities.

Most recently, a singular redevelopment scheme was developed for the METRONET east precincts which included the Bayswater, Midland and High Wycombe station precincts to facilitate suitable redevelopment within these strategic locations.

Limitations and Cost

Whereas the initial schemes were driven through Federal Government funding (Better Cities Program) and proceeds of government land sales, the latter precincts (i.e. Armadale, Bayswater) arguably were less able to apply significant investment and intervention, although the Scarborough Redevelopment Scheme was delivered through joint funding (\$100 Million) with the Local Government (City of Stirling) for both planning and works. Notably the State Government has now handed back implementation to the City of Stirling in this instance.

These projects have tended to require major investment based on strategic needs in transforming the precinct. Current sentiment would indicate that State Government has limited appetite for use of this mechanism, with a number of schemes being wound up or transferred to the local government. Although no position has been taken, the use of improvement plans and schemes appears to be being applied more recently.

5 Conclusion & Recommendations

5.1 Conclusion

The Bull Creek and Murdoch station precincts offer an opportunity to leverage from the accessibility afforded by the proximity to existing stations and the expanded Perth Metropolitan rail network. This said there are a number of barriers to delivering Transit Orientated Development given the form and configuration of the stations and the surrounding urban form.

Murdoch Station is classified as a Specialised Activity Centre under the planning framework and METRONET. The precinct has been enabled through work by Development WA and the existing major health and education infrastructure which is being further developed through major investment in the Hospital Precinct (Women and Babies Hospital). This classification is limited to southwest quadrant, with further potential limited to the northeast quadrant in the medium to longer term based on this high level overview.

Bull Creek Station is classified as a Transit Node, with the station seen as an interchange and park and ride focus in the short to medium term. Potential may exist for the norther quadrants in the longer term subject to more detailed review and analysis.

Should precinct redevelopment be pursued, a high level of intervention would be required to give effect to any change in density based on the nature of the precincts. Improvement Plans and Schemes would offer the most likely mechanism for delivery which would be best pursued in conjunction/partnership with the State Government. Conservatively each quadrant would require a minimum of \$500K to undertake the technical studies and engagement to develop a suitable planning framework. Infrastructure works and land acquisition will require millions of dollars and the value proposition/ROI for the City to undertake independently is considered low.

There are a number of external factors, including construction costs, labour shortages and competing priorities for Government funding which would also impact viability. As the development market stabilises, population grows and property values continue to rise, the viability of the precincts will increase. However, some typologies such as high density will likely not be viable until the long term.

There are a number of Precinct Structure Plans and Improvement Schemes recently developed for station precincts, however these are all at the formative stages. Value is seen in awaiting to see the progress and learnings from these projects before a new precinct be initiated by the City.

Based on market conditions, planning frameworks and required investment, effort may be best placed on working towards a partnership model and/or identifying areas more likely to achieve outcomes in the next 15 year horizon. The key issues for consideration by the City of Melville is when and how such development should take place.

Based upon a review of the planning frameworks, urban form, market conditions and available mechanisms a number of issues and options have become apparent.

1. There are more than 2 precincts. Based on the major road barriers and characteristics of the precincts, it is considered that each station precinct may be better to treat in quadrants however this is subject to review upon more detailed design review.
2. Based on current planning frameworks and strategy, expectations on any density change would be that high densities would be anticipated as part of any redevelopment (R100+) with lower densities potentially compromising strategic outcomes through fragmentation.
3. Market conditions and viability favours Bull Creek Station precinct in terms of density (particularly low to midrise), however this would be dependent on ability to deliver through intervention as current form would not lend itself to organic development.
4. Murdoch SW is already being developed as part of the Murdoch Specialised Activity Centre and does not require intervention. Murdoch University has significant capacity for future urban development, however land use controls are outside of the Planning Scheme.

5. Bull Creek SW and SE have very limited capacity for redevelopment based on existing development form and density.
6. The remaining precincts have an urban structure and level of fragmentation which would make redevelopment very complex, requiring intervention to manage development form and structure. Initial review would indicate the improvement plan, and scheme may be most appropriate vehicle.
7. Based on our initial review, the best opportunity short to mid-term appears to be Bull Creek NW and NE (Brentwood section), based on urban form, amenity and property economics.
8. Strategic identification in housing strategy, whilst identifying need for partnership with State Government may be most suitable response.

5.2 Recommendations

It is recommended that the City of Melville:

1. Retain current zoning within Bull Creek station, Murdoch station FIAs, 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 Housing Strategy.
2. Determine redevelopment within the Bull Creek and Murdoch Station precincts not be pursued in the short term, with the exception of continued development of the Murdoch Specialised Precinct.
3. 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, with a focus on Bull Creek north.
4. Seek alignment with the State Government and WAPC on appropriate delivery vehicle for the precincts, with a presumption of Improvement Plan and Scheme.

Disclaimer

This report is dated 16 September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of City of Melville (**Instructing Party**) for the purpose of a Station Precinct Advice Note (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – R Codes Volume 2; Appendix B – Streetscape Character Types

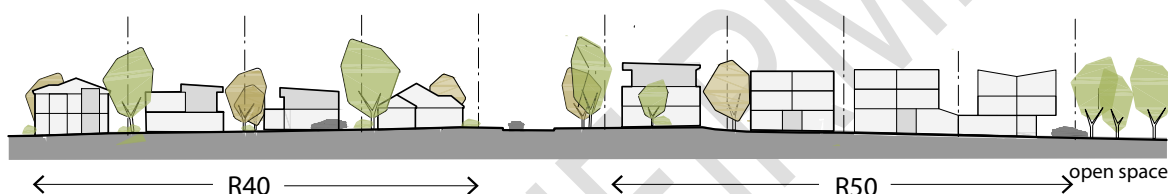
A2 - Streetscape character types

► SUBURBAN CONTEXTS

Low-rise

Context: Neighbourhoods that provide a mix of detached housing, group housing and **apartments**. They are predominately 1 – 2 **storeys** but may include 3-storey **development** on neighbourhood connector **streets**, adjacent to **open space** and/or on key **sites**. Apartment development should be located within walking distance of public transport, local shopping and local open space and may create a transition zone between a lower density residential area and higher density land uses.

Character: Streetscapes have a **landscaped character** and prevailing built form patterns of 1-2 storey detached **dwellings** with defined front and side **setbacks**. New development should reflect the prevailing streetscape patterns and include significant on-site landscaping to enhance the streetscape and provide **amenity** for residents and neighbours.



Note: Refer to R-Codes Volume 1 for R40 and R50 development.

Medium-rise

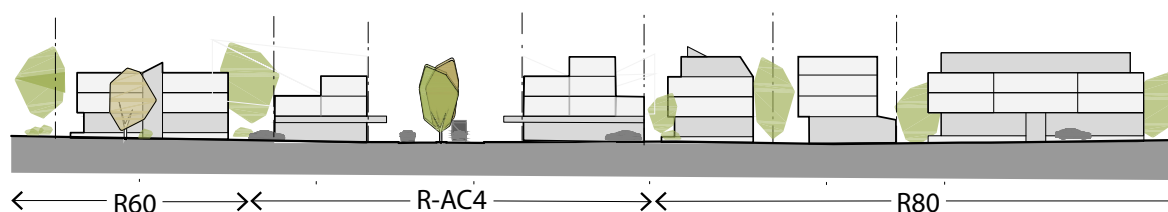
Context: Neighbourhoods with a **landscaped** residential setting that include a diversity of detached housing, group housing and **apartment developments** up to 3-4 **storeys**. The neighbourhood has good walkability to public transport, local services and quality **open space**, and may be located adjacent to higher density land uses or an urban corridor.

Character: Streetscapes have a **landscaped character** and built form patterns are defined by overall scale of the streetscape rather than individual **building** height or style. New development should reflect the prevailing patterns of side **setbacks** and respond to the existing or planned scale and materiality of the area. Development should include on-site landscaping to enhance streetscape and provide **amenity** for residents and neighbours.

Neighbourhood centre

Context: A local or neighbourhood centre within a low – medium rise residential area. Neighbourhood centres should be located within a short walk of transport and other amenities and include built form and uses that activate the **street**. Land uses within a neighbourhood centre may include residential, community facilities, local shopping and commercial activities.

Character: Neighbourhood centres have a compact and cohesive urban form that complements the surrounding residential character in scale and style. New **development** should contribute to the public realm by enhancing and activating the **streetscape** and contributing to creating a distinct and appealing character for the centre.



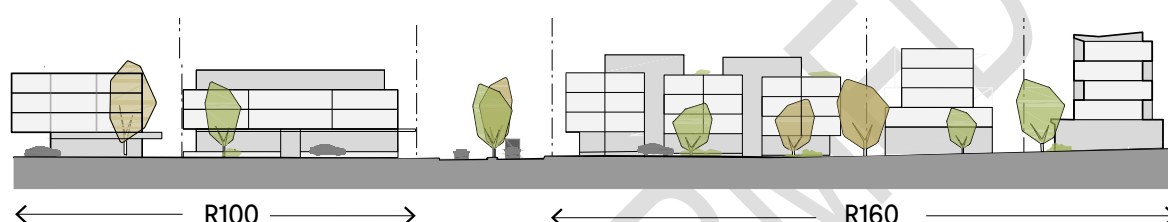
Note: Refer to R-Codes Volume 1 for R60 development.

► URBAN CONTEXTS

Higher density residential

Context: Higher density residential neighbourhoods are high **amenity**, predominately residential areas, located within a walking distance of a centre, **high-frequency** transport node and/or high amenity **open space**. The predominant built form is tall **apartment developments** in **landscaped streetscapes** with some mid-rise terrace style housing and walk-up apartments. The area may include **mixed use developments** that are compatible with the residential character of the area.

Character: Streetscapes retain an attractive **landscaped character** through **street** planting and landscaping of the private realm. Built form is typically 6 storeys or greater and **buildings** are separated to maintain residential amenity. Development should reflect the prevailing or planned pattern of side and street **setbacks** while taking advantage of the location, aspect and orientation of the **site**. Lower level **podiums** and **terraces** should achieve a pedestrian scale at the street **frontage**.



Mid-rise urban centres

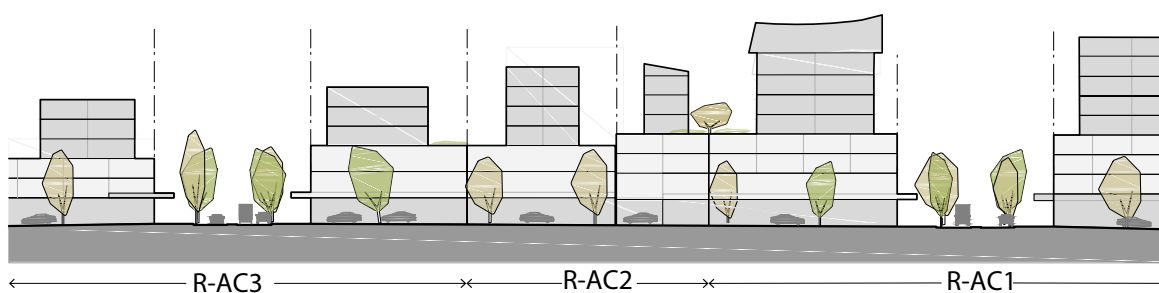
Context: Urban centres may include town/district centres, urban corridors, **activity centres** and station precincts. Urban centres typically comprise **development** up to approximately 6-storeys that has direct **street frontage** and is often built to boundary. Urban centres are highly walkable with close proximity to **high-frequency** transit services, **public open space**, commercial and/or retail uses and community infrastructure.

Character: Urban centres are characterised by mid-rise **buildings** and contiguous, pedestrian friendly street frontages that include some activation. New development should create an attractive and coherent street frontage that complements adjoining buildings, has a pedestrian scale and provides **passive surveillance** of the street.

High density urban centres

Context: High density urban centres are largely commercial centres with some residential **development**. They have excellent multi-modal transit services and include **public open space** and a high concentration of community infrastructure. High density urban centres may include the CBD, city centres, strategic metropolitan centres, secondary centres, inner-city urban corridors, and designated specialised centres and station precincts.

Character: High density urban centres are characterised by **podium** and tower developments that support highly activated and pedestrianized **street frontages**. New residential development should contribute to an attractive, dynamic and liveable city environment.



Appendix 3 – Site analysis and design response guidance

A3 – Site analysis and design response guidance (1/2)

This guidance assists proponents to develop a site analysis and site design response when starting their design process in order to facilitate productive early design review discussions with the relevant local government.

SITE ANALYSIS	
Category	Materials
Site location/wider context plan	A plan/map diagram showing the wider context that identifies the site in relation to retail and commercial areas, community facilities, public open space , transport and other major public destinations within a 5-10 minute walk (400m radius) of the site. This plan shall also identify the climate zone of the site.
Local context plan	<p>Plan(s) and photographs of the existing features of the wider context including adjoining properties and the other side of the street, that show:</p> <ul style="list-style-type: none"> – colour aerial photographs of the site in its context – pattern of buildings, proposed building envelopes and heights, setbacks and subdivision pattern – streetscape including land use, building typologies, overall height and important parapet/datum lines of adjacent buildings – movement and access for vehicles, servicing, pedestrians and cyclists – topography, landscape, open spaces and vegetation – significant views to and from the site – any sources of nuisance emissions in the vicinity of the site such as noise, light and odour that may have a bearing on the residential proposal, particularly vehicular traffic, train, aircraft and industrial noise – location of relevant heritage items, areas of environmental significance and elements of cultural significance – note the location of adjacent solar collectors.
Site context and survey plan	<p>Plan(s) of the existing site based on a survey drawing showing the features of the immediate site including:</p> <ul style="list-style-type: none"> – boundaries, site dimensions, site area, north point, street frontage, street name, lot number and address – topography, showing relative levels and contours at 0.5 metre intervals for the site and across site boundaries where level changes exist, any unique natural features such as rock outcrops, watercourses, existing cut or fill, adjacent streets and sites – location, type and size of existing trees exceeding 3m and/or significant landscaping features on site and relative levels where relevant, on adjacent properties and street trees – location, use, dimensions, setback distances of existing buildings or built features (such as retaining walls and other structures) on the site – identification and location of any areas of potentially valuable habitat vegetation – location and important characteristics of adjacent public, communal and private open spaces – location and height of existing windows, balconies, walls and fences on adjacent properties facing the site, as well as parapet and ridge lines – pedestrian and vehicular access points, driveways and features such as crossovers, truncations, service poles, transit stops, fire hydrants, access restriction (e.g. road islands adjacent to the site) etc. – location of utility services, including easements and drainage – the location of any adjoining and existing buildings that might affect, or be affected by, the proposed development, including the position of the proposed development, levels and position of habitable room windows, and designated outdoor living areas – location of any other relevant features.
Streetscape elevations and sections	<p>Photographs or drawings of the site in relation to the streetscape and along both sides of any street that the development fronts, that show:</p> <ul style="list-style-type: none"> – overall height (storeys, metres) and important parapet/datum lines of adjacent buildings – patterns of building frontage, street setbacks and side setbacks – planned heights.



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Presented to	Ordinary Meeting of Council to be held Tuesday, 18 November 2025
Related to Item	UP25/91 Bull Creek and Murdoch Train Station Precinct Plans
Submitted by	Cr C Ross
Attachments	Nil.

MOTION

That the Council:

- Notes the challenges identified in the Consultant's Report and acknowledges that based on the current State planning framework and strategies, it's unlikely that the WAPC/Minister would support zoning the land around the stations for anything less than high density development (suggested minimum R100).**
- Resolves to prepare as a matter of priority the structure plans for high density and medium density development in the Bullcreek, Leeming and Murdoch station areas so as to avoid the risk identified in the Consultant's Report that delays in producing structure plans will allow further fragmentation and renewal of the areas to occur which will result in additional obstacles to higher density development being possible or deliverable.**
 - 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.**
 - Seek alignment with the State Government and WAPC on the appropriate delivery vehicle for the precincts.**
- 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 1 & 2 above.**

REASONS FOR THE MOTION

- Preparation of structure plans now will avoid further fragmentation and renewal of areas within the target area. The longer it takes to prepare appropriate plans, the higher the likelihood of increased fragmentation and renewal.
- The cost of preparation of a structure plan now will be less than the cost of preparation in the future and the same opportunity to make appropriate and necessary changes are less likely to be available.
- The preparation of structure plans will take a considerable amount of time and the sooner that is commenced the sooner the plans will be finalised. Simply waiting with no proposed commencement date is failing to plan.



MOTION TO MEETING OF THE COUNCIL

Submitted in accordance with clause 7.3 of the
City of Melville Local Government (Meeting Procedures) Local Law 2022

4. The cost of land is also going to increase the longer it takes to finalise a plan.
5. Currently, even an interested developer cannot purchase land in these areas with any confidence that a high-rise development will be able to be constructed on the site purchased. The level of developer interest cannot be determined until the City prepares plans which show the locations where high rise development may be constructed, including access to major road infrastructure, train and bus services and public open spaces.
6. Local Shopping centres are not going to invest in improvements or extensions until there is a clear plan for increased dwellings equating to an increased demand for services.
7. The Consultant's recommendation to "Retain current zoning within Bull Creek station, Murdoch station FIAs, 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 Housing Strategy." is not a sensible or responsible strategy.
8. The recent legislative changes to the Council's governing role under Section 2.7 includes: "(c) planning strategically for the future of the district; and (d) determining services and facilities to be provided;"
9. The Consultant's final recommendation is "Regardless, it is recommended that the City continue to promote the long-term development opportunities in the precincts and to advocate for additional state government priority for the required planning and investment."

<input type="checkbox"/>	I have discussed this matter with Officers
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ECM Number

Date Received

Distributed

Officer Comment / Notes

Presented to	Ordinary Meeting of Council to be held 18 November 2025
Related to Item	UP25/91 Bull Creek and Murdoch Train Station Precinct Plans
Submitted by	Cr C Ross
Attachments	Nil

This Officer Advice Note is provided in relation to item UP25/91 proposed by Cr C Ross for the Ordinary Meeting of Council to be held on 18 November 2025.

Clarification:

The consultant report acknowledges the strategic alignment and planning merits of increased density around station precincts. The report recommendation encourages engagement to be undertaken with State Government (Minister, WAPC and PTA in particular) to clarify the appetite and the opportunity for a collaborative approach to the delivery of density through appropriate planning mechanisms and associated funding, infrastructure and station improvements to support such development.

Engagement Implications

Although engaging with Government is supported, initiating a precinct planning process without securing a clear position from relevant State Government agencies and entities would have inherent risks. Particular consideration should be given to:

1. Creating unrealistic or false expectations for residents and potential proponents within the localities regarding the nature, form, extent or timing or changes in zoning/density.
2. Potentially hindering engagement with State Government agencies for potential partnership and alternative delivery models (i.e. Improvement Plans and Schemes).
3. Causing undue concern for residents within the precinct given the limitations of Precinct Plans to address key elements of land consolidation and reconfiguration to accommodate the intended density.

Financial Implications

As identified in the report, securing State Government investment in infrastructure (station works) and delivery is a key success factor in station presents in Perth. Murdoch SW is already being implemented through DevelopmentWA and major investment in health infrastructure. Based on the high-level review undertaken within the consultant report up to 7 precincts require detailed planning around Murdoch and Bull Creek stations.

A preliminary cost estimate for the precinct planning, urban design, traffic, engineering, environmental and engagement (NB excluding project management, infrastructure, land etc) based on other recent would be a minimum \$500,000 per precinct (estimated total of \$3,500,000).

Although project scoping and market testing would be required to refine this, this is considered conservative based on current market trends. Although some components may be sought to be funded through developer contributions (and opportunities for external funding/financing sources can be explored) there is significant up front costs which will need to be funded by Council with no funding source currently identified.

Legislative and Policy Implications

There is no legislative impediment to initiate precinct plans, however this process may impede or compromise the potential for an Improvement Plan and Scheme being initiated for the precincts. There will need to be support provided for the plans through the DPLH and WAPC, with an explicit expectation that the proposed zoning would not compromise the ultimate development of "real" density within these precincts.

There will need to be a clear link to implementation for any plans from both a statutory and financial perspective. The nature and configuration of the areas will make this challenging with the limited scope available through precinct plans in terms of land assembly and reconfiguration of the road network.

Consequences

Commencing the formal planning process of a precinct structure plan ahead of securing State Government buy in and at a time when required level of development is not feasible could result in technical work (and associated expenditure) which is misdirected. It needs to be highlighted that there is no direct correlation between initiating these particular precinct plans and development of density in other parts of the City.

For a successful transit precinct to be delivered, issues of pedestrian access, public realm, urban form and infrastructure need to be addressed. As outlined in the consultant's report Precinct Structure Plans have been most successfully used to primarily address land use and density (Oat Street Station, Leederville).

An Improvement Plan and Scheme needs to be initiated by the WA Planning Commission, such as was undertaken for Redcliffe Station Precinct:

<https://www.wa.gov.au/government/publications/draft-redcliffe-station-precinct-improvement-scheme>.

A recent example of Improvement Scheme for a Station Precinct is Ballajurra:

<https://haveyoursay.dplh.wa.gov.au/ballajuraimprovscheme>.

In relation to expectations on the City's delivery of density in the housing strategy, the need for a demonstrated consideration of infill and density in all suitable locations will still be expected by the DPLH and WAPC as part of the review of the Local Planning Scheme.



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Presented to	Ordinary Meeting of Council to be held Tuesday, 18 November 2025
Related to Item	Item UP25/91
Submitted by	Cr J Spanbroek
Attachments	Nil.

MOTION

That the officer recommendation be amended by including a new point 4 & 5, to read:

- “4. Note the importance of incorporating 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 list for the consideration in the 2026/27 budget resourcing to 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 State Government agencies, Ministers and Members of Parliament.”***

REASONS FOR THE AMENDMENT

To be provided.

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<input type="checkbox"/>	I would like to discuss this matter with Officers

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Date Received

Distributed

Officer Comment / Notes



Presented to	Ordinary Meeting of Council to be held 18 November 2025
Related to Item	Motion with Notice
Submitted by	Director Corporate Services
Attachments	Nil.

The information provided below is intended to provide additional officer advice in relation to the motion proposed by Cr C Ross relating to General Liability Insurance Premiums.

Purpose

To provide advice to the Council regarding the Notice of Motion proposing that the City discontinue the use of community funds to provide insurance cover and legal representation for Elected Members and employees in matters relating to defamation, public liability, and professional indemnity.

Background

A notice of motion has been received requesting a report be prepared by the CEO to consider the possibility of discontinuing some insurance covers.

The City of Melville is exposed to a wide range of risks associated with service delivery, community infrastructure, employee safety, and legal liability.

Maintaining a policy of insurance that responds to claims made against the City, Elected Members and City staff provides a risk mitigation mechanism to the City, Elected Members and City staff when acting in good faith with financial protection against unforeseen events such as property damage, injury, professional errors, or legal claims.

Comments

Statutory and Governance Obligations

The *Local Government Act 1995* and associated regulations require the City to maintain prudent risk management practices, including the provision of appropriate insurance coverage for the protection of the organisation, its Elected Members, and employees.

- Section 2.7 of the Act establishes that the Council is responsible for the overall governance of the local government, which includes ensuring sound financial management and risk mitigation.
- Section 5.41 places responsibility on the CEO for the day-to-day management of the local government, including the implementation of appropriate risk and insurance strategies.
- Noting section 9.56(2) of the Local Government Act states the following: "An action in tort does not lie against a protected person for anything that the person has, in good faith, done in the performance or purported performance of a function under this Act or under any other written law." Whilst the Local Government Act states that there is no action in tort against a protected person, it is not absolute and there are aspects of this section that will need to be judicially considered before the protection is enlivened, including consideration of whether the protected person was acting in good faith in performing (or purporting to perform) a function under the Local Government Act or other written law. In defending such a claim, the defendant would be required to engage legal representation and advice to present and argue their defence in the court, which is likely to be a significant cost. Further the section does not bar a claim or proceedings being commenced, and therefore it is entirely appropriate that the protected person be provided the opportunity to obtain and consider advice, and where there is a defence to the claim, prepare and argue their defence in court.



Purpose of Insurance Coverage

The City's liability coverage provides protection against a broad range of legal risks, including public liability, professional indemnity, defamation, statutory investigations, cyber liability, pollution risks. The intent of this cover is not to "protect wrongdoing" but rather to ensure that Elected Members and officers acting in good faith and within the scope of their duties are not personally exposed to significant legal costs or claims. Without such cover, individual Elected Members and officers could face substantial personal financial risk even when allegations are unfounded or vexatious.

Safeguards Already in Place

The City's indemnity provider, the Local Government Insurance Scheme (LGIS), applies strict criteria to determine whether indemnity will be provided.

- Indemnity is not automatically granted for all claims; coverage is assessed to confirm that the actions in question were taken in the course of official duties and not outside the scope of authority, malicious, or dishonest.
- Where behaviour is found to contravene the *Local Government (Model Code of Conduct) Regulations 2021* or involve deliberate misconduct, coverage may be denied, and the individual remains personally liable.

Financial Prudence and Risk Exposure

The City's current cost reflects a comprehensive suite of protections that cover multiple risk categories. Whilst the City has a range of protections available this paper focuses on liability coverage afforded by LGIS and in particular protection available for defamation and elected member wrongdoing.

Public Liability and Professional Indemnity	Casual Hirers	Environmental Liability	Management Liability	Crime and Cyber Liability
Damage to third party property and/or injury to third parties as result of the City operations.	Cover for casual hirers	Cover for pollution events, including protection for both first party costs and third party cover.	Cover defence costs of elected members Statutory investigations Employment related conduct	Coverage for the city in the event of malicious action resulting in a cyber event. Loss to the City in the event of fraud or an external crime.



Public Liability and Professional Indemnity	Casual Hirers	Environmental Liability	Management Liability	Crime and Cyber Liability
Damage and financial loss caused to third parties as a result of errors in professional advice provided.				
Damages and financial loss caused by defamatory actions.				

Removing or significantly altering the coverage these insurance policies provide will expose the City to higher self-insured risk and unpredictable costs in the event of legal claims, which will ultimately result in greater financial burden to the community.

LGIS provides broad-form liability coverage that protects the City, its officers, elected members, and volunteers from various civil liability proceedings, including public liability, professional indemnity, and defamation actions. LGIS advised that *“while defamation is often emotive and media-worthy, it constitutes an insignificant portion of the broader protection offered”*.

Membership costs and insurance premiums are based on a pooled coverage model and cannot be decoupled or separated. The LGIS insurance scheme spreads the risks across all local government members and participation in the scheme ensures that membership costs and insurance premiums are kept as low as possible.

Consistency with Sector Practice

The protection arrangements in place are consistent with sector-wide practice across Western Australian local governments and are in accordance with the guidance provided by the Western Australian Local Government Association (WALGA) and LGISWA.

The coverage matrix is designed to operate within a complex environment characterised by diverse responsibilities, including managing public infrastructure, delivering community services, ensuring regulatory compliance, and safeguarding public assets. The City face multifaceted risks such as property damage, liability claims, workforce safety, and financial uncertainties. This complexity is heightened by evolving legal requirements, community expectations, and the need for sustainable fiscal management

Maintaining appropriate and comprehensive coverage is essential to safeguard the City's financial sustainability, reputation, and operational continuity.

It ensures that the City can effectively respond to and recover from unexpected events while protecting the interests of the community and its representatives.

Presented to	Ordinary Meeting of Council to be held Tuesday, 18 November 2025
Related to Item	Item John Connell Reserve
Submitted by	Director Environment and Infrastructure
Attachments	Nil

The information provided below is intended to provide additional officer advice in relation to the motion proposed by Cr C Ross in relation to John Connell Reserve mature trees.

Financial Implications

This motion would require considerable staff time and expenditure on consultants in order to implement. The valuation of trees could be undertaken by City staff who are qualified in this area. It would take several days of work which would divert staff from other priorities. It may be possible to obtain Lidar data from existing sources. However, if a specific fly over is required to be undertaken, then funding for this work would be required. Staff time would be required to obtain cost estimates for vegetation clearing work. It would be necessary to utilise consultant services to undertake a health assessment regarding the playing fields and to provide an order-of magnitude cost estimate on site remediation. An amount of \$75,000 is on the current budget for consulting services to assist with reviewing the Site Management Plan, and some of this consultant's time could possibly be spent on some of these actions.

The exact costs for the additional consulting fees are uncertain although staff believe that it could be in the order of approximately \$15,000, which would require a budget amendment. Such an amendment would be an Absolute Majority decision of Council.

Consequences or Alternative Options

It is possible to proceed with this motion. However, it would require the diversion of staff resources and identification of additional funding that has not been included in the current budget. A report on the options for the provision of additional sporting ovals at this location is already planned to be presented to the April 2026 Ordinary Meeting of Council.